



20 March 2013
Our Ref: 6946A.23KM.docx
JRPP Ref: 2013STH002
Council Ref: LUA12/0921

Joint Regional Planning Panels
Panel Secretariat
GPO Box 39
Sydney NSW 2001

Attention: Mr Dean Hosking

Dear Sir,

**Re: Section 89 Referral to the JRPP re: Proposed Refusal of a Crown DA
LUA12/0921 - Demolition of Existing Structures and 2 Lot Subdivision
Lot 61 DP 114602 – 82 Bong Bong Road, Renwick**

1.0 Introduction

Since 2008, DFP has been providing planning services to UrbanGrowth NSW in respect of their residential subdivision at Renwick, NSW.

In October 2012, DFP prepared and lodged the abovementioned Development Application (DA) on behalf of UrbanGrowth NSW, with Wingecarribee Shire Council (Council). The DA proposes to demolish an existing building previously known as Challoner Cottage and subdivision of the existing lot (the Site) into two lots. Council resolved to refuse the DA on 27 February 2013.

We refer to our telephone discussions with you in relation to this matter and now respond to your request to provide a formal response to Council's Draft Reason for Refusal and also the Draft Conditions of Consent.

2.0 Background

Renwick was formerly a child welfare facility on the northern fringe of Mittagong. Prior to the more recent subdivision of the landholding, it was entirely owned by the NSW Department of Community Services (DoCS) and the majority, including the Site, remains under DoCS ownership.

The child welfare functions at Renwick ceased in 1994 and the land was declared as being surplus to DoCS requirements. In the late 1990s, DoCS and Council commissioned various land capability and development feasibility studies for Renwick culminating in a Council resolution in 2002 to prepare a draft LEP.

In 2004, DoCS approached Landcom (now UrbanGrowth NSW) to facilitate the master planning for future residential land uses at Renwick and in June that year, Council resolved to support future residential development at Renwick, likely to yield in the order of 600 residential lots.



In 2006, Council adopted a master plan for Renwick and on 20 July 2007, the land was rezoned pursuant to Wingecarribee LEP 1989 (Amendment No. 125) to facilitate redevelopment for 600 dwellings, a village centre, environmental protection areas, open space and recreational facilities and continuing educational facilities. The provisions of LEP 1989 have now been replaced by LEP 2010 which is in the form of the Standard Instrument (Local Environmental Plans) Order 2006.

To articulate the broader provisions of the LEP, more detailed planning objectives and controls were developed for Renwick under a site specific DCP which was adopted in November 2007. These controls are now contained within the Mittagong Town Plan Development Control Plan (DCP) which came into force upon gazettal of LEP 2010.

Between late 2006 and 2013 UrbanGrowth NSW, acting on behalf of DoCS, has prepared and lodged with Council, numerous DAs to facilitate major road and infrastructure improvements and for the residential subdivision of parts of Renwick. Approximately 285 residential, open space and residue lots have been approved by Council including subdivision of the Site from the main Renwick parcel in December 2008.

On 13 February 2013, Council considered an Officer's report in respect of the proposed development which recommended approval of the DA subject to conditions. The Council resolved to Approve the DA on a vote of seven (7) For and two (2) Against.

On 27 February 2013, Council considered a Rescission Motion in regard to the resolution of 13 February. The Rescission Motion was upheld on a vote of five (5) For and four (4) Against. The Council then resolved to Refuse the DA with the vote count following that of the Rescission Motion.

3.0 Response to Draft Reason for Refusal

3.1 Statutory Heritage Listing

Council's Draft Reason for Refusal is stated as follows:

- "1. While Challoner House is not listed as an item of heritage under Wingecarribee Local Environmental Plan 2010, is not within a Heritage Conservation area under Wingecarribee Local Environmental Plan 2010, and is not listed within the State Heritage Register, Challoner House is considered to be of heritage significance, and its demolition will remove the physical evidence of the chronological link between the early and later periods of Renwick, and the close relationship to the Farm Homes. This adverse impact upon the heritage significance of Challoner House and heritage items on land that is within close proximity to Challoner House is considered unacceptable, and does not satisfy Clause 5.10(5) of Wingecarribee Local Environmental Plan 2010."*

As indicated in Section 3.0 of this submission, planning for the subdivision and redevelopment of Renwick has been ongoing since the late 1990s and has included land capability and development feasibility investigations, specialist consultant assessments (including heritage) a rezoning and formulation of site specific DCP.

