



ALL SAINTS ANeW

NEW LAMBTON ANGLICAN

Recorded Issues inclusive of non-compliances and defects
associated with the Refurbishment Project for

All Saints ANeW Anglican Church building

cnr St. James Road & Regent Street New Lambton

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“There is
NO
Right Way
to do
something
Wrong!”







For high resolution individual images – click on location circle found at <http://www.ndibs.au/html/churchdefects.html>

Building Works Renovations Defects as at 6th March 2026







All Saints ANeW Anglican Church Regent Street New Lambton NSW

ref	Trade	Description	Image	Status
A1	A/C	Servery failed split A/C (controller image)		⊗
A2	A/C	Servery failed split A/C (indoor unit image)		⊗
A3	A/C	Vestry spit/AC too long refriger run		⊗
A3A	A/C	Exhaust grill penetration has been poorly cut through brickwork leaving an unsightly ragged edge		⊗
A4	A/C	South West passage view Auditorium outdoor units - comply		info




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ref	Trade	Description	Image	Status
A5	A/C	South passage view Auditorium outdoor units and mechanical DB - comply		info
A6	A/C	External SE passage outdoor unit issues Note leaking Domestic Hot water unit		⊗
A7	A/C	External SE passage outdoor unit issues Closest unit ok, but next unit too close (82mm when Hitachi state minimum 100mm)		⊗
A8	A/C	Unit too close 82mm where Hitachi require minimum 100 clearance to allow effective air heat transfer / obstructed - relocate		⊗
A9	A/C	Unit too close 93mm where Hitachi require minimum 100 clearance to allow effective air heat transfer / obstructed - relocate		⊗
AA	A/C	Unit at minimum clearance of 100mm		✔

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ref	Trade	Description	Image	Status
AB	A/C	Unit exceeds minimum clearance		✓
AC	A/C	Vestry and Servery outdoor units		✗
AD	A/C	Vestry outdoor unit dataplate		info
AE	A/C	Servery outdoor unit (may be servery)		✗
AF	A/C	Servery outdoor unit dataplate		info
AG	A/C	Vestry outdoor unit (may be vestry) to close		✗

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ref	Trade	Description	Image	Status
AH	A/C	Deficient clearance <100mm		⊗
AJ	A/C	Cassette units ok		☑
AK	A/C	Penetration unsealed (don't use foam)		⊗
AL	A/C	Note No fans above stage / deficient ventilation on stage area		






Builder

ref	Trade	Description	Image	Status
B1	Builder	Penetration unsealed (don't use foam)		⊗
B2	Builder	External Portico post cracked brickwork		⊗
B3	Builder	External Portico post cracked brickwork		⊗
B4	Builder	Internal wrong mortar on lintel cut in		⊗
B5	Builder	Internal wrong mortar on lintel cut in		⊗

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ref	Trade	Description	Image	Status
B6	Builder	Internal access hole in ceiling above watercooler		⊗
B7	Builder	Internal access hole in ceiling above servery		⊗
B8	Builder	Internal wrong mortar on lintel cut in		⊗
B9	Builder	Creche rear step nosing too short		⊗
BA	Builder	Carpet lifting at stage		⊗
BB	Builder	Creche exit door seal – no debris seal on bottom plate		⊗






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ref	Trade	Description	Image	Status
BC	Builder	Threshold		⊗
BD	Builder	Main entry threshold not level and No debris seal for bottom plate		⊗
BE	Builder	Inept patch of old downpipe saddle holes		⊗
BF	Builder	Entrance rail weld fractured Sign without appropriate right border		⊗
BG	Builder	Entrance ramp gal steel post & SS rail		⊗

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ref	Trade	Description	Image	Status
BH	Builder	Entrance ramp gal steel post & SS rail		⊗
BJ	Builder	Exposed cabling unsealed peno in chair store backing onto vestry		⊗
BK	Builder	Gate latch (threads stripped)		⊗
BL	Builder	Grip tread nosing wrong product (lifting)		⊗
BLA	Builder	Grip tread nosing wrong product (lifting)		⊗
BM	Builder	Grip tread nosing wrong product (lifting)		⊗





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ref	Trade	Description	Image	Status
BN	Builder	Grip tread nosing rubber shrinkage		⊗
BP	Builder	Grip tread nosing rubber shrinkage		⊗
BQ	Builder	Handrail ramp to stage		⊗
BR	Builder	Handrail ramp to stage – poor weld		⊗
BS	Builder	Handrail ramp to stage Galsteel post & kickplate welded to Stainless steel rail		⊗





ref	Trade	Description	Image	Status
BT	Builder	Handrail ramp to stage turndown and stub post interface		⊗
BU	Builder	Proud bolts protrude into ramp – non conforming to AS1428.1		⊗
BV	Builder	Proud bolts on exterior post		⊗
BW	Builder	Proud bolts on exterior post		⊗
BWA	Builder	Entrance ramp gal steel post rusted Nuts should be captive SS or flush.		⊗

