planning consultants

Statement of Environmental Effects

Demolition of Existing Structures and
Two Lot Subdivision
82 Bong Bong Road, Renwick

Prepared for: Landcom
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Date: October 2012

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Demolition of Existing Structures and Two Lot Subdivision

82 Bong Bong Road, Renwick

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Table of Contents

Figures

Tables

Appendices

1 Introduction

1.1 Commission

Don Fox Planning (DFP) has been commissioned by Landcom to prepare a Statement of Environmental Effects (SEE) for the proposed subdivision at 82 Bong Bong Road, Renwick.

This report is to accompany a development application (DA) to Wingecarribee Shire Council (Council) for demolition of the existing structures and a two lot subdivision.

1.2 Purpose of this Statement

The purpose of this report is to provide Council with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with Section 80 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposed development is Local Development pursuant to Part 4 of the EP&A Act.

1.3 Material Relied Upon

For the purposes of preparing this report, we have reviewed documents and undertaken the following investigations:

1. Site inspection undertaken on 9 August 2012;
2. Site Constraints Plan prepared by JMD;
3. Proposed Plan of Subdivision prepared by JMD dated 11 September 2012;
4. Heritage Impact Statement prepared by Artefact Heritage dated August 2012; and
5. Building Inspection Report prepared by Childs Property Inspections Pty Ltd dated 21 March 2012.

1.4 Report Structure

This SEE is structured in the following manner:

Section 2 is a **Site Context** and provides a detailed description of the site and the nature of surrounding development.

Section 3 details the **Proposed Development**.

Section 4 is a detailed **Environmental Assessment** of the proposed development.

Section 5 is a **Conclusion** and provides recommendations for determination of the DA.

1.5 Summary of Conclusions and Recommendations

This report concludes that the proposed development is permissible with development consent in the R5 Large Lot Residential Zone pursuant to *Wingecarribee Local Environmental Plan 2010* (LEP 2010).

One of the proposed two lots is compliant with the 4,000m^2 minimum lot size for the site set out in clause 4.1 of the LEP. This SEE includes a written request to vary this requirement for the second lot. This second lot will have an area of 3,648m^2, which is 91.2% of the minimum lot size and can therefore be approved by Council pursuant to subclause 4.6(6) of the LEP.

The existing structures to be demolished are not heritage items, are not in a conservation area and adaptive re-use is not considered viable. Accordingly demolition is considered acceptable in this instance.

The proposal is considered to have minimal environmental impact and accordingly, it is recommended that the Council approve the DA pursuant to clause 80(1) of the EP&A Act.

2 Site Context

2.1 Location

The site is located at Renwick, on the eastern fringe of the township of Mittagong in the local government area (LGA) of Wingecarribee Shire Council (WSC) (see **Figure 1**). The site is approximately two kilometres east of the Mittagong Post Office.

Figure 1: The site location.

2.2 Site Description

The site is located on the northern side of Bong Bong Road, Renwick and is legally described as Lot 61 DP 1142602 (see **Figure 2** and survey at **Appendix A**).

The site is trapezoidal in shape with a south-western frontage to Bong Bong Road of 66.945 metres, a south-eastern boundary of 48.57 metres, a north-eastern boundary of 116.92 metres and a north-western boundary of 157.75 metres. This constitutes a site area of 7,652m^2.

The site has a slight fall of approximately 4 metres from Bong Bong Road to its northern extremity, being a grade of approximately 1 in 40.

Existing vegetation comprises a number of advanced conifers along the southern half of the western boundary and part of the southern frontage to Bong Bong Road. Several other trees and shrubs of varying species are scattered across the site.

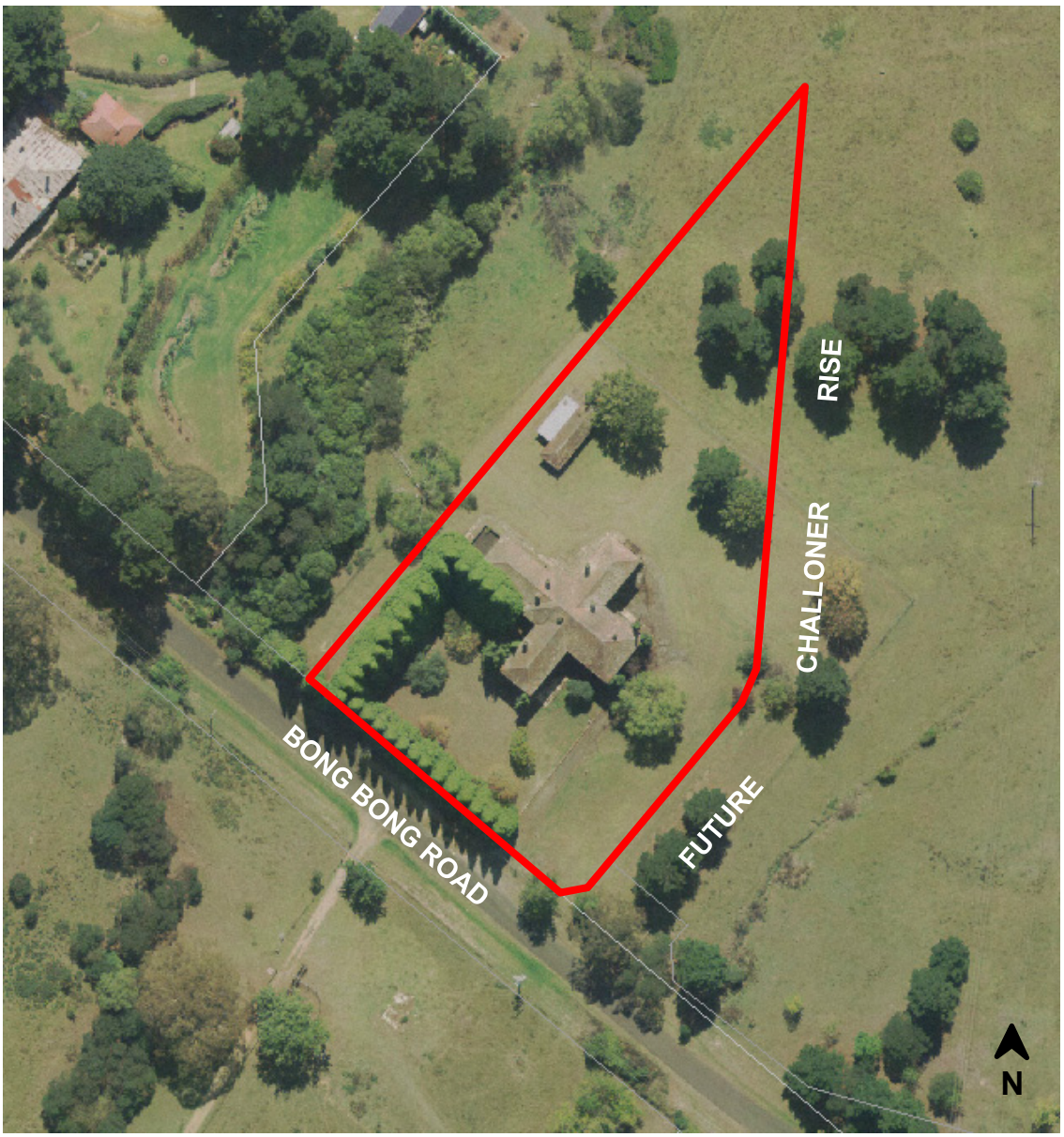

Figure 2: Aerial photograph of the site.

The site is occupied by a two storey brick building with a tile roof previously known as Challoner Cottage (see **Figures 3-5**). This building was constructed in 1940-41 as accommodation as part of the child welfare institution for delinquent boys known as the Farm Home for Boys (later known as Renwick).

Figure 3: Southern elevation of the existing building on the site

The building has a cross-shaped footprint with entries on the northern, eastern and southern facades. A detailed description of the building including internal features is provided in the Heritage Impact Statement (HIS) prepared by Artefact Heritage (see **Appendix C**).

Figure 4: Southern part of the site adjoining Bong Bong Road.

The building ceased use as accommodation for delinquent boys in 1978 and is currently vacant. An inspection report for the building was prepared in March 2012 by Childs Property Inspections which concluded that the overall condition of the building is below average, with a high incidence of both major and minor defects (see **Appendix D**).

Figure 5: Northern elevation of the existing building on the site.

In the northern part of the site is an outbuilding identified in the Artefact Heritage report as a shelter shed, which is of brick construction with a tile roof (see **Figure 6**).

Figure 6: Existing outbuilding in the northern part of the site.

2.3 Surrounds

To the north of the site is the Renwick housing development site, with the area immediately north of the site yet to be subdivided (see **Figure 7**).

Figure 7: View from the site to the north – the Renwick site.

To the east is the Renwick site, with the land immediately adjoining earmarked for a future subdivisional road, already gazetted as Challoner Rise, which will intersect with Bong Bong Road (see **Figure 8**). Further east is land to be used for large residential lots as part of a future stage of the Renwick subdivision.

Figure 8: To the east – the future subdivisional road Challoner Rise and future large residential lots.

To the south, on the opposite side of Bong Bong Road, are rural properties which comprise relatively open expanses of grazing land with dwellings well set back from the road frontage (see **Figure 9**).

Figure 9: To the south, rural residential development along Bong Bong Road (Subject Site to the right).

To the west is a small creek and further west, is an allotment fronting Bong Bong Road which contains a private residence formerly known as Goodlet Cottage (see **Figure 10**).

Figure 10: To the west, private residence formerly known as Goodlet Cottage which fronts Bong Bong Road.

2.4 Surrounding Road Network

The site has a southern frontage to Bong Bong Road and the eastern boundary adjoins land that will be a future subdivisional road, accessing future lots to the north of the site. This name of this future road has been gazetted as “Challoner Rise”.

3 Proposed Development

3.1 Demolition and Site Preparation

It is proposed to demolish the existing structures on the site inclusive of the former Challoner Cottage and the outbuilding.

Due to their proximity to the buildings to be removed, trees in the immediate vicinity of the building footprints are to be removed. The mature conifers along the southern and western boundaries and the mature trees in the northern part of the site are to be retained.

3.2 Subdivision

It is proposed to subdivide the site into two allotments for future residential use. A Plan of Proposed Subdivision has been prepared by JMD (see Figure 11 and **Appendix B**) which depicts the line of subdivision and the dimensions of the proposed lots. The proposed lot sizes are as follows:

- Lot 611 - 3,648m^2; and
- Lot 612 - 4,004m^2.

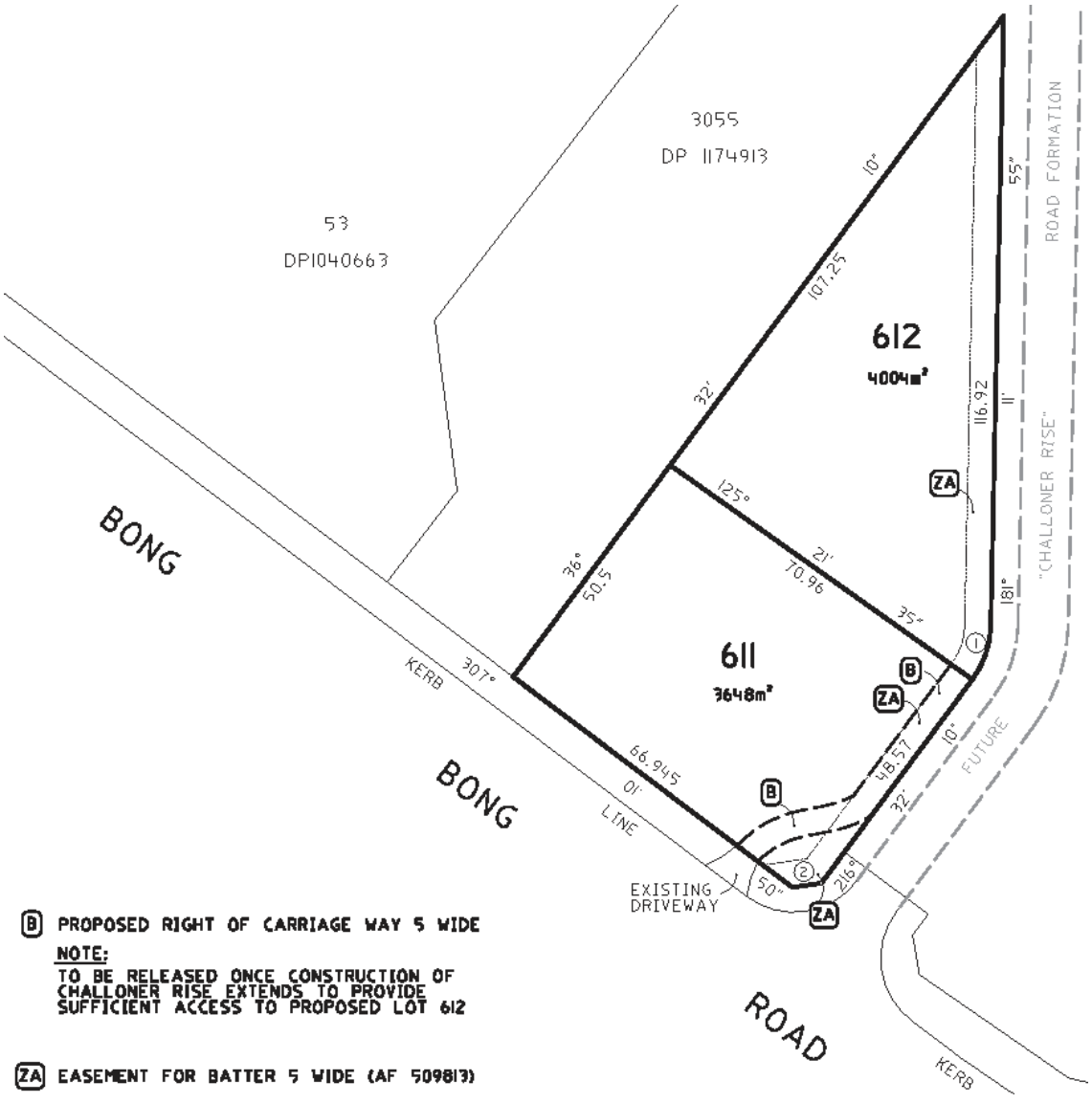

Figure 11: Extract of the Proposed Plan of Subdivision (prepared by JMD).

3.3 Vehicular Access

Proposed Lot 611 will retain the existing vehicular access from Bong Bong Road.

Proposed Lot 612 will ultimately have vehicular access from the future subdivisional road to be known as “Challoner Rise” to the east of the site. However, this road has yet to be constructed and will be constructed in association with the subdivision of the substantive part of the eastern side of the Renwick site.

Accordingly, as a temporary measure, it is proposed that Lot 612 be provided with vehicular access over Lot 611 via a Right of Carriageway 5 metres wide, extending from the existing driveway off Bong Bong Road and then along the eastern boundary of proposed Lot 611.

3.4 Easements and Restrictions

A 5-metre wide easement is proposed along the eastern boundaries of both proposed lots in order to provide for batter associated with the future subdivisional road and associated drainage.