The 2005 Conservation Management Plan (CMP) for the Renwick Site (prior to rezoning) suggested that Challoner Cottage had moderate significance and that adaptive re-use may be possible. However, it did not recommend that the building be listed as a heritage item or for it to be included in a conservation area and suggested that its removal was possible subject to archival recording and retention of landscape elements. The subsequent rezoning of the site under LEP 1989 (Amendment No. 125) did not list Challoner Cottage as a heritage item or as being within a conservation area.



In 2009/2010, Council prepared LEP 2010 which included a review of heritage items and conservation areas. LEP 2010 as gazetted on 16 June 2010 did not list Challoner Cottage as a heritage item or as being within a conservation area. Furthermore, the DCP does not require retention of Challoner Cottage.

On 8 February 2012, Council resolved to notify the owners of over 340 properties that had been identified for inclusion in LEP 2012 as heritage items. The purpose of the notification was to outline the findings of investigation undertaken by or on behalf of Council and to provide an opportunity for owners to discuss the implications of heritage listing with Council officers.

Challoner Cottage was not on the list of affected properties although upon lodgement of the subject DA, the applicant was notified through the assessing Officer that Council's Heritage Officer had advised that Challoner House was on a secondary list for future investigation.

As of March 2013, Council has not resolved to include any additional heritage listings under the LEP and no Gateway Approval has been granted for any such changes to the LEP.

Accordingly, we concur with the statements in the Draft Reason for Refusal which correctly indicates that the Site is not covered by any statutory heritage listing, nor is its retention required by Council's DCP.

3.2 Statutory Assessment Requirements

Council's Draft Reason for Refusal indicates that the proposed development "*does not satisfy Clause 5.10(5) of Wingecarribee Local Environmental Plan 2010*" because of the "*adverse impact upon the heritage significance of Challoner House and heritage items on land that is within close proximity to Challoner House*". Clause 5.10(5) of the LEP states:

"(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
 - (b) on land that is within a heritage conservation area, or*
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."*

Importantly, this clause requires an assessment of the impact of the proposal on the heritage item/conservation area concerned, rather than an assessment of the impact on the building to which the DA relates.

Notwithstanding that the proposed development does not relate to a listed heritage item and the Site is not within a Heritage Conservation Area, the Site is in close proximity to Goodlet Cottage on the western adjoining property, the brick and concrete silos on the Renwick site to the north and 'Willow Run' – a large rural property on the opposite side of Bong Bong Road to the south.

Accordingly, the DA included a Heritage Impact Statement (HIS) to satisfy the provisions of Clause 5.10(5)(c) of LEP 2010. The HIS concluded that demolition of Challoner Cottage was acceptable on heritage grounds and that:

"The proposal would not involve any impacts to the curtilage, setting, or visual prominence of the heritage items";

and

"The proposal would not have a negative impact on the heritage values of the other former Renwick cottages located near the study area, two of which (Suttor and Goodlet) are listed on the Wingecarribee LEP 2010.



If the row of mature conifers along the road frontage is retained, some of the aesthetic significance of the site as a landmark along Bong Bong Road would be preserved."

Notwithstanding this overriding statutory consideration, the HIS does recommend retention of the mature conifers along the Bong Bong Road frontage, archival recording of the building prior to demolition and inclusion of the building in any heritage interpretation plan that may be produced for Renwick.

Accordingly, the statutory requirements of Clause 5.10(5) have been satisfied and the assessment pursuant to that clause has concluded that the proposal will not have an adverse impact on any heritage items or conservation areas in close proximity. Furthermore, the HIS includes recommendations to ensure that certain landscape items on the Site are retained and that archival recording of the building is undertaken.

3.3 Costs of Retention and Adaptive Re-use

The DA included a Building Condition Report which highlighted a number of structural and other matters that would need to be rectified in order to make the building safe and capable of being inspected by members of the public for sale purposes only.

The Building Condition Report submitted with the DA did not purport to be an assessment of the costs involved in making the building fit-for-purpose for any specific use or function (e.g. a dwelling).

To confirm the costs of making the building safe and to demonstrate the likely costs of renovation of the building for occupation as a dwelling with standard finishes, the Applicant has commissioned a further report which is enclosed with this submission (see **Attachment A**). This report indicates that:

1. Making the Building Safe for Inspection would cost in the order of \$146,000; and
2. Renovating the building to a Functional Dwelling with standard finishes would cost in the order of \$1,276,800 (including Making Safe costs).

UrbanGrowth NSW estimates that the value of the subject land (being 7,652m² in area) is approximately \$650,000. Accordingly, undertaking works to the value of \$1,276,800 to create a standard finish dwelling represents 196% of the cost of the land.