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ref	Trade	Description	Image	Status
BX	Builder	Plate extends past kickplate into ramp – non-conforming to AS1428		⊗
BY	Builder	Rail handrail deficient clearance when passing downpipe.		⊗
BZ1	Builder	Ramp rail entry handrail deficient clearance when passing downpipe Non conforming to AS1428 and too great a span without post or wall bracket Sign without appropriate right hand border		⊗
BZ2	Builder	Wall finish (servery)		⊗

ref	Trade	Description	Image	Status
BZ3	Builder	Wall finish (servery)		⊗
BZ4	Builder	<p>Vestry had no hanging rail</p> <p>Maintenance has since installed a hanging rail into the vestry cupboard.</p>		info
BZ5	Builder	Wall finish		⊗
BZ6	Builder	Wall finish		⊗

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ref	Trade	Description	Image	Status
BZ7	Builder	Wall finish (hole)		⊗
BZ8	Builder	Wall finish (hole)		⊗
BZ9	Builder	Wall finish		⊗
BZA	Builder	Wall finish		⊗

ref	Trade	Description	Image	Status
BZB	Builder	Wall finish		⊗
BZC	Builder	Wall finish (wrong grout colour)		⊗
BZD	Builder	Wall finish		⊗
BZE	Builder	Wall finish		⊗

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OTHER:

BZF - Smoke detection was specified in original specification

Why was this deleted, where is the support documentation for this?

BZG – Fire Hose reel was specified in original specification

Why was this deleted, where is the support documentation for this?

BZH - Ramp handrail not contiguous (contravenes AS1428.1) where is the support documentation?





BZJ – Principal Certifier progress inspections not done other than final.

Note: all signers of certificates of compliance/ conformance must have Professional Indemnity Cover or the liability must be covered by the Principal Certifier who qualified them.





BZK - Electrical and Mechanical Design and Installation Certification define non-existent performance standards, rather than the actual referenced performance standard which calls into question their competence and knowledge of these standards.

BZL Installation Instructions and Commissioning details are missing from the O&MM rendering the O&MM incomplete and the OC in breach of EP&AAct'79





Electrical

ref	Trade	Description	Image	Status
E1	Elect	Stage missing in floor GPO's		⊗
E2	Elect	NW external flood light never worked		⊗
E3	Elect	West external GPO never worked		⊗
E4	Elec	Elect DB no flash protection and not smoke sealed	Architectural Specification nominated that: the electrical distribution switchboard would be smoke sealed. Therefore the plastic enclosure switchboard casing is non-conforming / defect	⊗
E5	Elec	Conduit on new roof going nowhere Please explain what it was for and why it is deemed redundant but still there?		???


Plumber

ref	Trade	Description	Image	Status
P1	Plumber	Cleaners sink Some concer regarding closeness of GPO to sink		?
P2	Plumber	Under Zip boiling water unit		info
P3	Plumber	Water bubbler Not f spout turned (and it can easily do so) it is directly above and could flood power outlet.		⊗
P4	Plumber	Water bubbler All filtered units must (EPA regulation) be fitted with a backflow prevention device (double check valve or RPZ) between the supply and the filter. Where is this device?		⊗


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ref	Trade	Description	Image	Status
P5	Plumber	Water bubbler		⊗
P6	Plumber	Water bubbler – poor installation and all pipework should have been within and concealed to the vestry		⊗
P7	Plumber	Water bubbler		⊗
P8	Plumber	Water bubbler pipes		⊗




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ref	Trade	Description	Image	Status
P9	Plumber	Water bubbler pipes		⊗


Roofer

ref	Trade	Description	Image	Status
R1	Roofer	Screws protrude through soffit	 A close-up photograph of a wooden soffit. Several screws are protruding from the surface. A text label 'Protruding Screws' is overlaid on the image.	⊗
R2	Roofer	Downpipe misaligned to waste	 A photograph showing a white downpipe that is misaligned with the gutter. The pipe is positioned over the gutter's edge instead of being centered. A text label 'Downpipe misaligned' is overlaid on the image.	⊗
R3	Roofer	Downpipe saddle missing	 A close-up photograph of a white downpipe passing through a brick wall. There is no saddle or flashing visible where the pipe enters the wall. A text label 'Saddle missing' is overlaid on the image.	⊗
R4	Roofer	Flashing Deficient (flashing does not appear to have been cut into the mortar joint, simply butted up and silicone applied) This isn't appropriate flashing.	 A photograph of a white metal flashing installed on a brick wall. The flashing is simply butted up against the wall without being cut into the mortar joints. A text label 'Poor Flashing' is overlaid on the image.	⊗
R5	Roofer	Flashing Deficient	 A photograph showing two pieces of white metal flashing installed on a brick wall. Both pieces are labeled 'Poor Flashing' and appear to be poorly installed without proper integration into the mortar joints.	⊗