4 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under Section 79C(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

4.1 Section 79C(1)(a) – Planning Controls

Under Section 79C(1)(a) of the EP&A Act, the consent authority must take into consideration the provisions of:

- Section 79C(1)(a)(i) Environmental Planning Instruments;
- Section 79C(1)(a)(ii) Draft Environmental Planning Instruments;
- Section 79C(1)(a)(iii) Development Controls Plans;
- Section 79C(1)(a)(iiia) Planning Agreements; and
- Section 79C(1)(a)(iv) the Regulations.

The relevant environmental planning instruments and development controls plans are:

- SEPP No. 55 – Remediation of Land;
- SEPP (Sydney Drinking Water Catchment) 2011;
- Wingecarribee LEP 2010;
- Mittagong Town Plan DCP.

In addition to the above, the following planning agreement and matters prescribed in clause 92(1) of the EP&A Regulation have been considered in the preparation of the DA.

- Renwick Planning Agreement – July 2008; and
- Australian Standard (AS) AS2601 – Demolition of Structures.

The remainder of this subsection provides an assessment of the proposal in regard to the above mentioned plans, policies and other relevant matters.

4.1.1 SEPP No. 55 – Remediation of Land

SEPP 55 relates to remediation of contaminated land and requires, amongst other things, investigations to be undertaken as part of any rezoning proposals for land or as part of any DA, to determine whether land is likely to be contaminated and if so, what remediation work is required.

Depending on the level of contamination, remediation may be required with the consent (Category 1) or without the consent (Category 2) of the consent authority, which in this instance would be Council.

The State Government publication Managing Land Contamination: Planning Guidelines sets out the process for consideration of land contamination. Based on an initial consideration of known historical land uses, the guidelines may require, in certain circumstances, one or more of the following steps:

- A Preliminary Investigation - where contamination is likely to be an issue;
- A Detailed Investigation - where a Preliminary Investigation highlights the need for further detailed investigations or where it is known that the land is likely to be contaminated and/or that the proposed use would increase the risk of contamination;
- A Remedial Action Plan (RAP) – to set the objectives and process for remediation; and

- Validation and Monitoring – to demonstrate that the objectives of the RAP and any conditions of development consent have been met.

The Site Contamination Investigation (SCI) prepared by Coffey in 2006 indicated that there were no particular impediments to future use of the site for residential purposes. It is likely that there are hazardous substances such as fibrous cement sheeting and lead paint in the existing buildings and accordingly, a Hazardous Substances Audit and Management Plan in accordance with AS 2601 can be prepared prior to issue of a construction certificate and implemented during demolition. This can be conditioned as part of any development consent for the proposal.

4.1.2 SEPP (Sydney Drinking Water Catchment) 2011

This SEPP came into force on 8 July 2011 and repealed the former Drinking Water Catchments REP No. 1. The SEPP aims to create healthier water catchments and to maintain or improve water quality. The SEPP requires:

- development to incorporate the Sydney Catchment Authority's (SCA's) current recommended practices and standards (clause 9);
- development under Part 4 have a Neutral or Beneficial Effect (NorBE) on water quality (clause 10); and
- the concurrence of the Chief Executive of the SCA prior to carrying out development under Part 4 of the EP&A Act unless the consent authority is satisfied that the development will have no identifiable potential impact on water quality (clause 11).

The proposal is for the subdivision of one existing lot into two new lots in excess of 3,600m^2 and removal of existing built structures which is considered to have a negligible impact on water quality and furthermore, it is considered that concurrence of the SCA is not required in this instance.

4.1.3 Wingecarribee Local Environmental Plan 2010

4.1.3.1 Zoning

Pursuant to clause 2.2 of LEP 2010, the site is within the R5 Large Lot Residential Zone. The proposal will create two new residential lots and it is noted that dwelling houses, amongst other things, are permissible with consent in this zone. Future buildings on these lots will be subject to separate development applications.

4.1.3.2 Demolition

Pursuant to clause 2.6 of the LEP, subdivision requires development consent and pursuant to clause 2.7 of the LEP, demolition requires development consent. Accordingly, the subject proposal requires development consent.

4.1.3.3 Minimum Lot Size and Request for Variation of a Development Standard

Clause 4.1 of the LEP specifies a 4,000m^2 minimum lot size for the site. One of the proposed lots (Lot 612) has a site area of 4,004m^2 which complies with this requirement.

The second lot (Lot 611) will have an area of 3,648m^2 which does not comply with the LEP development standard. The remainder of this subsection includes a written request to vary this development standard.

Clause 4.6 of the LEP sets out the circumstances under which a development standard may be varied and the following paragraphs respond to these provisions.

Subclause 4.6(1) – Flexibility and Better Outcomes

Subclause 4.6(1) of the LEP states the objectives of the clause as follows:

> *"(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,*

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances."

The proposal is considered to be a minor variation to the development standard and within the limit of flexibility permitted by subclause 4.6(6) of the LEP as stated below.

Subclause 4.6(2) – Consent may be granted

Subclause 4.6(2) provides that:

"(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause."

The minimum subdivision lot size development standard is not expressly excluded from the operation of clause 4.6 and accordingly, consent may be granted.

Subclause 4.6(3) – Written Request

Subclause 4.6(3) relates to the making of a written request to justify an exception to a development standard and states:

"(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard."

The proposed development does not comply with the minimum subdivision lot size development standard pursuant to clause 4.1 of LEP 2010 however, strict compliance is considered to be unreasonable and unnecessary in the circumstances of this case as justified in this written request.

Subclause 4.6(4) – Written Request

Subclause 4.6(4) provides that consent must not be granted for development that contravenes a development standard unless:

"(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

(b) the concurrence of the Director-General has been obtained."

Furthermore, subclause 4.6(5) provides that in deciding whether to grant concurrence, the Director-General must consider:

"(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

(b) the public benefit of maintaining the development standard, and

(c) any other matters required to be taken into consideration by the Director-General before granting concurrence."

The remainder of this written request for exception to the development standard addresses the matters required under subclauses 4.6(4) and 4.6(5) of the LEP.

Subclause 4.6(6) – Limitations to Variation

Subclause 4.6(6) provides limitations to the extent of the variation that may be approved by Council as follows:

> *"(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:*
>
> *(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
>
> *(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard."*

The proposal will result in only one lot with an area less than the minimum area specified for the land and that lot will have an area of 3,648m^2, which is 91.2% of the minimum lot size. Accordingly, Council is able to consent to the proposed variation pursuant to subclause 4.6(6) of the LEP.

The Nature of the Variation

Clause 4.1 of LEP 2010 specifies that the minimum subdivision lot size for land is not to be less than the minimum size shown on the Lot Size Map for that land.

For the subject site, the minimum lot size is 4,000m^2. One of the proposed lots (Lot 612) has a site area of 4,004m^2 which complies with this requirement. The second lot (Lot 611) will have an area of 3,648m^2 which does not comply.

The Objectives of the Development Standard

Subclause 4.1(1) of the LEP states the objectives of minimum subdivision lot size development standard as follows:

> *"(a) to identify minimum lot sizes,*
>
> *(b) to ensure that the subdivision of land to create new lots is compatible with the character of the surrounding land and does not compromise existing development or amenity."*

The Objectives of the Zone

The objectives of the R5 Large Lot Residential Zone are as follows:

> *"• To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
>
> • *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
>
> • *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
>
> • *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
>
> • *To provide a restricted range of opportunities for employment development and community facilities and services that do not unreasonably or significantly detract from:*
>
> *(a) the primary residential function, character and amenity of the neighbourhood, and*
>
> *(b) the quality of the natural and built environments."*

The Grounds of the Objection

The proposed variation to the development standard has been considered in light of the abovementioned objectives and potential environmental impacts and strict compliance is considered to be unreasonable and unnecessary for the following reasons:

1. The proposal is consistent with the objectives of the minimum subdivision lot size development standard, the objectives of the zone and the provisions of subclause 4.6(6) of LEP 2010 relating to the maximum extent of a variation as:
    - The proposed lots will be generally consistent in regard to size and future land use with existing and proposed future surrounding lots and will provide for future housing in a rural setting;
    - The proposed lots and future housing thereon is unlikely to compromise the amenity of existing nearby residential premises; and
    - The proposal will not place undue strain on existing services and infrastructure.
2. There is unlikely to be any adverse visual or acoustic privacy impacts as:
    - The proposed lots are separated from all existing and future surrounding allotments and mature trees along the western boundary will be retained.
3. There is unlikely to be any adverse overshadowing impacts on surrounding premises;
    - The proposed lots are well separated from all existing and future surrounding allotments.
4. The proposal is unlikely to result in the loss of any significant views as:
    - There are no significant views across the site and there are no structures proposed.
5. The non-compliance is minor as:
    - The smaller lot is within the scope of tolerance (i.e. 10%) envisaged by Council's LEP provisions.

Director-General's Considerations

As indicated above, subclause 4.6(5) of the LEP also requires the Director-General, in deciding whether to grant concurrence, to consider the following:

> *"(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning,"*

The minor variation of one proposed lot is not considered to be of State or regional significance.

> *"(b) the public benefit of maintaining the development standard,"*

It is considered that the public benefit is served by the proposal being within the degree of tolerance envisaged by the LEP (i.e. 10%).

> *"(c) any other matters required to be taken into consideration by the Director-General before granting concurrence."*

It is considered that there are no other matters of significance that must be considered in this instance.

Summary

We have assessed the proposal against the relevant statutory provisions of clause 4.6 of LEP 2010 and prepared this written request which provides justification that compliance with the minimum subdivision lot size development standard is unreasonable and unnecessary in the circumstances of the case.

4.1.3.4 Preservation of Trees

Clause 5.9 of the LEP requires development consent for the removal of trees. Several trees and shrubs in the immediate vicinity of the structures to be demolished are to be removed although the mature conifers along the southern and western boundaries will be retained as will the mature trees in the northern part of the site.

4.1.3.5 Heritage Conservation

Clause 5.10 of the LEP relates to Heritage Conservation and provides that development consent is required for the demolition, moving or alteration to a heritage item, heritage conservation area, relic, building, work, tree or place or disturbing and archaeological site or place of Aboriginal significance.

Neither the site nor the buildings within it are identified as heritage items or as being within a conservation area pursuant to the LEP and accordingly, the substantive part of the heritage provisions of the LEP do not apply in this instance.

Notwithstanding, the site is in the vicinity of several local heritage items and given the association with the former Renwick institution, a Heritage Impact Statement has been prepared in this instance. This is discussed in more detail in Section 4.3 of this SEE.

4.1.3.6 Designated State Public Infrastructure

Clause 6.1 of the LEP relates to arrangements for designated State public infrastructure although subclause 6.1(3)(e) provides that this clause does not apply to "*an urban release area for which a planning agreement was adopted or other satisfactory arrangement made before the commencement of this Plan*." The Renwick VPA was entered into before the commencement of LEP 2010 and accordingly, this clause does not apply to the proposed development.

4.1.3.7 Development Control Plan

Clause 6.2 of the LEP requires that a Development Control Plan be prepared and adopted prior to development consent being granted for development in urban release areas. The Mittagong Town Plan DCP was adopted in April 2010 and satisfies this requirement.

4.1.4 Mittagong Town Plan DCP

Mittagong Town Plan Development Control Plan (DCP) came into force on 16 June 2010 and contains detailed provisions relating to the future development of land in Renwick development area specifically, Section 19 Renwick Precinct. **Table 1** provides an assessment of the proposed subdivision against the relevant provisions of the DCP.

Table 1: Proposal's Consistency with Mittagong Town Plan DCP

DCP Provision	Assessment	Consistency
Part C - Residential Zoned Land Section 19 - Renwick Precinct		
C19.3 Public Domain Controls		
C19.3.2 Heritage - Identify both Indigenous and Non-Indigenous heritage items of high significance; - Conserve, where appropriate, items of high heritage significance.	Neither the site nor the buildings within it are identified as heritage items or as being within a conservation area pursuant to the LEP. Notwithstanding, the site is in the vicinity of several local heritage items and given the association with the former Renwick institution, a Heritage Impact Statement has been prepared. This is discussed in more detail in Section 4.3 of this SEE.	Consistent
C19.3.3 Stormwater Management - Attain REP No.1 NorBE levels; - Post-development discharge to equal predevelopment for 1½ year ARI event.	The proposal for subdivision of one lot into two is likely to have a negligible water quality impact.	Capable of being Consistent

Table 1: Proposal's Consistency with Mittagong Town Plan DCP

DCP Provision	Assessment	Consistency
C19.3.4 Flora & Fauna - Vegetation Management Plan must be submitted.	A VMP is not considered necessary in this instance due to the minor nature of the proposal being subdivision of one lot into two.	Consistent
C19.3.7 Street Design - Street design to meet Council's requirements.	The proposal retains the approved secondary access off Bong Bong Road, being "Challoner Rise".	Consistent
C19.5 Private Domain Controls		
C19.5.2 General Development Controls and Guidelines <u>Subdivision</u> - VMP to be prepared; - No residential dwelling to be below 1 in 100 year flood level; - Adequate stormwater drainage to be provided; - Protection form bushfire risk in accordance with legislated practice.	 - A VMP is not considered necessary in this instance due to the minor nature of the proposal being subdivision of one lot into two. - The proposed allotments allow for future dwellings to be constructed above the 1 in 100 year flood level. - Appropriate stormwater drainage can be provided as part of any future DA for dwelling houses. - The site is not identified as bushfire prone land on Council's map.	 Consistent Consistent Consistent Consistent
<u>Site Survey & Analysis</u> - Detailed site analysis required.	This SEE contains a detailed consideration of the site and its context which supplements extensive earlier work on the Renwick Masterplan.	Consistent
<u>Residential Design & Siting</u> Large Lot 2,000-3,999m²: - Min frontage = 25m - Min lot size = 2,000m² Large Lot 4,000m²>: - Min frontage = 40m - Min lot size = 4,000m²	 - Lot 611 Min frontage = 66.945m Min lot size = 3,648m² - Lot 612 Min frontage = 116.92m Min lot size = 4,004m²	 Consistent Consistent Consistent Consistent

4.1.4.1 Renwick VPA

On 9 July 2008, Council resolved to enter into a VPA with Landcom regarding the Renwick site. The proposed development is consistent with the Renwick VPA and is considered acceptable in regard to the facilities and infrastructure required by that agreement.

4.1.5 AS 2601 – Demolition of Structures

Clause 92 of the EP&A Regulation designates *AS 2601-1991: The Demolition of Structures* as a prescribed matter for consideration in the determination of a development application.

All demolition work will be carried out in accordance with AS 2601. Further details on demolition practices, identification and management of hazardous substances and recycling of materials will be provided in the form of a Work Plan and a Hazardous Substances Audit and Management Plan in accordance with AS 2601 with an application for a construction certificate.

4.2 Section 79C(1)(b) – Natural Environment Impacts

The proposal will result in the removal of approximately 10-12 trees and shrubs in the immediate vicinity of the main building to be demolished. This vegetation is not considered to be rare or endangered.

All mature conifers along the southern and western boundaries and elsewhere throughout the site will be retained and future landscaping associated with future dwelling houses is likely to supplement this retained vegetation.