By comparison, recently subdivided 4,000m² lots on Bong Bong Road to the west, sold for approximately \$380,000. A reasonable estimate of the cost of dwellings on these lots would be in the order of \$250,000 or 66% of the cost of the land upon which they were built.

This demonstrates that it is highly unlikely that a purchaser of the Site would outlay the estimated cost to renovate the existing building to a functional standard. Indeed, a purchaser willing to outlay that sum of money would more likely desire a high quality finish on a purpose built dwelling, rather than a standard finish adaptive re-use of the existing building with its inherent design constraints.

Accordingly, the cost of renovating the building to be fit-for-purpose as a residence with standard finishes is likely to be \$1,276,800 which is considered to outweigh the economic feasibility of development the land, given its underlying land value.

4.0 Response to Draft Conditions of Consent

The Applicant is satisfied with the form and content of the Draft Conditions of Consent and no amendments are requested at this time. However, should the JRPP resolve to approve the DA with amended Conditions of Consent, UrbanGrowth NSW reserves the right to review such amendments in accordance with Section 89(1)(b) of the EP&A Act.



5.0 Conclusion

On behalf of UrbanGrowth NSW we have reviewed the Draft Reason for Refusal of DA LUA12/0921 and disagree with its premise that the proposed development will have an *“adverse impact upon the heritage significance of Challoner House and heritage items on land that is within close proximity to Challoner House”* for the following reasons:

1. The Renwick development site has undergone detailed planning and formulation of statutory provision dating back to the late 1990s and at no time has Challoner Cottage been mooted as being of such heritage significance that it warranted retention;
2. A Conservation Management Plan was prepared in 2005 which informed the then applicable LEP No. 219 which did not list Challoner Cottage as an item of heritage or as being within a conservation area. The CMP also indicated that removal of the building was acceptable should adaptive re-use not be possible;
3. Council prepared LEP 2010 and did not include the Challoner Cottage as an item of heritage or as being within a conservation area;
4. In 2012, Council undertook public consultation relating to over 340 additional heritage items to be included in LEP 2010 - Challoner Cottage was not included in this list;
5. As of March 2013, there has been no Council resolution with respect to additional heritage listings under the LEP and no Gateway Approval has been granted for any such changes to the LEP;
6. The Site is not covered by any statutory heritage listing, nor is its retention required by Council's DCP;
7. The statutory requirements of Clause 5.10(5) have been satisfied as the Heritage Impact Assessment prepared and lodged with DA has concluded that the proposal will not have an adverse impact on any heritage items or conservation areas in close proximity to the Site. Furthermore, the HIS includes recommendations to ensure that certain landscape items on the Site are retained and that archival recording of the building is undertaken;
8. The cost of renovating the building to be fit-for-purpose as a residence with standard finishes is likely to be \$1,276,800 which is considered to outweigh the economic feasibility of development the land, given its underlying land value.

We have also reviewed the Draft Conditions of Consent and are satisfied with their form and content but the Applicant reserves the right to review any amendments to the Conditions should the JRPP resolve to do so.

We thank you for the opportunity to respond to the Draft Reason for Refusal and to provided further clarity on several aspects of the DA and look forward to the early consideration of the matter by the JRPP.

Yours faithfully

DON FOX PLANNING PTY LIMITED

A handwritten signature in black ink, appearing to read 'K. Mackay', written in a cursive style.

**KENDAL MACKAY
PARTNER**

A handwritten signature in black ink, appearing to read 'D. Bell', written in a cursive style.

Reviewed: _____

kmackay@donfoxplanning.com.au

Encl: A. Building Defect and Cost Estimate Report, Childs Property Inspections



planning consultants

ATTACHMENT A



**PROPERTY
INSPECTIONS**

BUILDING DEFECT & COST ESTIMATE REPORT

www.childspropertyinspections.com.au

info@childproperty.com.au

PH 9525 2999 • FAX 9525 8999

REFERRED BY:

REFERENCE DETAILS:

CLIENT:

URBAN GROWTH NSW

PROPERTY INSPECTED:

61 BONG BONG ROAD MITTAGONG

INSPECTION DATE & TIME:

13TH MARCH 2013 @ 9AM

REPORT NUMBER:

1503340

BUILDING DESCRIPTION

The property inspected is two storey building of full brick construction on pier and strip footings with a pitched roof covered in terracotta tiles.