ref	Trade	Description	Image	Status
R6	Roofer	Flashing silicon seal (is flashing cut into mortar?)		⊗
R7	Roofer	Flashing silicon seal (is flashing cut into mortar?)		⊗
R8	Roofer	Flashing silicon seal (is flashing cut into mortar?) and deficient cleanup		⊗
R8A	Roofer	Flashing silicon seal (is flashing cut into mortar?) and deficient cleanup Plus not unpainted downpipe		⊗
R8B	Roofer	Pointing fractured with barge board installation – repoint Gutter end not secured. Downpipe not painted.		⊗
R8C	Roofer	Discharge pipe to roof end capped – should be screwed cap to allow cleanout. Note flashing not cut into mortar – simply butted to masonry and siliconed		⊗
R9	Roofer	Gutter not set		⊗






ref	Trade	Description	Image	Status
RA	Roofer	Gutter not set		⊗
RB	Roofer	Gutter not set		⊗
RC	Roofer	Gutter not set		⊗
RD	Roofer	Gutter not set and spout not fully sealed		⊗
RE	Roofer	Gutter not set		⊗
RF	Roofer	Gutter lengths butted not secured		⊗

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ref	Trade	Description	Image	Status
RG	Roofer	Gutter lengths butted not secured	 A close-up photograph of a gutter joint. The gutter is a light grey color. The joint is butted, and there is a visible gap between the two pieces. A metal strap is visible, but it does not appear to be properly secured or sealed. The text "Butted not sealed joint" is overlaid on the image.	⊗
RH	Roofer	Ripped roof sheet (requires replace sheet)	 A photograph of a blue corrugated metal roof sheet. There is a significant tear or rip in the sheet, exposing the underlying structure. The text "Ripped roof sheet" is overlaid on the image.	⊗
RJ	Roofer	Ripped roof sheet	 A photograph of a blue corrugated metal roof sheet. There is a large, irregular hole or tear in the sheet. The text "Ripped roof sheet (replace sheet)" is overlaid on the image.	⊗
RJA	Roofer	Ripped roof sheet	 A photograph of a blue corrugated metal roof sheet. There is a large, irregular hole or tear in the sheet. The text "Ripped roof sheet (replace sheet)" is overlaid on the image.	⊗
RK	Roofer	Roof hole (requires replace sheet)	 A photograph of a blue corrugated metal roof sheet. There is a large, irregular hole in the sheet. The hole is filled with a dark, viscous substance, likely silicon sealant. The text "Sealed hole with silicon (replace sheet)" is overlaid on the image.	⊗

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ref	Trade	Description	Image	Status
RL	Roofer	Roof hole		⊗
	Roofer	Roof hole (requires replace sheet)		
	Roofer	Roof hole (requires replace sheet)		
RM	Roofer	Roof SE corner Unpainted downpipe		info

ref	Trade	Description	Image	Status
RN	Roofer	Roof sheet deficient turn down Rust marks where roofer has dropped pop rivet spikes (all over – many waste spikes and a number of screws collected.		⊗
RP	Roofer	Roof sheet deficient turn down		⊗
RQ	Roofer	Flashing deficient		⊗
RR	Roofer	Roof tiles edge unsealed need mortar pointing		⊗
RS	Roofer	Roof tiles edge unsealed need mortar pointing		⊗

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ref	Trade	Description	Image	Status
RT	Roofer	Flashing deficient (note toilet exhaust)		⊗
RU	Roofer	Above vestry		⊗
RV	Roofer	Window sill external above vestry		⊗
RW	Roofer	Protruding screws through soffit		⊗
RX	Roofer	Protruding screws through soffit		⊗

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ref	Trade	Description	Image	Status
RY	Roofer	Protruding screws through soffit		⊗
RZ	Roofer	Protruding screws through soffit		⊗

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Maintenance (not project works)

M1	Maint	Window Peno		info
M2	Maint	Window Peno		info
M3	Maint	Window Peno		info
M4	Maint	Window Putty		info
M5	Maint	Window Putty		info

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ref	Trade	Description	Image	Status
M6	Maint	Window Putty		info