All necessary stormwater and drainage for future dwellings can be provided in accordance with Council's requirements and can be assessed as part of future dwelling house applications.

4.3 Section 79C(1)(b) – Built Environment Impacts

4.3.1 Streetscape and Visual Impact

The proposal will result in the removal of two built structures from the site and allow the future use for single dwelling houses on each of the two proposed lots.

The existing building formerly known as Challoner Cottage is currently only visible from a short segment of Bong Bong Road from the easterly approach, primarily due to the existing mature Conifers along the frontage. Accordingly, it is does not form part of a contiguous streetscape of buildings and its removal and eventual replacement with a single dwelling house are unlikely to result in an adverse streetscape impact.

4.3.2 Privacy and Solar Access

The proposal will not alter the relationship with surrounding properties, with the closest dwelling being Goodlet Cottage to the west, which is not visible from the subject site. Accordingly, it is highly unlikely that the demolition of the existing structures and proposed two lot subdivision will result in any adverse privacy or future solar access impacts on surrounding properties.

4.3.3 Heritage

Whilst the site and the structures within it are not identified in any environmental planning instruments as being heritage items or within a conservation area, the original Conservation Management Plan for the Renwick site assessed Challoner Cottage as having moderate significance in the context of the wider use of the site and there are several heritage items in the immediate vicinity of the site. Accordingly, a HIS has been prepared by Artefact Heritage to assess the proposal for demolition of the existing structures and subdivision of the site (see **Appendix C**).

The HIS concludes that, whilst the existing buildings have some local significance as remnants of the historical development of the Farm Home for Boys, the demolition is acceptable in this instance and is consistent with the earlier Conservation Management Plan. The following table is an extract from the HIS and summarises the assessment of heritage impact for the proposal:

Development	***Discussion***
What aspects of the proposal respect or enhance the heritage significance of the study area?	*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.*

What aspects of the proposal could have a detrimental impact on the heritage significance of the study area?	*The demolition of Challoner Cottage and associated shelter shed would remove most of the heritage values of the site, as discussed in Section 6.2.* *The demolition of the cottage would also have a moderate impact on the collective significance of the group of former Renwick cottages along Bong Bong Road. However, due to the interpretive limitations of the group, the removal of Challoner Cottage is not considered unacceptable.* *If the mature conifers along the road frontage were removed, this would have a negative impact on the aesthetic significance of the site as a landmark along Bong Bong Road.*
Have all options for retention and adaptive re-use been explored?	*The possible adaptive reuse of Challoner Cottage has been considered and the building has been offered for sale without success. The institutional nature of the building and the difficulties and costs involved in repairing and converting it mean that opportunities for adaptive reuse are limited.*
Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?	*The size and irregular shape of the property mean that it would not be possible to build one or more residential buildings elsewhere on the site.*
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	*It is improbable that future circumstances would increase the likelihood of finding a buyer willing to expend the necessary effort and money to adapt the building. If the building continues to remain vacant, it will become more dilapidated and the cost of repair will increase, compounding the existing difficulties in finding a buyer.*
Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	*Yes. This heritage impact statement has been prepared by a heritage consultant, and its recommendations comply with previous recommendations made in the CMP for the Renwick Development Area (Tanner Architects 2005a).*

Accordingly, the HIS concludes and recommends as follows:

"• *The proposed demolition of Challoner Cottage and shelter shed and the subdivision of the property into two residential lots is considered acceptable by this heritage impact stat*[e]*ment.*

- *The site (including buildings and landscape) should be recorded in detail prior to the demolition of the buildings. This should include plans of the site and buildings, and a photographic record of landscape features and the internal and external features of the buildings. Photographs should also be taken after demolition to document all changes made to the site. These records should be placed in a permanent archive such as Wingecarribee Library or the Heritage Branch Library.*
- *The mature conifers along the road frontage of the property should be retained in order to preserve their aesthetic significance as a landmark along Bong Bong Road.*
- *Other mature plantings within the property should be retained where possible (particularly the mature conifers along part of the western boundary); however, their removal is acceptable if required.*
- *Challoner Cottage should be included in any heritage interpretation plan produced as part of the Renwick development.*
- *Because the site is not listed on any heritage registers and has little archaeological potential, no heritage permits are required to impact upon it.*

- *It is recommended that a copy of this report should be provided to Wingecarribee Council, due to the historical association of Challoner Cottage with a number of heritage listed items that were also part of the Renwick institution, as well as its proximity to some of these items."*

Furthermore, it is noted that the gazetted road name of the future subdivisional road adjoining the site is "Challoner Rise" which commemorates the building, which is consistent with the recommendations of the CMP and the HIS.

4.3.4 Vehicular Access

The proposal will retain vehicular access to proposed Lot 611 from Bong Bong Road and ultimately, proposed Lot 612 will have vehicular access from the future subdivisional road to be known as "Challoner Rise" to the east of the site.

As this subdivisional road will not be constructed until the subdivision of the substantive part of the eastern side of the Renwick site, a temporary access is proposed over Lot 611 via a 5-metre wide Right of Carriageway. This will extend from the existing driveway off Bong Bong Road and then along the eastern boundary of proposed Lot 611.

This right of carriageway will be extinguished and access to Lot 612 provided from Challoner Rise when it is constructed. This is considered to be an acceptable short term arrangement.

4.4 Section 79C(1)(b) – Social and Economic Impacts

Whilst the proposal will result in the demolition of a building which has limited local heritage significance, the proposed development is considered to have overall positive social and economic impacts as:

- The existing building has been offered for sale and adaptive reuse without success;
- The existing building is in a poor state of repair and the costs of its renovation are prohibitive in the context of possible future adaptive reuse;
- The building has been and is the subject of ongoing vandalism and retention in its current state encourages anti-social behaviour;
- The demolition will remove hazardous substances such as fibrous cement sheeting and lead paints which have limited but measurable consequences for future use of the site;
- The demolition will enable the long term residential occupation of the site thereby providing passive surveillance and deterring anti-social behaviour; and
- The provision of two residential dwelling sites will provide additional housing supply for the local community.

4.5 Section 79C(1)(c) – Suitability of the Site for Development

The site is within the Renwick Urban Release Area which is serviced and/or capable of being serviced with all essential infrastructure and future residents will enjoy the benefits of future open space and local shopping facilities within the wider Renwick development site.

4.6 Section 79C(1)(d) – Submissions

The proposed development may be required to be publicly notified. Pursuant to section 79(1)(d) of the EP&A Act, Council will be required to give due consideration to any submissions made during that notification period.

4.7 Section 79C(1)(e) – Public Interest

The proposal is considered to have negligible natural and built environmental impacts and overall positive social and economic impacts and is therefore considered to be in the public interest.

5 Conclusion

The proposed development for demolition of the existing structures and subdivision into two lots at 82 Bong Bong Road, Renwick has been assessed against the relevant legislation and planning instruments comprising SEPP No. 55, SEPP (Sydney Drinking Water Catchment) 2011, LEP 2010 and the Mittagong Town Plan DCP.

The proposal is permissible with development consent and the proposed variation to the minimum allotment size development standard for one lot is considered to be acceptable in this instance. The written justification and request for variation within this SEE is considered to be well founded and worthy of support. The proposal is also consistent with the relevant provisions of Council's DCP.

Whilst the proposal involves the demolition of a building having association with the former use of the site as a child welfare facility, this building is not a heritage item, is not within a conservation area and the Heritage Impact Statement prepared by Artefact Heritage concludes that its removal is acceptable subject to recommendations regarding archival recording and retention of mature conifers along Bong Bong Road.

Accordingly, the proposal is considered unlikely to result in adverse impacts in the locality, will provide for additional housing supply in the locality and is worthy of Council approval.

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APPENDIX A

PLAN NOTES

P.1. THESE NOTES AND LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.

P.2. IF THIS PLAN HAS BEEN PROVIDED IN ELECTRONIC FORMAT, BE ADVISED THAT THE POSITION OF SOME DETAIL IS SHOWN DIAGRAMMATICALLY ONLY, IN ORDER TO PROVIDE CLARITY ON THE HARD COPY PLAN. SOME TEXT AND LINESTYLES MAY BE SHOWN IN INCORRECT POSITIONS OR DIFFERENTLY TO THAT INTENDED, AS YOU MAY BE VIEWING THE DRAWING IN AN INCOMPATIBLE PROGRAM OR VERSION. THE HARD COPY PLAN IS TO BE USED TO CHECK TEXT AND LINESTYLES. BOUNDARY AND EASEMENT LINES HAVE BEEN COMPILED MATHEMATICALLY FROM TITLE DIMENSIONS AND MAY NOT REPRESENT THE ACTUAL EXTENT OF THE SITE. THE TITLE DIMENSIONS SHOWN TAKE PRECEDENCE OVER THE LINES IN THE ELECTRONIC FILE.

P.3. SYMBOLS REPRESENTING PHYSICAL STRUCTURES SUCH AS POWER POLES AND PITS ARE DIAGRAMMATIC ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE AND EXTENT OF THESE FEATURES.

P.4. THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THIS INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORISED BY THIS CLIENT.

SERVICES NOTES

S.2. UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED. PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION WORK ON THE SITE, THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

CADASTRAL NOTES

C.1. BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM TITLE DIAGRAMS AND ADJOINING DEPOSITED PLANS AND ARE SUBJECT TO SURVEY.

C.2. THIS SURVEY DOES NOT INCLUDE CADASTRAL DEFINITION OF BOUNDARIES WHICH COULD IMPACT ON THE OVERALL SIZE OF PROPOSED EXTENSIONS OR STRUCTURES.

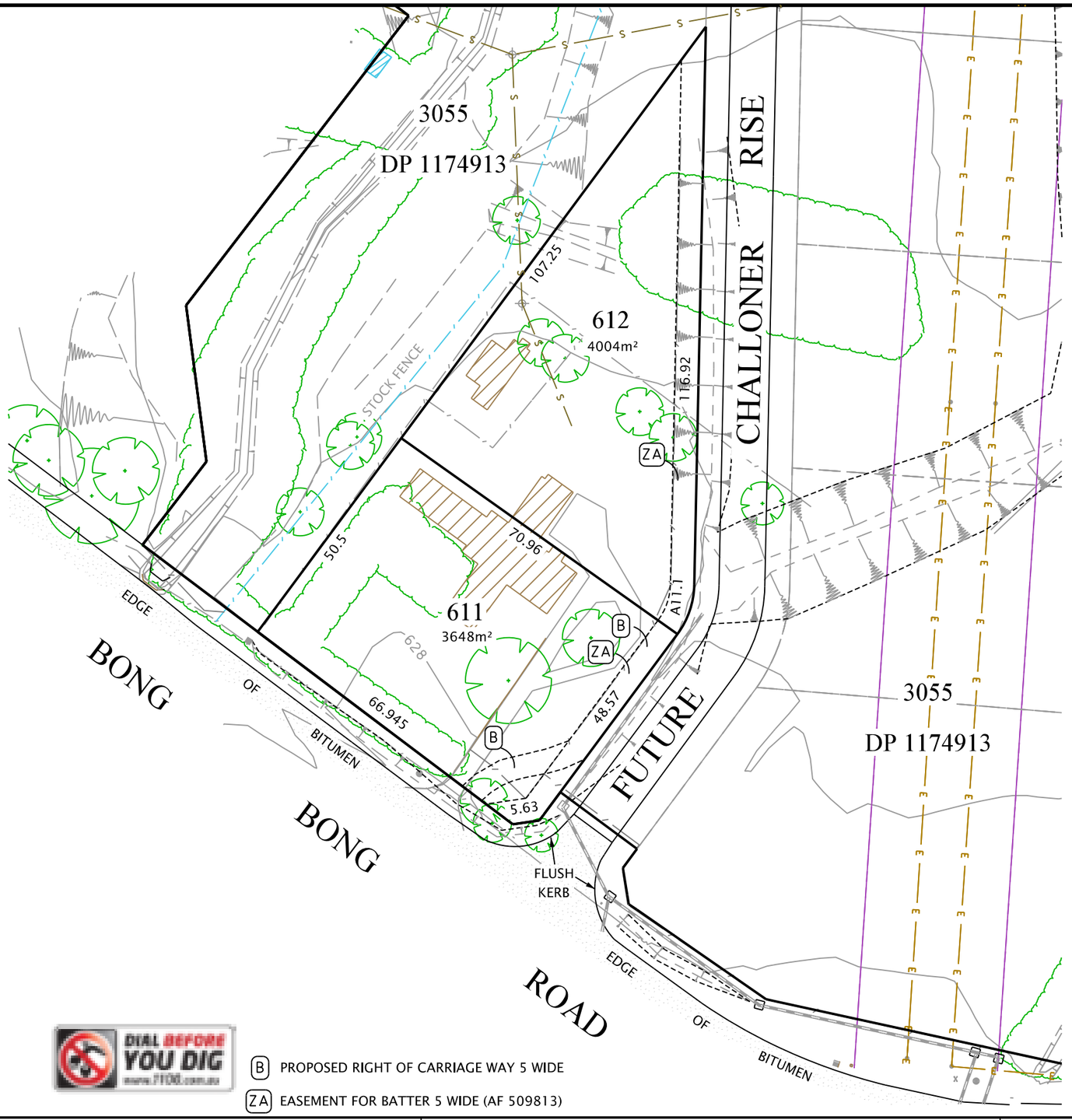
LIMITATION NOTES

L.1. THIS SURVEY IS LIMITED TO THE IMPROVEMENTS AND OTHER DETAIL WHICH WAS VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY. THE LOCATION OF DETAIL SUCH AS UNDERGROUND SERVICES AND BUILDING FOUNDATIONS WITHIN THE SITE IS UNKNOWN.

L.2. FOR THE PURPOSE OF THIS SURVEY THE RELATIONSHIP OF IMPROVEMENTS AND OTHER DETAIL TO THE BOUNDARIES MEETS TOPOGRAPHIC SURVEY ACCURACY ONLY. WHERE OFFSETS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY A MORE ACCURATE SURVEY.

L.3. CONTOURS SHOWN HEREON DEPICT THE GENERAL TOPOGRAPHY ONLY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.