The property is currently set up as a boarding house with large dormitory rooms, locker rooms, dining hall, commercial size kitchen, washrooms and cubicle style toilet rooms. Other rooms consist of small bedrooms and bathrooms for staff.

The building structurally is sound, however some footing movement has occurred. The internal areas to the property have been extensively vandalised and have also deteriorated due to water entry through roofing and general age.



DETAILS OF INSPECTION

The age of the property is approximately 60 years.

Weather Conditions at the time of the inspection: **Dry**

Recent Weather Conditions: **Dry**

Was the building Furnished: **No**

The areas inspected were:

- **Building exterior**
- **Building interior**

INSPECTION REQUEST

For the purpose of this report the street frontage is referred to as the front or South of the property.

Childs Property Inspections was commissioned by Urban Growth to inspect the above property and provide an estimate on the cost required to:

1. Make repairs to the property to allow for safe access and inspections.
2. Convert the property to a residential dwelling finished to an average standard.

INSPECTION FINDINGS AND COST ESTIMATE

The property is in an extremely dilapidated state due to collapsed ceilings, collapsed and deteriorated roof tiles, glass and debris throughout and friable asbestos dust throughout from vandalised plumbing pipe lagging. Prior to allowing people to enter the property and before any renovations commence on the property, work will be required to make the property safe. See (make safe) estimate in table below.

As the building is set up as a boarding house, extensive structural works will be required to the property to alter it into a functional dwelling. See (structural) estimate in table below. Structural works would include:

1. Removing a number of walls to open up smaller rooms into larger bedrooms and bathrooms.
2. Installing larger windows and doors to open up to the rear yard area and living rooms.
3. Opening up front walls to convert current dormitory room into a garage area

Architectural designs and advise would be required to determine the exact layout of the building, however due to the expansive floor area provided, the new dwelling would likely consist of 6 bedrooms with attached ensuites, 5 large living areas, a four car garage and a commercial size kitchen and laundry. To give an idea of the size of the living areas, they would range from approximately 87m²-119m² each. A double garage is approximately 30m² so the smallest living area would be the size of a six car garage.

The current ground floor area is approximately 519m² and the upper level is 486m² with a 33m² balcony area to the west end. The average size dwelling being constructed at this time in Australia is 250m². This property at 1038m² is therefore more than 4 times the average home.

The following cost estimate is a guide only and to provide a more detailed estimate a detailed scope of works and architectural design would be required. Below cost estimates are estimates to convert the property to a standard finish dwelling only.

| | COST CENTRES | DESCRIPTION | DESCRIPTION | TOTAL QUANTITY | COST CENTRE TOTALS | RUNNING TOTAL |
|---|---------------|---|-----------------------------|----------------|--------------------|---------------|
| 1 | Make Safe | Friable Asbestos removal from roof void, rooms and subfloor and removal of all remaining asbestos lagging to plumbing | | \$50,000.00 | | |
| | | Damaged ceiling removal | | \$12,000.00 | | |
| | | Roof tile replacement to main dwelling | | \$60,000.00 | | |
| | | Rubbish removal including broken glazing, toilets, basins and damaged doors etc | | \$9,000.00 | | |
| | | Roof tile replacement to dairy | | \$15,000.00 | | |
| | | | | | \$146,000.00 | |
| 2 | Preliminaries | Inspections, asbestos audits, council fees etc | | \$8,000.00 | | |
| | | Architectural Drawings and Design | | \$45,000.00 | | |
| | | Engineer Drawings and design | | \$20,000.00 | | |
| | | Temporary Services | Power poles Water | \$5,000.00 | | |
| | | Hire Items | Toilets Sheds Fencing | \$8,000.00 | | |
| | | | | | \$86,000.00 | \$232,000.00 |

| | | | | | | |
|---|------------|--|--|-------------|--------------|--------------|
| 3 | Structural | <p>Open walls and provide new structural support to converted bedroom areas and front entrance hall.</p> <p>Remove outer wall and provide structural support to new garage area. Install new concrete slab and internal access stairs.</p> <p>Remove walls and provide structural support to new window openings</p> | | | | |
| | | | | | \$100,000.00 | \$332,000.00 |
| 4 | Fitout | Remove all architraves, doors and skirtings where repair is not possible | | \$6,000.00 | | |
| | | Fit new plumbing lines to all areas | | \$20,000.00 | | |
| | | Fit new electrical work to all areas. | | \$20,000.00 | | |
| | | Remove and replace or repair where possible all damaged wall plaster. | | \$25,000.00 | | |
| | | Install new ceilings where required and repair where possible. | | \$40,000.00 | | |
| | | Install new architraves, doors and skirtings | | \$35,000.00 | | |
| | | Patch and paint walls and ceilings throughout | | \$60,000.00 | | |