MGA



LEGEND

- DENOTES ORIGINAL EXTERNAL BOUNDARY OF THE RENWICK DEVELOPMENT SITE
- DENOTES EXISTING FENCE
- DENOTES EXISTING BUILDINGS
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SEWER CARRIER
- DENOTES PRIVATE SEWER LINES
- DENOTES EXISTING POWER LINES
- DENOTES EASEMENT FOR SEWER & ELECTRICITY
- DENOTES EXISTING TREE
- DENOTES GROUP OF TREES
- DENOTES TOP OF BANK

25 10 0 20 40 60 80 100

1 : 1000

DIAL BEFORE YOU DIG

(B) PROPOSED RIGHT OF CARRIAGE WAY 5 WIDE

(ZA) EASEMENT FOR BATTER 5 WIDE (AF 509813)

Client: LANDCOM	Origin of Levels : N/A	JMD Development Consultants	John M. Daly & Associates PTY LTD A.B.N. 88051977989 Surveying Engineering Project Management Licensed Water Service Co ordinators 32 Iolanthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560 PH. (02) 4625 5055 FAX (02) 4628 2013 email: admin@jmd.com.au	Project : CHALLONER SITE, RENWICK PLAN OF SITE CONSTRAINTS	Sheet 1 of 1 sheets Ref: 08201SC
Date of Survey : VARIOUS					
Ratio (A3) : 1:1000					
Datum : A.H.D.	Approved : BC 17-10-2012			Locality : RENWICK L.G.A. : WINGECARRIBEE	CAD Ref: ../Detail Surveys/08201SC.dgn

dfp

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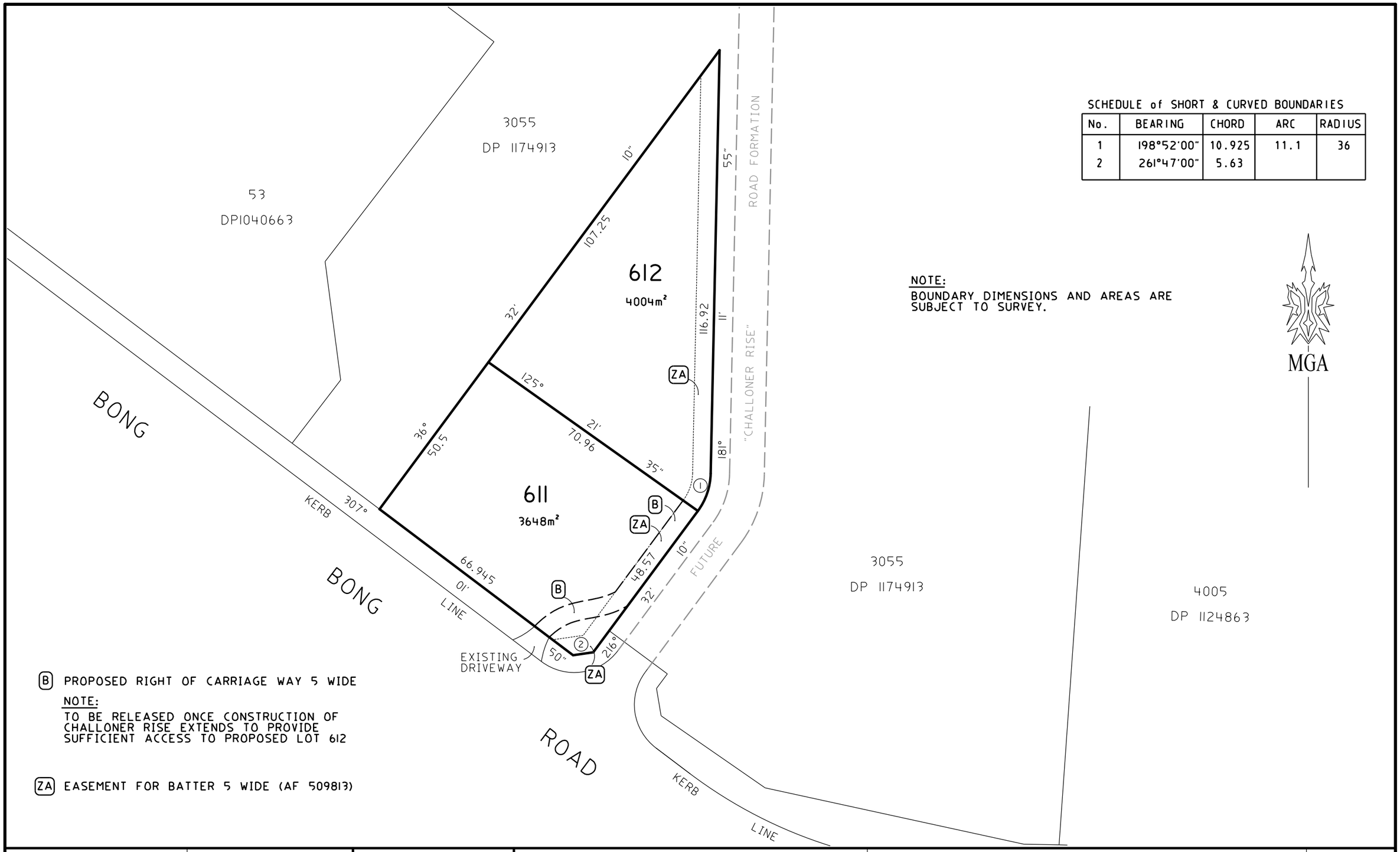
APPENDIX B



SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	198°52'00"	10.925	11.1	36
2	261°47'00"	5.63		

NOTE:
BOUNDARY DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY.

MGA

(B) PROPOSED RIGHT OF CARRIAGE WAY 5 WIDE

NOTE:
TO BE RELEASED ONCE CONSTRUCTION OF CHALLONER RISE EXTENDS TO PROVIDE SUFFICIENT ACCESS TO PROPOSED LOT 612

(ZA) EASEMENT FOR BATTER 5 WIDE (AF 509813)

Client: LANDCOM	Origin of Levels : N/A	JMD Development Consultants	John M. Daly & Associates PTY LTD A.B.N. 88051977989 Surveying Engineering Project Management Licensed Water Service Co ordinators 32 Iolanthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560 PH. (02) 4625 5055 FAX (02) 4628 2013 email: admin@jmd.com.au	Project : LOT 61 DP 1142602, BONG BONG ROAD, RENWICK PLAN OF PROPOSED SUBDIVISION	Sheet 1 of 1 sheets Ref: 08201(61)PS
Date of Survey : 10-09-2012					
Ratio (A3) : 1:1000					
Datum : N/A	Approved : BC 11-09-2012			Locality : RENWICK L.G.A. : WINGECARRIBEE CAD Ref: DA PLANS/08201(61)PS.dgn	

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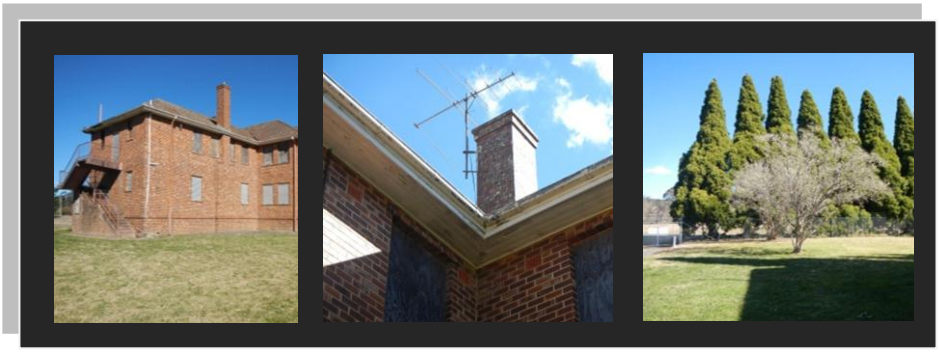
APPENDIX C

Challoner Cottage, Renwick Development, Mittagong, NSW

Heritage Impact Statement

Report to Don Fox Planning

August 2012



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Executive Summary

Artefact Heritage was commissioned by Don Fox Planning, on behalf of Landcom, to prepare a Heritage Impact Statement (HIS) for the proposed demolition of Challoner Cottage, which was built in 1940-1941 as a component of a former child welfare facility. The facility operated between 1896 and 1994, under various names, the most recent of which was Renwick. Part of the former institution (including Challoner Cottage) now falls within the Renwick development area, which is the site of a major property development that is managed by Landcom, under a Deed of Agreement with the NSW Department of Community Services (DOCS).

The study area for this assessment was defined as the site of Challoner Cottage at Lot 61, DP 1142602. This property is located around 2.2 kilometres east of the town of Mittagong, on the northern side of Bong Bong Road. In addition, the assessment addresses the potential impact of the proposed development on the collective significance of the remaining cottages located nearby and along Bong Bong Road that were once part of the Renwick institution. The other cottages in this group are:

- Suttor Cottage (c. 1908-1914. Listed on Wingecarribee LEP)
- Goodlet Cottage (c 1910. Listed on Wingecarribee LEP)
- Heydon Cottage (c. 1915)
- De Lauret Cottage (1974)

The proposal involves the demolition of the two structures on the site (Challoner Cottage and an associated shelter shed), and the subdivision of the property into two residential lots.

The Challoner Cottage site is not listed on any statutory heritage registers, but is assessed to be of moderate heritage significance for its ability to demonstrate the evolution of the Renwick institution, its locally rare and distinctive aesthetic qualities, and its social significance. The proposed demolition of the structures would remove most of the heritage values of the item. However, 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.

The item also makes a moderate contribution to the collective significance of the group of remaining Renwick cottages along Bong Bong Road as the only cottage built on the site between 1915 and 1969. It is located between Goodlet and De Lauret cottages and thus provides a visual chronological link between the early and later periods of the Renwick institution. Its distinctive architectural characteristics are atypical of the Renwick cottages and, in comparison with the nearby cottages, demonstrate a significant departure from the long established practice of intimate cottage-like buildings which is epitomised by Suttor, Goodlet, De Lauret and Heydon cottages.

However, the chronological progression of the cottages along the road is made difficult to discern by the vegetation which partially screens views of Suttor and De Lauret from the road, the distance between Suttor and the other three cottages, and the fact that Challoner is only briefly visible from the road and cannot be seen from the west. It is unlikely that the historical relationship between the four buildings would be apparent to the casual viewer. The demolition of the cottage would have a moderate impact on the collective significance of the group of cottages along Bong Bong Road. However, due to the interpretive limitations of the group, the removal of Challoner Cottage is considered acceptable.

Although the possible adaptive reuse of Challoner Cottage has been considered in the past, the building has been offered for sale without success. The institutional nature of the building and the difficulties and costs involved in repairing and converting it mean that the opportunities for adaptive reuse are limited.

This assessment has found that the demolition of Challoner Cottage and the shelter shed, and the subdivision of the property, is considered acceptable. This is in accordance with Policy 16 of the Conservation Management Plan for the Renwick Development Area (Tanner Architects 2005a), which states that the removal of items of moderate or little significance is acceptable if required. In order to mitigate the heritage impacts of the proposal as much as practicable, it is recommended that:

- The site (including buildings and landscape) should be recorded in detail prior to the demolition of the buildings. This should include plans of the site and buildings, and a photographic record of landscape features, and the internal and external features of the buildings. Photographs should also be taken after demolition to document all changes made to the site. These records should be placed in a permanent archive such as Wingecarribee Library or the Heritage Branch Library.
- The mature conifers along the road frontage of the property should be retained in order to preserve their aesthetic significance as a landmark along Bong Bong Road.
- Other mature plantings within the property should be retained where possible (particularly the mature conifers along part of the western boundary); however, their removal is acceptable if required.
- Challoner Cottage should be included in any heritage interpretation plan produced as part of the Renwick Development.
- As the site is not listed on any heritage registers and has little archaeological potential, no heritage permits are required to impact upon it.
- It is recommended that a copy of this report should be provided to Wingecarribee Council, due to the historical association of Challoner Cottage with a number of heritage listed items that were also part of the Renwick institution, as well as its proximity to some of these items.

Contents

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Figures

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Tables

1.0 Introduction and Background

1.1 Background

Artefact was commissioned by Don Fox Planning, on behalf of Landcom, to prepare a Heritage Impact Statement (HIS) for the proposed demolition of Challoner Cottage, which was built in 1940 as a component of a former child welfare facility. The facility operated between 1896 and 1994, under various names. In this report, the institution will generally be referred to as Renwick, which was the name used from 1976. Part of the former institution (including Challoner Cottage) now falls within the Renwick development area, which is the site of a major property development that is managed by Landcom, under a Deed of Agreement with the NSW Department of Community Services (DOCS).

The aim of this study is to assess the impacts of the proposal on items of heritage significance, outline opportunities and constraints on the proposed development regarding non-Indigenous heritage, and recommend if further action is required to fulfil statutory heritage obligations.

This assessment utilises the research and results of the Conservation Management Plan (CMP) for the Renwick Development, prepared by Tanner Architects (2005a).

1.2 The study area

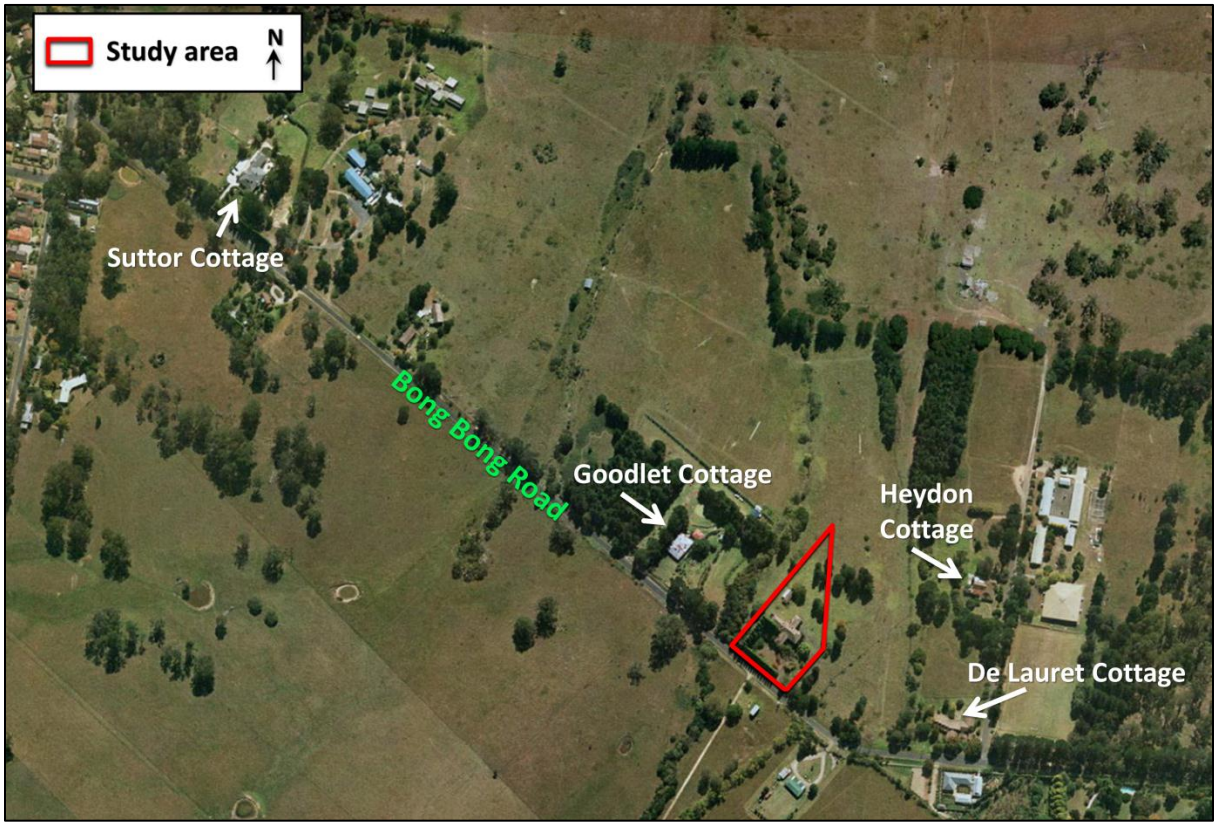
The study area for this assessment was defined as the site of Challoner Cottage at Lot 61, DP 1142602. This property is located around 2.2 kilometres east of the town of Mittagong, on the northern side of Bong Bong Road.

In addition, the assessment addresses the potential impact of the proposed development on the collective significance of the remaining cottages located nearby and along Bong Bong Road that were once part of the Renwick institution. The other cottages in this group are marked in Figure 1, and are as follows:

- Suttor Cottage (c. 1908-1914)
- Goodlet Cottage (c 1910)
- Heydon Cottage (c. 1915)
- De Lauret Cottage (1974)

• • •

Figure 1: Location of study area and other Renwick cottages (Base map – Six Viewer).



1.3 The proposal

The proposal would involve the demolition of Challoner Cottage and associated shelter shed, and the subdivision of the property into two residential lots.

1.4 Methodology

Previously identified heritage items in the study area were located through a search of heritage registers, including:

- National Heritage List
- State Heritage Register
- Section 170 Registers
- Wingecarribee Local Environmental Plan 2010

Documentary research was conducted to research the history of the locality and the study area. This background research was based on the CMP for the Renwick development area (Tanner Architects 2005a).

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Following this research, a site survey was conducted to ground truth the desktop assessment and to identify and inspect visible heritage items. The site survey was undertaken by Dr Sandra Wallace and Adele Anderson (Artefact) on 9 August 2012. The survey included a physical inspection of Challoner Cottage, its setting, and views to and from the site. A photographic record was kept, with photographs taken of the structures, landscape features, and relevant views.

1.5 Report authorship

Archaeologist Adele Anderson wrote this report, with management input from Dr Sandra Wallace. The assistance of Kendal Mackay of Don Fox Planning is acknowledged in supplying relevant plans and other information.

2.0 Statutory Context

2.1 Introduction

There are several items of State legislation that form the basis for managing non-Indigenous heritage in NSW. This section provides a summary of these items of legislation and associated statutory registers, and details the heritage listed items located in the vicinity of the study area.

2.2 The Heritage Act 1977

The NSW *Heritage Act 1977* (the Heritage Act) is the primary piece of State legislation affording protection to items of environmental heritage (natural and cultural) in New South Wales. Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance.

The Heritage Act also protects 'relics', which can include archaeological material, features and deposits. Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' as follows:

"relic means any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance."

2.2.1 The State Heritage Register

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act and is a list of places and objects of particular importance to the people of NSW. The SHR is administered by the Heritage Branch of the Office of Environment and Heritage (OEH) and includes a diverse range of over 1500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

No items in the vicinity of the study area are listed on the SHR.

One item that has an historical association with Challoner House is listed on the SHR: the building complex comprised of Hassall and Jefferis Cottages on Old South Road, Mittagong. However, this item is located one kilometre to the north-east of the study area and would not be impacted by the proposed development. It will not be discussed further in this report.

• • •

2.2.2 Section 170 Registers

The Heritage Act requires all government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the Heritage Act, government instrumentalities must establish and keep a register which includes all items of environmental heritage listed on the SHR, an environmental planning instrument or which may be subject to an interim heritage order that are owned, occupied or managed by that government body. Under Section 170A of the Heritage Act, all government agencies must also ensure that all items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the Minister on advice of the NSW Heritage Council. These principles serve to protect and conserve the heritage significance of identified sites, items and objects and are based on relevant NSW heritage legislation and statutory guidelines.

No Section 170 register items are located in the vicinity of Challoner Cottage.

2.3 The Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes a framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act to provide guidance on the level of environmental assessment required. The current study area falls within the boundaries of the Wingecarribee LGA, and is subject to the Wingecarribee LEP 2010 and the Mittagong Town Plan DCP 2012, which include a schedule of local heritage items and planning controls related to development in the vicinity of heritage items.

2.3.1 Wingecarribee LEP 2010

The LEP includes a list and maps of items of heritage significance within the LGA. The listed items are shown in Figure 2, and details for each are provided in Table 1.

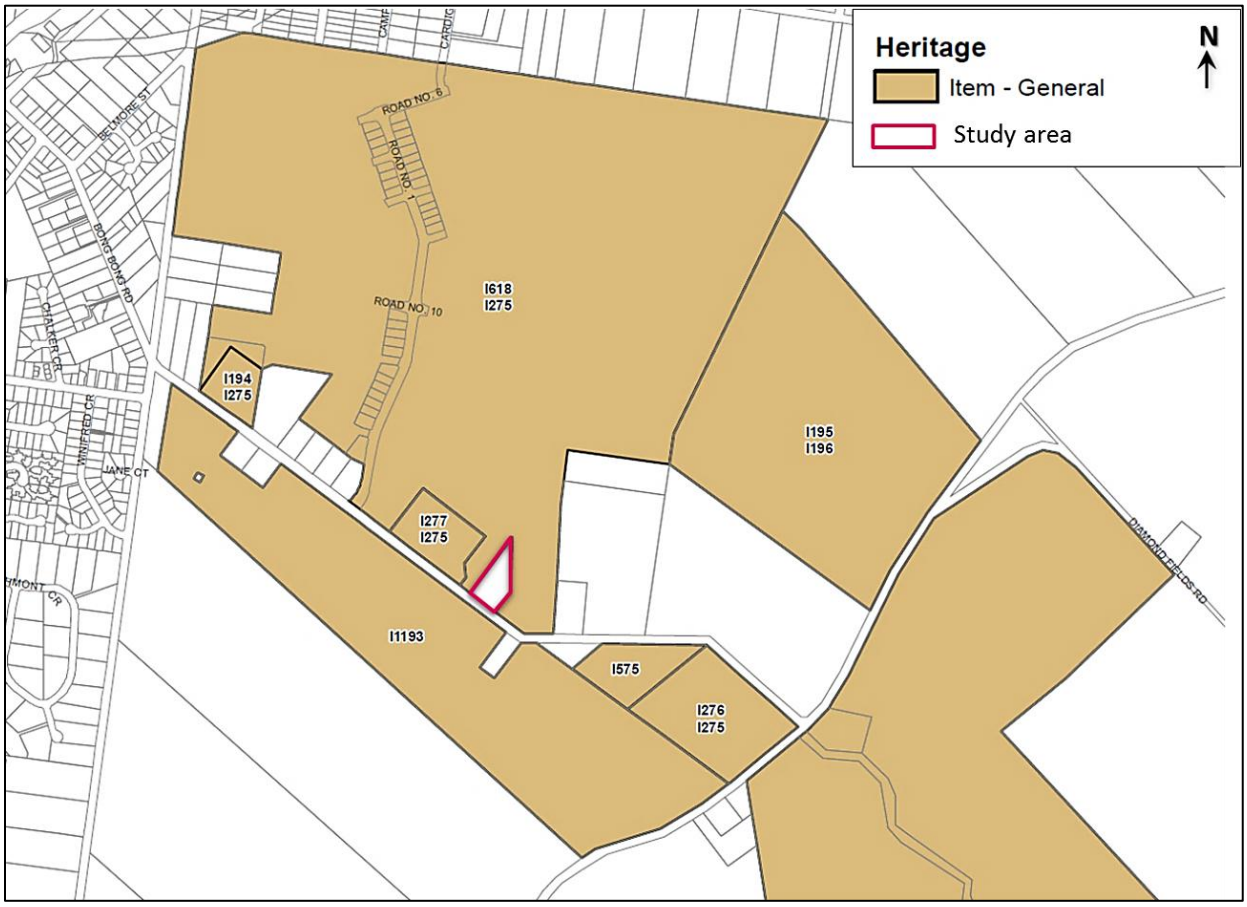
Five of the listed items (shaded grey in Table 1) have a historical association with the Cottage through the former child welfare facility. The remaining item, 'Willow Run' is a large pastoral property located along the adjacent side of Bong Bong Road. The listing includes wells, a barn and outbuildings on the property, however, these are not visible from Bong Bong Road and the proposed development would have no direct or indirect impacts on them. Therefore this item will not be discussed further in this report. Challoner Cottage itself is not listed on the LEP.

• • •

Table 1: Wingecarribee LEP details for listed items associated with the study area Items with a historical association with Challoner Cottage shaded in grey).

Suburb	Item	Property description	Significance level	LEP Item No.
Mittagong	Former Renwick Institution, including brick silo, pair of mass concrete silos and silo precinct	Lot 5 DP 1131771	Local	I618 and I275
Mittagong	Goodlet Cottage	Lot 53 DP 1040663	Local	I277 and I275
Mittagong	Rowe Cottage	Lot 1 DP 846419	Local	I276 and I275
Mittagong	Suttor Cottage	Lot 52 DP 1040663	Local	I194 and I275
Mittagong	Cutters Inn (former Hassall and Jefferis Cottages)	Lot 16 DP 879494	State	I195 and I196
Mittagong	'Willow Run' wells, barn, outbuildings	Lot 115 DP 1067955	Local	I1193

Figure 2: Wingecarribee LEP 2010 map of heritage items (Sheet HER_007F).



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2.3.2 Mittagong Town Plan DCP 2012

The Mittagong Town Plan DCP incorporates planning provisions for the Renwick Precinct, including a number of provisions related to heritage items, as follows:

> ***C18.3.2 Non-Indigenous Heritage***
>
> *Adequate provision should be made to protect the curtilage, landscape setting, and visual prominence of the following items of high significance:*
>
> *(a) Goodlet and Suttor Cottages;*
>
> *(b) The silo precinct including brick silo, pair of mass concrete silos; and*
>
> *(c) The row of pine trees along Bong Bong Road;*
>
> *in the future subdivision pattern of Renwick Village.*
>
> ***C18.3.5 Open space***
>
> *The DCP aims "to preserve the rural landscape character of the Paddock, Silos and creek corridor, the views to the silos and promote its use for informal active recreation."*

2.3.3 Illawarra Regional Environmental Plan No. 1

The objectives of the Illawarra Regional Environmental Plan (REP) with regard to heritage are to encourage the conservation of the environmental heritage of the region, and to control the demolition and renovation of items identified by this plan as items of the environmental heritage of the region.

The 'Renwick Child Welfare House' is listed on the schedule of heritage items included in the REP. According to Tanner Architects (2005a:58), Wingecarribee Shire Council has advised that this listing refers only to Cutter's Inn (Hassal and Jefferis Cottages) on Old South Road.

2.4 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places. These are defined in the EPBC Act 1999 as matters of national environmental significance. Under the EPBC Act 1999, nationally significant heritage items are protected through listing on the Commonwealth Heritage List or the National Heritage List.

No items located near the study area are listed on the Commonwealth Heritage List or National Heritage List.

3.0 History

This assessment provides only a brief summary of the history of Renwick, and the CMP for the Renwick Development (Tanner Architects 2005a & b) should be referred to for a comprehensive history of the site.

3.1 General history of Renwick

3.1.1 1885 – c1920

In 1881, the State Children's Relief Department was established in response to the findings of the 1873/1874 Royal Commission into Public Charities. This commission found that the 'barrack' like conditions prevalent in the State's institutions had a negative impact on children's welfare, and recommended that a 'boarding-out' system (similar to modern-day foster care) be established. The Department was renamed the State Children's Relief Board (the Board) in 1894, and had the power to remove children from existing institutions and place them with guardians, preferably in country districts (Tanner Architects 2005b:9-10).

It was found that there were difficulties in boarding-out children with mental or physical disabilities and Arthur Renwick, the first president of the Board, advocated a cottage home system to accommodate such cases, where a maximum of 20 children were placed in a home in the care of a matron. The first cottage home was opened in 1885 in leased premises in the town of Mittagong. This was followed by two other cottages in the town in the following months, and by 1897 there were seven cottages leased by the Board in Mittagong (Tanner Architects 200b:11-12).

While the cottage system was viewed as a success, it was also expensive to operate. In 1896, in order to reduce operating costs, a five year lease was taken up on 100 acres near the town. This property was named the Cottage Home Farm and formed the nucleus of the child welfare facility later known as Renwick. The farm was initially worked by men from the government asylums for the infirm and destitute, and soon state wards were also being sent to the farm and taught dairying and farm work. The farm supplied food and other products to the Board's cottages in Mittagong (Tanner Architects 200b:12).

In 1905, the majority of the Southwood Estate, which adjoined the Cottage Home Farm, was leased by the Board. In 1906 the property was proclaimed an Industrial School under the provisions of the *Neglected Children and Juvenile Offenders Act 1905,* and named the Farm Home for Boys at Mittagong. Freehold title to the property was acquired in 1907. The boys were accommodated in the Hassall and Jefferis Cottages on Old South Road (Tanner Architects 2005b:13-14).

Boys over fourteen years old worked in dairying, farming, blacksmithing and fruit growing. Emphasis during this period was placed on using the boys to produce goods and materials to support the Board's homes at minimal government expense. In fact, over the first ten years the total expenditure on the farm was £8,330 with a gross

return of £11,245, showing that the government was making a profit from the farm (Tanner Architects 2005b:14, 23).

3.1.2 1920s – 1994

During the 1920s, the educational role of the Farm Home was emphasised over its productive value and it provided more vocational training (Tanner Architects 2005b:16).

In 1923, the Board was replaced by the Child Welfare Department, which was investigated by a government commission of inquiry in the 1930s. The commission found that the Farm Home was poorly managed and its staff inadequately trained, however, conditions there were better than at other farm homes at Yanco and Gosford. The Department was reformed in 1939, which resulted in an increase in the number of boys being sent to the Farm Home by the Children's Courts, accompanied with higher numbers of state wards at the institution due to a decline in the number of available foster families.

In the late 1940s, a policy change gave greater powers to decide whether a boy had a reasonable chance of success on release into the community, resulting in boys staying for longer periods at the Farm Home. In 1947, the institution was renamed the 'Training School for Boys, Mittagong' (Tanner Architects 2005b:18).

A new institution was opened at South Windsor in 1960, to cope with increasing numbers of boys being sent to institutions by the Children's Courts, and as a result numbers at Mittagong declined during the 1960s. This decline was paralleled by an increase in the numbers of state wards being admitted to the Mittagong institution.

During the 1970s, a major reshaping of social welfare policy resulted in the closure of the institution as a training centre in 1976. The older cottages (named Hassall, Jefferis, Renwick, Mackellar, Goodlet and Heydon), the hospital and agricultural and industrial training facilities were all closed, and the site was used solely as a home for state wards. The site was renamed Renwick at this time, after the first president of the State Children's Relief Board. Throughout the 1980s, views on child welfare changed to favour the placing of children with relatives or foster carers, resulting in a rapid decline in the numbers of children at Renwick. In 1994, Renwick was closed and declared surplus to the needs of the Department of Community Services (DOCS) (Tanner Architects 2005b:19).

3.2 Challoner Cottage

Challoner Cottage was built in 1940-1941, to accommodate increasing numbers of delinquent boys being sent to the institution by the Children's Courts (Figures 3 and 4). The building was designed by the Government Architect's Branch of the Public Works Department (Figure 5) to replace Cottage No. 8 on Old South Road, which was condemned in 1939 due to its dilapidated condition. Challoner Cottage was originally named Cottage No. 12, and is believed to have been the first home at Renwick designed entirely by the Government Architect's Branch.