| | | | | | | |
|--|--|--|--|--------------|--------------|--------------|
| | | Repair existing windows, replace where required and replace broken glazing and chords to all windows | | \$20,000.00 | | |
| | | Install new windows and sliding windows/ doors to rear wall converted areas and living areas | | \$20,000.00 | | |
| | | Install new front door and garage doors | | \$10,000.00 | | |
| | | Install new access steps/ deck to rear of living areas | | \$20,000.00 | | |
| | | Install new handrail to the internal stairs to comply with the current building code of Australia | | \$6,000.00 | | |
| | | Re-waterproof and tile the Western balcony areas | | \$15,000.00 | | |
| | | Install 6 ensuites and 1 main bathroom | | \$105,000.00 | | |
| | | Install new kitchen and standard appliances | | \$45,000.00 | | |
| | | Floor tiling installation | | \$50,000.00 | | |
| | | Carpet fitting | | \$30,000.00 | | |
| | | Wardrobe installations | | \$12,000.00 | | |
| | | Install light fittings throughout | | \$10,000.00 | | |
| | | Ducted air conditioning | | \$60,000.00 | | |
| | | Roof insulation | | \$6,000.00 | | |
| | | Window Furnishings | | \$40,000.00 | | |
| | | | | | \$655,000.00 | \$987,000.00 |

| | | | | | | |
|----|----------------------------|---|--|--------------|--------------|----------------|
| 5 | External work | Re-waterproof and tile the Western balcony areas | | \$15,000.00 | | |
| | | Install new handrail to the balcony to bring up to the current building code of Australia | | \$8,000.00 | | |
| | | Basic Driveway | | \$5,000.00 | | |
| | | Basic landscaping and footpaths | | \$8,000.00 | | |
| | | Removal of large number of pine trees close to buildings footings. | | \$40,000.00 | | |
| | | New stormwater gutters and downpipes | | \$15,000.00 | | |
| | | Repaint all windows externally | | \$10,000.00 | | |
| | | Boundary fencing | | \$12,000.00 | | |
| | | Converting dairy into storage sheds and outdoor entertaining area | | \$15,000.00 | | |
| | | | | | \$129,000.00 | \$1,116,000.00 |
| 6 | Completion work | Builders rubbish removal | | \$8,000.00 | | |
| | | Internal Cleaner | | \$1,800.00 | | |
| | | Site Cleaner | | \$1,000.00 | | |
| | | | | | \$10,800.00 | \$1,126,800.00 |
| 7 | Supervision Fees | | | \$50,000.00 | | |
| | | | | | \$50,000.00 | \$1,176,800.00 |
| 8 | Sales Fees and advertising | | | \$100,000.00 | | |
| | | | | | \$100,000.00 | \$1,276,800.00 |
| 9 | GST | | | \$127,680.00 | | |
| 10 | TOTAL | | | | \$127,680.00 | \$1,404,480.00 |