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Challoner Cottage continued the institution's system of providing accommodation over two floors, but marked a noticeable departure from the long established practice of intimate cottage-like buildings. Instead, its large scale, cross footprint, and purpose built facilities such as communal showers, urinals, and offices, made it a much more institutional building.

The cottage was closed in 1978 and is currently vacant.

Figure 3: Dormitory, Challoner Cottage 1946 (State Library of NSW d1_41916).

Figure 4: Challoner Cottage 1951(Tanner Architects 2005c: 19).

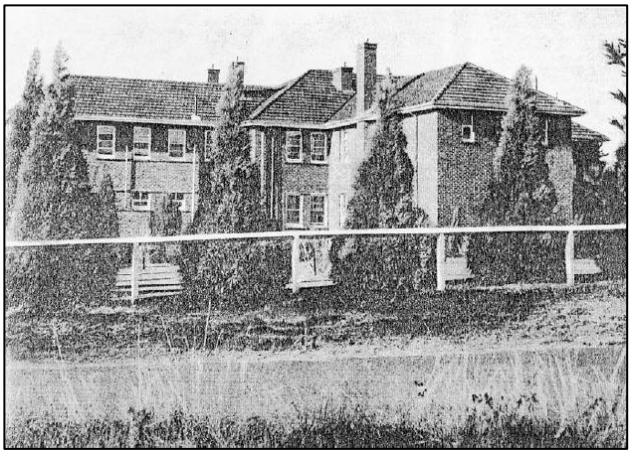
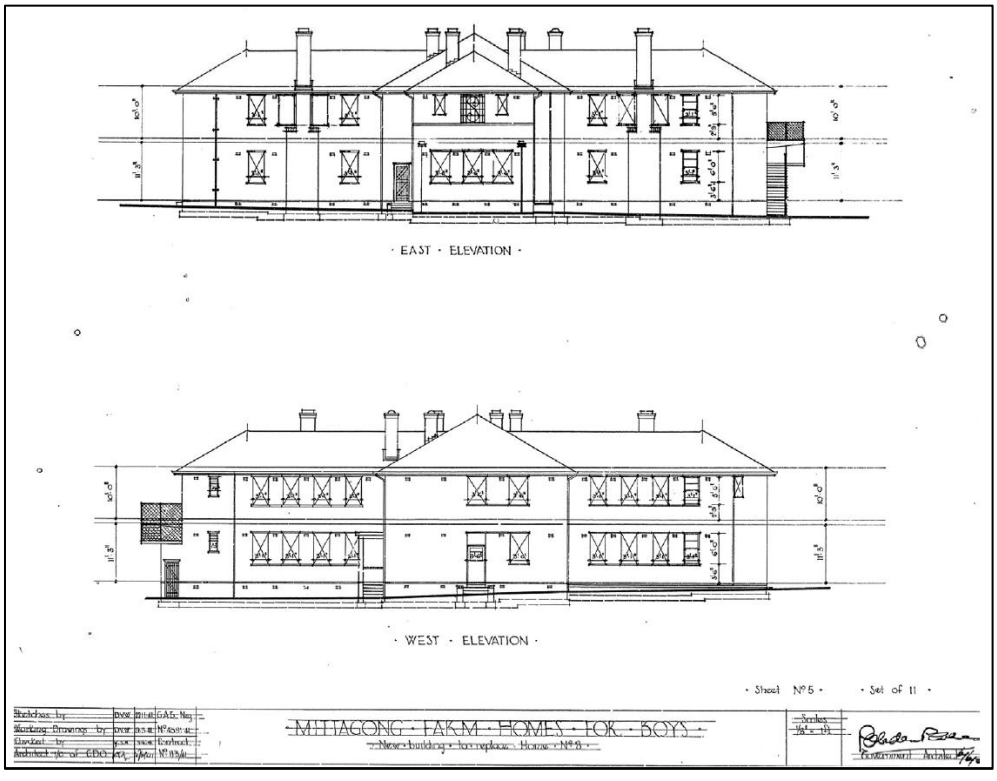


Figure 5: 1941 architectural drawings of Challoner Cottage (Tanner Architects 2005c: 20).



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3.3 Nearby cottages

3.3.1 Suttor Cottage

Suttor Cottage, located 720m west of the study area along Bong Bong Road, was built c. 1908-1914 and was one of the first cottages built by the SCRB on the Renwick site (Figure 6).

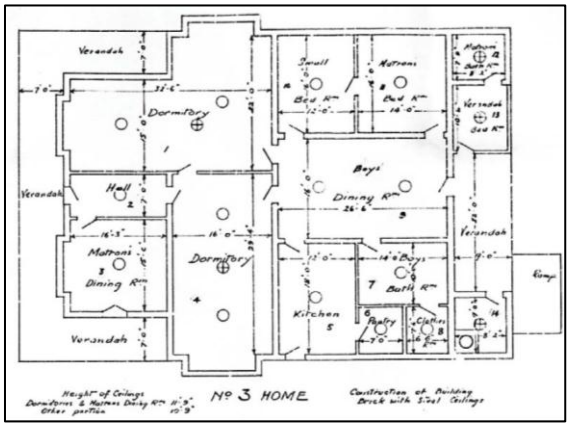
Figure 6: Suttor Cottage in 1975 (Tanner Architects 2005c: 31).

3.3.2 Goodlet Cottage

Goodlet Cottage, located to the north-west of the study area on Bong Bong Road, was built c. 1910 and was one of the earliest cottages constructed by the SCRB on the site (Figure 7 and 8).

Figure 7: Goodlet Cottage in 1938 (State Library of NSW GPO 1 – 27712).

Figure 8: Sketch floor plan of Goodlet Cottage, drawn in 1925 (Tanner Architects 2005c: 34).



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3.3.3 Heydon Cottage

Heydon Cottage, located to the north-east of the study area, was originally named Cottage No. 4 and was built c. 1915 (Figures 9 and 10). It was one of the earliest cottages to accommodate boys sent to the institution by the Children's Court.

Figure 9: Heydon Cottage, 1916 (Tanner Architects 2005c: 40).

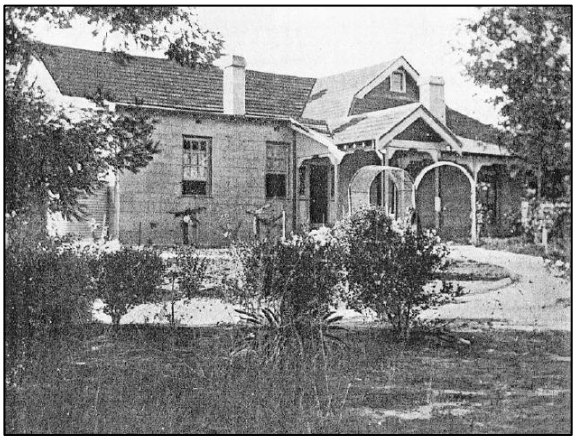
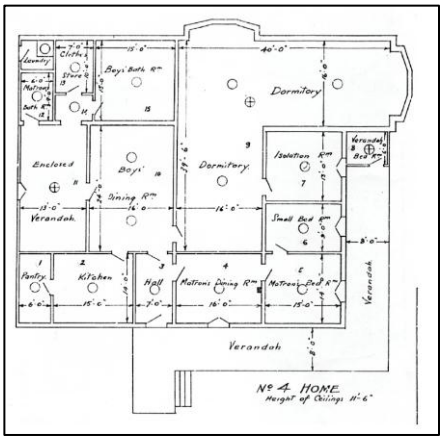


Figure 10: Sketch floor plan of Heydon Cottage, drawn in 1925 (Tanner Architects 2005c: 40).



3.3.4 De Lauret Cottage

De Lauret Cottage was built in 1974 on the site of Cottage No. 9, which was constructed c. 1900 as a farmhouse and was later adapted to accommodate boys at the institution. Cottage No. 9 was demolished to allow the construction of De Lauret Cottage.

De Lauret Cottage was designed by the Government Architect's Branch, to accommodate 24 children. The building demonstrates a return to the principles of the cottage home system, by providing accommodation on an intimate scale over a single floor (Figure 11).

Figure 11: The official opening of De Lauret Cottage in August 1974 (State Library of NSW GPO 3 – 23853).

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4.0 Description

4.1 Challoner Cottage site

4.1.1 Structures and grounds

The site covers an area of approximately two acres, and includes Challoner Cottage, a shelter shed, and mature tree plantings.

Challoner Cottage is set back from Bong Bong Road by around 26 metres and is a two-storey brick building with a multi-hipped terracotta tiled roof and brick chimneys. The building has a cross-shaped footprint, with the entry facing Bong Bong Road and an external reinforced concrete fire stair on the northern façade (Figure 13). The entry area (Figure 12) is comprised of a concrete porch, with a marble stone commemorating the opening of the building in 1941.

The ground floor of the building originally included the kitchen, ablution facilities, laundry and lockers, while the first floor contained the dormitories and the matron's accommodation. The building has reinforced concrete footings, floor slabs, and central staircase.

The shelter shed (Figure 14) is located to the north-west of Challoner Cottage and is of a similar form of construction to the cottage, with a concrete slab, brick walls and a tiled hipped roof. The shed contains a central open sheltered area with remnants of timber bench seats, and small rooms at either end of the open area. A small weatherboard addition is located on the western side of the shed.

Figure 12: Entry porch of Challoner Cottage.

Figure 13: Rear façade of Challoner Cottage.

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A gravel access drive is located along the eastern side of the property, and is defined by a low brick wall on its western side. The road frontage and the western fence line are dominated by a row of mature conifer trees (Figure 15). Conifer trees are also located close to the building on its southern and eastern facades. Other mature plants in the grounds of the property include crepe myrtle trees, liquid amber trees, cotoneaster shrubs, purple prunus trees, and a semi-pendulous willow tree.

Figure 14: Shelter shed.

Figure 15: Mature conifer trees along road frontage and western boundary of property.

4.1.2 Condition and integrity

In March 2012, a building inspection report was prepared by Childs Property Inspections Pty Ltd. The report concluded that the overall condition of Challoner Cottage in the context of its age, type, and general expectations of similar properties, is below average, with a high incidence of both major and minor defects.

The identified defects include some settlement cracks, weathering of external timbers, missing roof tiles, rusting gutters and roof valley metal, cracked and sagging ceilings, and extensive damage to internal fixtures caused by vandals. The shelter shed is in a generally dilapidated condition, with fire and water damage to the ceiling, missing roof tiles, rusting gutters, and deteriorating weatherboard on the western addition.

While the buildings are generally in poor condition, they have not been subject to significant alteration and are therefore of high historical integrity. The site, including both structures and grounds, still clearly conveys its history as part of a government welfare institution.

4.1.3 Setting and views

Challoner Cottage is located between Goodlet Cottage (c. 1910) and De Lauret Cottage (1974) on Bong Bong Road, while Heydon Cottage (c. 1915) is located around 160 metres to the north-east. The two early cottages are both single-storey Federation bungalows; Goodlet (Figure 16) is built of brick with a corrugated iron roof, while Heydon Cottage has ashlar cement rendered external walls and a cement-tile clad roof. De Lauret Cottage (Figure 17) is a single storey 1970s 'Sydney School' building, characterised by its articulated and segmented skillion roofs. The external walls are of pale brown face brick and the roof is clad with dark brown asbestos cement Swiss

pattern tiles. The cottages are fairly widely spaced, in accordance with the practice of the institution to separate children of different age groups and religions, and each is surrounded by a mature garden (Tanner Architects 2005c).

Suttor Cottage (c. 1908-1914) is a single-storey brick Federation Bungalow building, located around 720m to the west along Bong Bong Road, outside the immediate setting of Challoner Cottage. There are no views between Suttor and Challoner cottages.

Figure 16: Goodlet Cottage from Bong Bong Road (Google Maps).

Figure 17: De Lauret Cottage from Bong Bong Road (Google Maps).

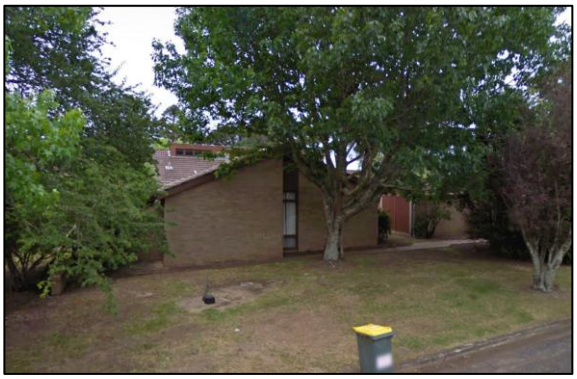

Figure 18: View of Challoner Cottage from Bong Bong Road, facing north.

Figure 19: Row of conifer trees along Bong Bong Road blocking views toward Challoner Cottage. Facing north-east.

Challoner Cottage is only visible from a short section of Bong Bong Road, to the south and south-east (Figure 18). The mature conifers along the road frontage of the property and part of its western side form dense walls of vegetation and completely screen views of the cottage from the west and south-west (Figure 19). Views to and from Goodlet Cottage and Heydon Cottage are screened by vegetation in the other properties, while partially screened views are available to and from De Lauret Cottage (Figure 20).

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Figure 20: View from Challoner Cottage toward De Lauret Cottage.

4.1.4 Archaeological potential

The site is assessed to be of **low archaeological potential.** No structures are known to have been present on the site prior to the construction of Challoner Cottage in 1941. A 1925 plan (Figure 21) of Renwick shows that at this time no buildings were present between cottage No. 3 (Goodlet Cottage) and cottage No. 9 (replaced by De Lauret Cottage in 1974). Subsequent plans from 1943 and 1974 (Figure 22) do not show any structures on the site apart from the cottage and shelter shed.

Challoner Cottage has concrete floors, while the shelter shed is built on a concrete slab. Therefore, domestic archaeological deposits would not occur beneath the floors of either structure.

It is possible that artefacts associated with the occupation of the site may be present within the grounds, however, any artefacts would be expected to occur in low densities. Because of this, it is unlikely that they would be able to provide substantive information related to daily life at the site and they would therefore be of low research significance. More helpful insights into life at the site could be obtained through oral history and documentary research.

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Figure 21: Detail from 1925 plan of Renwick (Tanner Architects 2005b: 26).