Dairy area



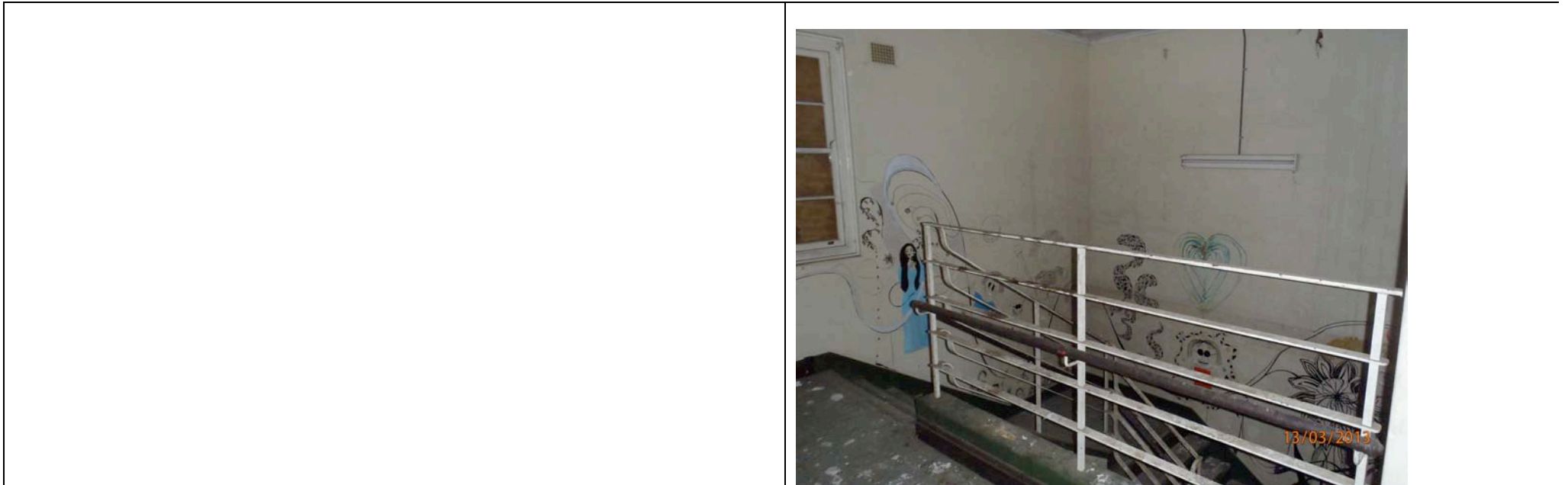
Some of the many trees to be removed



Kitchen area



| | |
|--------|--|
| |  |
| stairs |  |



Damaged bathroom areas



Photo shows damaged walls, windows and ceilings to upper level dormitory



Example of damaged ceilings



Lower level hallways



Important Information regarding the Scope and Limitations of the Inspection and this report

1. This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-Law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
2. THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the inspector on the date of the inspection. The inspection DID NOT include breaking apart, dismantling removing or moving objects including but not limited to foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
3. This report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic, noise levels; health and safety issues; heritage concerns; security concerns; fire protection site drainage (apart from surface water drainage); swimming pools and spas (non structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this report is not a guarantee that defects and or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.(NB Such matters may upon request be covered under the terms of a Special-purpose Property Report
4. CONSUMER COMPLAINTS PROCEDURE. In the event of any controversy or claim arising out of, or relating to this report, either party must give written notice of the dispute to the other party. If the dispute is not resolved within (10) days from the service of the notice then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
5. Tests are made on shower recesses to detect leaks but the tests may not show incorrect water proofing if silicone liquid or masonry sealant has been applied prior to the inspection as such application is a temporary water proofing measure and is found to last for some months.
6. The report does not identify timber destroying pests, comments relating to timber infestation and does not comment on non-structural pest damage. These problems should be referred to a qualified pest inspector. We do not have formal expertise or qualification in pest inspection or timber infestation and in the case of any inspection, survey or report we will if requested by the client act as agent for the client for the purpose of obtaining an inspection and/or report from an organization specialising in such services.
7. Where replacement building costs are given this figure should not be confused with any other values relating to the property and the figure represents rebuilding of the building only in the current market place, not inclusive of costs relating to demolition, redesign, fittings, landscaping, pools, fencing etc. and with any such valuations being provided as a guide only.

8. No liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).
9. This report is made for the benefit of the client to whom it is addressed and no other person shall be entitled to rely on this report for any purposes whatsoever.
10. Access for the inspection to be undertaken is defined as not less than 400mm under a timber floor bearer and 500mm under a concrete floor clearance and areas not accessible from a 3.6 metre ladder. The following items are excluded from the report unless you have given us additional written instructions to the contrary: room sizes, boundaries, easement, covenants and the like minor points that are patently obvious or have no structural significance, geological condition as to foundation soil condition, nor does it cover the conditions of concealed plumbing, electrical, gas or motorised appliances and all items listed in Appendix A, paragraph A2.3 of the Australian Standard AS 4349.1 - 2007.
11. If a verbal report is given we shall not be held responsible for any matter whatsoever should the applicant misconstrue and/or fail to understand such verbal report.
12. Where large structural retaining walls are in service to a property a special purpose building report will be required by a structural engineer. No comments are provided in this report as to whether an engineer is required or not.
13. **No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.
14. Mildew and non-wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the inspection, Mould happened to be noticed it may be noted in the general remarks section of the report. If Mould is noted as present within the property or if you notice Mould and are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government or a qualified expert such as an Industry Hygienist.

We appreciate the opportunity to inspect this property for you. Please contact us if you have any further inspection requirements or any queries in relation to this report.

This inspection was carried out by Gavin Childs
Mobile: 0418962191
Gavin Childs Building Consultant Licence BC 916
Childs Property Inspections Building Consultant Company Licence BC 981