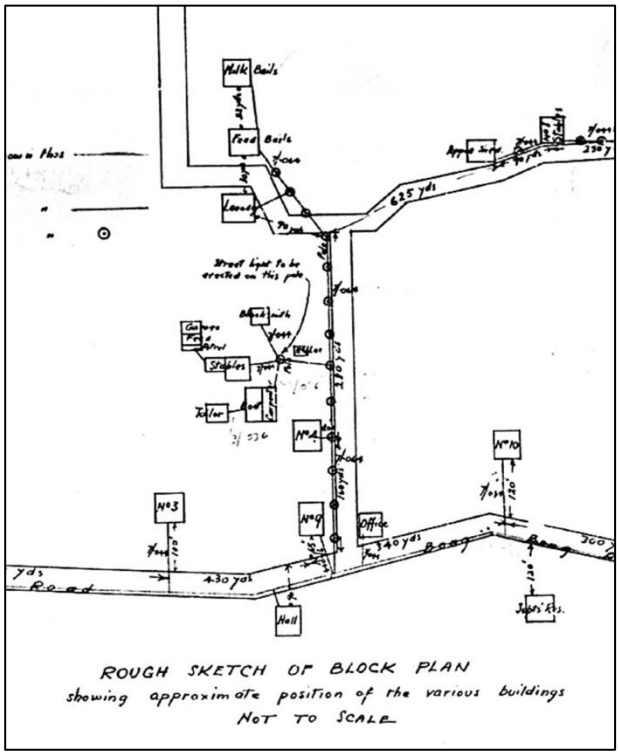
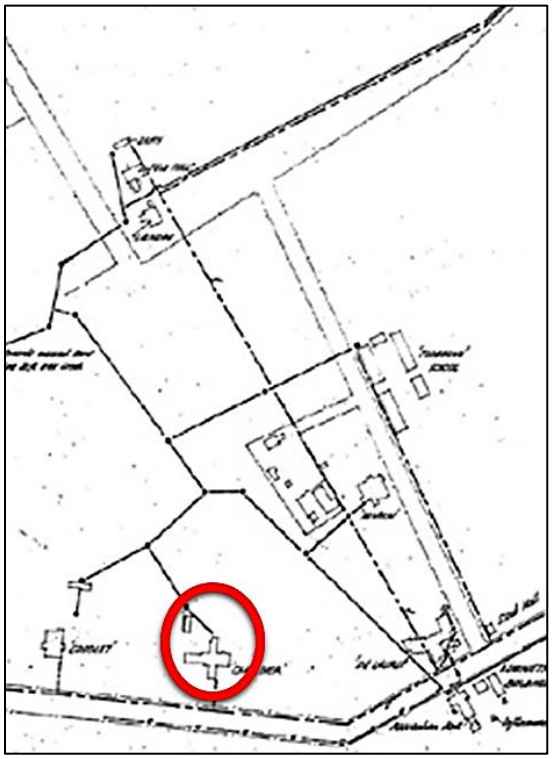


Figure 22: Detail from 1974 plan of Renwick, with Challoner Cottage and shelter shed circled (Tanner Architects 2005b: 29).



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5.0 Assessment of Significance

5.1 NSW heritage assessment guidelines

The *NSW Heritage Manual* includes guidelines to aid in assessing the heritage significance of items and sites. These guidelines are based around the NSW heritage assessment criteria, which aim to minimise ambiguity and maintain consistency in the assessment process. The criteria encompass the four values identified in the Australia ICOMOS Burra Charter: historical significance, aesthetic significance, scientific significance, and social significance. They also include consideration of rarity and representativeness values. The criteria are summarised in Table 2. The heritage assessment guidelines also include two thresholds (state or local) for assessing the relative level of significance of heritage items.

Table 2: NSW heritage assessment criteria.

Criteria	Description
A – Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B – Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.
C – Aesthetic Significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D – Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E – Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F – Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.
G – Representative	An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's): - cultural or natural places; or - cultural or natural environments.

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5.2 Challoner Cottage site

5.2.1 Fulfilment of NSW heritage assessment criteria

Criterion A (Historic significance – Evolution)

Statement	Local significance	State significance
Challoner Cottage is of historic significance as a demonstration of the evolution of the Renwick site. It represents the first major improvement made in accommodation at the site since the completion of the first generation of cottages in the early 20th century. In comparison with the nearby Goodlet and De Lauret cottages, it illustrates the chronological progression of building construction, architectural style and welfare philosophy at Renwick from the early 20th century to the 1970s.	☑	☒

Criterion B (Historic significance – Association)

Statement	Local significance	State significance
Challoner Cottage is associated with the Government Architect's Branch, which was responsible for its design.	☑	☒

Criterion C (Aesthetic significance)

Statement	Local significance	State significance
The cottage is aesthetically distinctive as a clearly institutional building designed entirely by the Government Architect's Branch, which is atypical of the cottages built at Renwick and atypical of other buildings in the local area. Because of its size and unusual architectural style, the building has some landmark qualities, although these are reduced by its limited visibility from the road.	☑	☒
The landscaped setting of the cottage includes mature trees that exemplify the inter-war period of construction, including a row of conifers along the Bong Bong Road frontage which have significant landmark qualities as part of the Bong Bong Road streetscape.	☑	☒

Criterion D (Social significance)

Statement	Local significance	State significance
The cottage is of social significance to the boys who lived there from 1941 to 1978, as well as any former members of staff who lived and worked there.	☑	☒

Criterion E (Research potential)

Statement	Local significance	State significance
While the structures and grounds are of low archaeological potential, it may be possible to gain some additional information about the construction and fixtures of the cottage and shelter shed through architectural investigation. However, such information is unlikely to provide significant insights into the nature of life at the site. More useful information could	☒	☒

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Statement	Local significance	State significance
be obtained through oral history interviews with former residents and staff, and through documentary research using the annual reports of the successive welfare departments which were responsible for the site during its history. Overall, the site itself is considered to be of low research potential.		

Criterion F (Rarity)

Statement	Local significance	State significance
Challoner Cottage is rare within the local area as a clearly institutional building, which is atypical of the cottages built at Renwick and atypical of other buildings in the local area. It is the only cottage at Renwick that was built during the period between 1915 and 1969.	☑	☒

Criterion G (Representativeness)

Statement	Local significance	State significance
The site is representative as an expression of government child welfare philosophy and of the architectural design practice of the Government Architect's Branch in the early 1940s,	☑	☒

5.2.2 Summary statement of significance

The Challoner Cottage site is of historical significance as a demonstration of the evolution of the Renwick institution. It was the first accommodation building constructed at the site since the first generation of cottages was built in the early 20th century. In comparison with the Suttor, Goodlet, and De Lauret cottages which also front Bong Bong Road, it illustrates the chronological progression of building construction, architectural style and institutional philosophy at Renwick from the early 20th century to the 1970s. The site was occupied by boys between 1941 and 1978, and is of social significance to former residents and staff.

The cottage is aesthetically distinctive as a clearly institutional building designed entirely by the Government Architect's Branch, which is atypical of the cottages built at Renwick and atypical of other buildings in the local area. Because of its size and unusual architectural style, the building has some landmark qualities, although these are reduced by its limited visibility from the road. The landscaped setting of the cottage includes mature trees that exemplify the inter-war period of construction, including a row of conifers along the Bong Bong Road frontage which have significant landmark qualities.

The CMP for the Renwick Development (Tanner Architects 2005a) assessed Challoner Cottage to be an element of moderate heritage significance within the Renwick Development Area. The site is further assessed by this report to be of local heritage significance.

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5.2.3 Contribution to the collective significance of the Renwick cottages

Challoner Cottage is located close to three other cottages that were built to accommodate boys at Renwick: Heydon, Goodlet, and De Lauret. One additional cottage, Suttor Cottage (built c. 1908-1914), is located 720m further west along Bong Bong Road. Section 4.2.3 provides a description of these cottages and their geographical relationships to Challoner Cottage. Table 3 lists the relative significance of each of these cottages, as assessed in the CMP for the Renwick Development (Tanner Architects 2005a).

Table 3: Nearby Renwick cottages - relative significance levels and heritage listings.

Item	Significance level	Heritage listing
Suttor Cottage	High	Wingecarribee LEP
Goodlet Cottage	High	Wingecarribee LEP
Heydon Cottage	High	None
De Lauret Cottage	Moderate	None

The historical relationship between Heydon and Challoner cottages is not clearly apparent, as neither cottage can be seen from the other due to screening vegetation, and Heydon Cottage is not visible from Bong Bong Road. The relationship between Suttor, Goodlet, Challoner, and De Lauret cottages is more significant. Because each of these cottages is visible from Bong Bong Road, together they are able to illustrate the chronological progression of building construction, architectural style and welfare philosophy at Renwick from the early 20th century to the 1970s.

Challoner Cottage contributes to the collective significance of the Renwick cottages along Bong Bong Road as the only cottage built on the site between 1915 and 1969. It is located between Goodlet and De Lauret cottages and thus provides a visual chronological link between the early and later periods of the Renwick institution. Its distinctive architectural characteristics are atypical of the Renwick cottages and, in comparison with the nearby cottages, demonstrate a significant departure from the long established practice of intimate cottage-like buildings which is epitomised by Suttor, Goodlet, De Lauret and Heydon cottages. Challoner Cottage makes a moderate contribution to the collective significance of the former Renwick cottages along Bong Bong Road.

However, the chronological progression of the cottages along the road is made difficult to discern by the vegetation which partially screens views of Suttor and De Lauret from the road, the distance between Suttor and the other three cottages, and the fact that Challoner is only briefly visible from the road and cannot be seen from the west. It is unlikely that the historical relationship between the four buildings would be apparent to the casual viewer.

6.0 Assessment of Heritage Impact

The following heritage impact assessment is based on the *NSW Heritage Manual* guidelines for preparing a Statement of Heritage Impact.

6.1 The proposal

The proposal would involve the demolition of Challoner Cottage and the associated shelter shed, and the subdivision of the property into two residential lots. It is not known whether any of the mature trees on the property would be removed as part of the proposal.

It is anticipated that residential buildings would eventually be constructed on both of the proposed lots.

6.2 Impacts to the Challoner Cottage site

The demolition of the cottage and shelter shed would have a major impact on the heritage significance of the site. This impact is assessed in relation to each of the relevant NSW heritage assessment criteria, as follows:

Criterion A (Historic significance – Evolution)

With the removal of the structures, the site would no longer demonstrate the evolution of construction, architectural design, and welfare philosophy at Renwick and would no longer fulfil Criterion A.

Criterion B (Historic significance – Association)

Because the historical association with the Government Architect's Branch is embodied in the structures, their demolition would remove this aspect of the site's significance.

Criterion C (Aesthetic significance)

The demolition of Challoner Cottage would have a significant impact on the aesthetic value of the site. However, if the row of mature conifers along the road frontage is not removed, this element of the site would retain its landmark qualities and would continue to be of aesthetic significance for its contribution to the Bong Bong Road streetscape. If all mature plantings on the property were removed, the site would no longer possess any aesthetic value.

Criterion D (Social significance)

The demolition of the cottage is expected to have an impact on the social significance of the site. The recent demolition of other Renwick cottages within the Renwick Development Area has had a demonstrable impact on

former residents to whom they were important places (see forum discussion at http://www.renwick.com.au). The demolition of Challoner Cottage is likely to have a similar impact on the community of former Renwick boys.

Criterion F (Rarity)

Challoner Cottage is significant as the only cottage built at Renwick between 1915 and 1969, which is atypical of the Renwick cottages in its architectural design. The proposed demolition would remove this rare surviving element of Renwick's history.

Criterion G (Representativeness)

With the demolition of the structures, the site would no longer be of representative value as an expression of government child welfare philosophy and architectural design practice.

6.3 Impacts to collective significance

The demolition of Challoner Cottage would remove the visual chronological link between Goodlet and De Lauret cottages, and would remove the only accommodation structure at Renwick that diverged from the practice of intimate, cottage-style dwellings. This would have an impact on the collective significance of the Bong Bong Road cottages as a sequential progression that has the ability to demonstrate evolving architectural practices and welfare philosophy at Renwick.

However, the chronological progression of the cottages is already difficult to discern due to the vegetation which partially screens views of Suttor and De Lauret cottages from the road, the distance between Suttor and the other three cottages, and the fact that Challoner Cottage is only briefly visible from the road and cannot be seen from the west. At present, it is unlikely that the historical relationship between the four buildings would be apparent to the casual viewer.

Challoner Cottage makes a moderate contribution to the collective significance of the former Renwick cottages along Bong Bong Road, and its removal would therefore have a moderate impact on the significance of the group. However, due to the interpretive limitations of the group, the removal of Challoner Cottage is not considered unacceptable. The proposal would not have a negative impact on the individual heritage value of the other cottages in the group.

The proposal would not involve any impacts to the curtilage, setting, or visual prominence of the heritage items protected under the Mittagong Town Plan DCP 2012 (C18.3.2). These are Goodlet and Suttor Cottages, the silo precinct to the north, and the row of pine trees along Bong Bong Road.

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6.4 Alternative development options

The possible adaptive reuse of Challoner Cottage has been considered. Tanner Architects (2005a) identified a number of feasible uses for the cottage and the shelter shed, as well as highlighting potential difficulties and required alterations for each use. These are detailed in Tables 4 and 5.

It is understood that the site has been offered for sale more than once, without success, and it is likely that the large size, institutional layout and appearance, and generally poor condition of the building have discouraged interest from potential buyers.

The building inspection report (Childs Property Inspections 2012) demonstrates that although the building is structurally sound, it would require extensive repair at an estimated cost of at least $100,000. In addition, alteration and renovation would be necessary to modernise the building and adapt it to a new function.

Table 4: Possible uses for Challoner Cottage as identified by Tanner Architects (2005a:53).

Use	Opportunities and constraints
Private residences	The building could be divided into several apartments due to its robust construction and variety of spaces. However, extensive intervention to the building fabric for new dividing walls, services and access/circulation would be required. The forbidding institutional character of the building interior and exterior would also need to be ameliorated (new fenestration, external painting/rendering) for a successful residential outcome.
Accommodation (boarding/hostel/hotel)	Would allow continuation of original use, with facility and services upgraded and new fitout only required.
Conference/Reception	The variety of spaces with potential for flexibility offers opportunities for adaptation as a small conference centre venue. The larger dormitory spaces could be adapted for meeting and banquet rooms.
Education/Administration	The larger dormitory spaces could be adapted for classrooms or subdivided for smaller group learning rooms. The rooms would also be suitable for administration/ancillary staff accommodation.
Offices	Existing services and generous rooms would permit adaptation to open plan style contemporary office spaces for a medium sized corporation or institution.
Resource centre/library	The robust and stable building envelope would readily adopt as a regional history repository for records and/or artefacts. The ground floor rooms could be converted to stack/storage, with the upper rooms, with views over the site, converted to reading and or community access rooms.
Childcare centre	The well serviced building core and generously sized but separate rooms could be adapted as a childcare centre, with separate rooms for sleeping and age-grouped play areas as regulations require. The generous grounds would be excellent outdoor play areas when securely fenced.

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Table 5: Possible uses for shelter shed as identified by Tanner Architects (2005a:53).

Use	Opportunities and constraints
Interpretation/visitor centre	The open sheltered assembly space could be used as a venue for presenting interpretive material (plaques, artefacts). The end rooms could be readily adapted for visitor amenities and facilities, including toilets, information bureau/office, a small retail concession and/or a food preparation area.
Recreation facility	The building could be incorporated into a community recreation precinct, and include b-b-q facilities, recreation equipment storage and/or change rooms.

6.5 Overall assessment of impact

Table 6 provides a Heritage Impact Statement that summarises the assessment of heritage impact for the proposal.

Table 6: Heritage Impact Statement.

Development	Discussion
What aspects of the proposal respect or enhance the heritage significance of the study area?	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.
What aspects of the proposal could have a detrimental impact on the heritage significance of the study area?	The demolition of Challoner Cottage and associated shelter shed would remove most of the heritage values of the site, as discussed in Section 6.2. The demolition of the cottage would also have a moderate impact on the collective significance of the group of former Renwick cottages along Bong Bong Road. However, due to the interpretive limitations of the group, the removal of Challoner Cottage is not considered unacceptable. If the mature conifers along the road frontage were removed, this would have a negative impact on the aesthetic significance of the site as a landmark along Bong Bong Road.
Have all options for retention and adaptive re-use been explored?	The possible adaptive reuse of Challoner Cottage has been considered and the building has been offered for sale without success. The institutional nature of the building and the difficulties and costs involved in repairing and converting it mean that opportunities for adaptive reuse are limited.
Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?	The size and irregular shape of the property mean that it would not be possible to build one or more residential buildings elsewhere on the site.
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and	It is improbable that future circumstances would increase the likelihood of finding a buyer willing to expend the necessary effort and money to adapt the building. If the

conservation more feasible?	building continues to remain vacant, it will become more dilapidated and the cost of repair will increase, compounding the existing difficulties in finding a buyer.
Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	Yes. This heritage impact statement has been prepared by a heritage consultant, and its recommendations comply with previous recommendations made in the CMP for the Renwick Development Area (Tanner Architects 2005a).

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7.0 Mitigation Measures

7.1 CMP policy recommendations

This mitigation measures suggested in this assessment are based on policy recommendations included in the CMP for the Renwick Development Area (Tanner Architects 2005a). These policy recommendations were intended to be incorporated into the Masterplan for the Renwick development and any subsequent DCP for the Renwick Precinct, and have since informed the creation of the Mittagong Town Centre DCP (2012). It should be noted that Policy 49 of the CMP discusses the naming of principal streets and precincts to incorporate names associated with Renwick as child welfare institution and the Southwood Estate. The road name 'Challoner Rise' has been gazetted for the planned road to the east of Renwick Drive. The naming of this road will commemorate Challoner Cottage and recognise its place in the context of Renwick as a whole.

The CMP policy recommendations that have a bearing on the current proposal are included in Table 7.

Table 7: CMP policies and explanatory notes (quoted directly from Tanner Architects 2005a).

CMP Policy	Explanatory notes
Policy 16. Levels of Significance Manage the cultural significance of Renwick Study Area in accordance with the relative values of the built and landscape features and the following management guidelines: Exceptional - Conserve built or landscape elements in accordance with the Burra Charter with minimum adaptation for new use. High - Restore, reconstruct and/or adapt built or landscape elements in accordance with the Burra Charter. Adaptation and/or supplementary new construction is permissible if required to suit new use. Moderate - Restore, reconstruct and/or adapt built or landscape elements in accordance with the Burra Charter is preferred, but removal in part or in full is acceptable if required where no compatible use is possible within the context of the Masterplan for future development of Renwick Study Area. Little - Restore, reconstruct and/or adapt built or landscape elements in accordance with the Burra Charter if required, but removal in part or in full is permissible. Item could be removed if it detracts	Renwick Study Area contains a number of built and landscape elements of various levels of identified significance. Future conservation management actions should be undertaken in accordance with the relative significance of the element and the management guidelines. *[N.B. Challoner Cottage was assessed to be of Moderate Significance, and the shelter shed of Little Significance (Tanner Architects 2005a:47).]*

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CMP Policy	Explanatory notes
from an element of higher significance. Intrusive - Built or landscape element should be removed.	
Policy 26. Retain Cultural Plantings Retain the row of exotic trees fringing Bong Bong Road and clusters of mature exotic plantings around Challoner Cottage.	A characteristic of the site is the confinement of ornamental plantings to the immediate area of the former cottages, along Bong Bong Road, and along the access road. These plantings demonstrate historic associations with the early development of Renwick as a child welfare facility.
Policy 28. Replace Significant Plantings Significant plantings on becoming senescent should be replaced with the same species and in the same location.	The landscaping around Challoner Cottage is derived from the design and plant species that collectively characterise the precinct as an inter-war development. The row of pine trees fringing Bong Bong Road contribute to the character of this rural road and demonstrate historic associations with Renwick.
Policy 44. Recording of Changes Record substantial changes to Renwick Study Area resulting from implementation of approved development.	When decisions are made requiring changes to the fabric a process of recording those changes should be immediately instituted. All changes including change of use and occupation patterns and changes to the fabric should be recorded. The record of these changes should become part of a permanent archive.
Policy 46. Role of Interpretation Plans Prepare an interpretation plan for Renwick to inform the public about the history of the site as a government child welfare institution. **Policy 47. Integrate with Masterplan** The interpretation plan should be incorporated into the Masterplan for Renwick Study Area.	The following possibilities should be addressed in the interpretation of Renwick: • The continued accessibility of the site by the public; • Publicity; • Presentation of a site map with a basic site history and key indicators of significant items and elements within the site; • A modest interpretative display at a key location; and • Publication of an interpretive document. Given the now fragmented nature of the former child welfare facility, it is acknowledged that the interpretation plan would need to address all sites with historic associations with Renwick. In any proposed future development adequate financial resources should be made available for the professional preparation of an interpretation plan. Preparation of the Interpretation Plan would require collection of oral histories of people associated with the use of Renwick as a child welfare facility.

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7.2 Suggested mitigation measures

The demolition of Challoner Cottage and the shelter shed is considered acceptable, for the reasons provided in Section 6.0. This is in accordance with Policy 16 of the CMP, which states that the removal of items of moderate or little significance is acceptable if required.

In order to mitigate the heritage impacts of the proposal as much as possible, a number of mitigation measures are suggested in Table 8.

Table 8: Suggested mitigation measures for the proposed development.

Mitigation measure	Relevant CMP policy
The mature conifers along the Bong Bong road frontage should be retained.	Policy 26
If any of these trees are in poor health (now or in the future) they should be replaced with the same species in the same location.	Policy 28
Other mature plantings within the property should be retained where possible (particularly the mature conifers along part of the western boundary); however, their removal is acceptable if required.	Policy 26
The site (including buildings, garden plantings and other features) should be recorded in detail prior to the demolition of the buildings. This should include plans of the site and buildings, a photographic record of internal and external features of the buildings, and a photographic record of landscape features. Photographs should also be taken after demolition to document all changes made to the site. These records should be placed in a permanent archive such as Wingecarribee Library or the Heritage Branch Library.	Policy 44
Challoner Cottage should be included in any heritage interpretation plan produced as part of the Renwick Development.	Policy 46

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8.0 Recommendations

On the basis of background research and a site inspection and adhering to all statutory obligations, it is recommended that:

- The proposed demolition of Challoner Cottage and shelter shed and the subdivision of the property into two residential lots is considered acceptable by this heritage impact statment.
- The site (including buildings and landscape) should be recorded in detail prior to the demolition of the buildings. This should include plans of the site and buildings, and a photographic record of landscape features and the internal and external features of the buildings. Photographs should also be taken after demolition to document all changes made to the site. These records should be placed in a permanent archive such as Wingecarribee Library or the Heritage Branch Library.
- The mature conifers along the road frontage of the property should be retained in order to preserve their aesthetic significance as a landmark along Bong Bong Road.
- Other mature plantings within the property should be retained where possible (particularly the mature conifers along part of the western boundary); however, their removal is acceptable if required.
- Challoner Cottage should be included in any heritage interpretation plan produced as part of the Renwick development.
- Because the site is not listed on any heritage registers and has little archaeological potential, no heritage permits are required to impact upon it.
- It is recommended that a copy of this report should be provided to Wingecarribee Council, due to the historical association of Challoner Cottage with a number of heritage listed items that were also part of the Renwick institution, as well as its proximity to some of these items.

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9.0 References

Childs Property Inspections Pty Ltd (2012) *Pre-Purchase Building Report: Lot 61, Bong Bong Road, Mittagong.* Report to Landcom.

NSW Heritage Office (2001) Assessing Heritage Significance. Update to the *NSW Heritage Manual.*

Tanner Architects (2005a) *Non-Indigenous Conservation Management Plan, Renwick Development, Mittagong: Volume 1, Main Report (Draft B).* Report to APP Corporation Pty Ltd & Landcom.

Tanner Architects (2005b) *Non-Indigenous Conservation Management Plan, Renwick Development, Mittagong: Volume 2, Appendix 1, Historical Background.* Report to APP Corporation Pty Ltd & Landcom.

Tanner Architects (2005c) *Non-Indigenous Conservation Management Plan, Renwick Development, Mittagong: Volume 2, Appendix 2, Site Inventory.* Report to APP Corporation Pty Ltd & Landcom.

Tanner Architects (2008) *Heritage Impact Statement Bong Bong Road, Renwick Village, Mittagong*. Report to Landcom.

dfp

planning consultants

APPENDIX D

CHILDS PROPERTY INSPECTIONS

PRE-PURCHASE BUILDING REPORT

REFERRED BY:	
REFERENCE DETAILS:	
CLIENT:	**LANDCOM C/O STEPHEN BARRETT**
PROPERTY INSPECTED:	**LOT 61 BONG BONG ROAD, MITTAGONG**
INSPECTION DATE & TIME:	**21ST MARCH 2012 @ 8AM**
AGREEMENT NUMBER:	**1403299A**
AGREEMENT DATE:	
REPORT NUMBER:	**1403299**

www.childspropertyinspections.com.au

info@childsproperty.com.au

PH 9525 2999 • FAX 9525 8999

DETAILS OF THE INSPECTION AGREEMENT

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of the construction and which has been maintained such that there has been no significant loss of strength and serviceability.

DEFINITIONS

The Definitions (High), (Typical) and (Low) relate to the inspector's opinion of the Overall Condition of the Building:

Definitions

HIGH	The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
TYPICAL	The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.
LOW	The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average/Good), (Average/Fair), (Below Average/Poor) relate to the inspector's opinion of the Overall Condition of the Building:

Definitions

ABOVE AVERAGE/GOOD	The overall condition is above that consistent with buildings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.
AVERAGE/FAIR	The overall condition is consistent with buildings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.
BELOW AVERAGE/POOR	The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

OTHER INSPECTIONS AND REPORTS REQUIRED

It is strongly recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the Purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Report:

Timber Pest Inspection	Electrical Inspection	Plumbing Inspection
Asbestos Inspection	Mechanical Services	Drainage Inspection
Mould Inspection	Appliances Inspection	Geotechnical Inspection
Alarm/Intercom/Data Systems	Durability of Exposed Surfaces	Air-Conditioning Inspection
Structural (Engineer)	Hydraulic Inspection	Swimming Pool/Spa and related fencing Inspection
Council Plan Inspection	Hazards Inspection	Fire/Chimney Inspection
Estimating Report	Garage Door Mechanical	Gasfitting Inspection

For limitations of this report, please refer to your Inspection Agreement. If you do not have a copy of this Agreement please contact Childs Property Inspections on (02) 9525 2999 to have one emailed to you. Alternatively an agreement can be viewed and downloaded from our website at:

www.childspropertyinspections.com.au.

BUILDING DESCRIPTION

The property inspected is a two storey, free standing building of full masonry construction. This structure is on pier and strip footings, with a pitched roof covered in terracotta tiles.

DETACHED BUILDINGS

A storage shed/wash room is provided to the property. This structure is of full masonry and timber frame construction, clad with timber weatherboards, constructed on concrete slab and strip footings. The pitched roof is covered in terracotta tiles.

SUMMARY

We estimate the age of the property is approximately **60** years.

The incidence of Major Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: **High**

The incidence of Minor Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: **High**

Therefore the overall condition of this Building in the context of its age, type and general expectations of similar properties is: **Below Average**

Please Note: This is a general appraisal only and cannot be relied upon on its own. Read the report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

DETAILS OF INSPECTION

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

Recent Weather Conditions: **Dry**

Was the building Furnished: **No**

Please Note: Where a property was furnished (fully or partly) at the time of the inspection, then you must understand that the furnishings and stored goods may be concealing defects. These defects may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

The areas inspected were:

- **Building interior**
- **Building exterior**
- **Roof space**
- **Sub-floor**
- **The site**
- **Outbuildings**

NOTABLE ITEMS

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

Please feel free to contact the inspector who carried out this inspection (see final page of Report for details). Often it is difficult to explain problems, situations, access difficulties, building faults or their importance in a manner that is easily understood in a written format. Should you require any further explanation please contact the inspector prior to any decision to purchase.

Estimates provided in this section are based on a licensed tradesman carrying out all work. It is possible that some items can be repaired by a home handyman therefore reducing the costs we have estimated.

External:	
An inspection of the following areas was not possible. 1. to the left side verandah above the locker room due to the door to this area being fixed shut 2. to the area below the fire stairs due to the door and window being fixed shut An inspection of this area should be carried out to complete the report. 	

Re-build the failing retaining walls to the front lawn area. 	$2,000.00

The following external timbers have decayed and will require repair or replacement: 1. eaves lining timbers in various areas 	$2,500.00
The external timbers to the property have aged and weathered in areas, including the windows. These timbers should be painted immediately to prevent decay.	$21,000.00

Rust was noted to the steel lintels supporting the brickwork above the following areas: 1. to the front alcove These items should be treated with a rust inhibitor to extend its service. Due to their position it is not possible to treat the entire surface of lintels and eventual replacement will be required. Steel bars have been found to expand up to 12 times their thickness and can cause considerable damage to the surrounding brickwork. 	$150.00

Rising damp was noted to the external brickwork at the front left corner of the locker room.

Repairs will be required to prevent further damp.

Settlement cracks have developed in the external wall surfaces to several areas.

These types of cracks are caused by differential movement of the building's footings over time on the foundation material.

Generally, settlement cracks occur in the early years of a building's life or if site conditions change due to such things as tree removal, extensions or any alterations to the property's drainage.

To properly determine if further movement is occurring, these areas will need to be monitored by a structural engineer during the change in seasons and subsequent change in moisture content of the foundation material.

Please call the inspector if you wish to discuss this further. The inspector's contact details can be found on the last page of the building report.

The gutters to all elevations are rusting and will need to be replaced. 	$8,000.00
Replace the rusting downpipes to all areas throughout the property.	$3,000.00
Roof valley metal to all areas has rusted and replacement will be required immediately. 	$3,000.00

Replace the rusting steel brick lintel tie above the left side windows below the verandah. Cracks have developed in this area due to expanding rust. 	$1,500.00
Repair the deteriorated mortar joints to the rear left corner brickwork. Moisture from the leaking verandah area above has contributed to this situation. 	$300.00

Replace the broken PVC water pipe to the rear corner near the fire stairs. 	$300.00
Replace the broken concrete surround to the overflow grate at the rear corner near the fire stairs. 	$300.00

A minor hairline crack was noted to the underside of the rear fire stairs landing. This crack should be monitored overtime by a structural engineer to determine if further supporting works are required to this area. A full inspection of the stair area was not carried out due to the area being locked at both the top and the bottom.

Further inspections should be carried out to the windows after anti-vandal panels have been removed to check for decay.

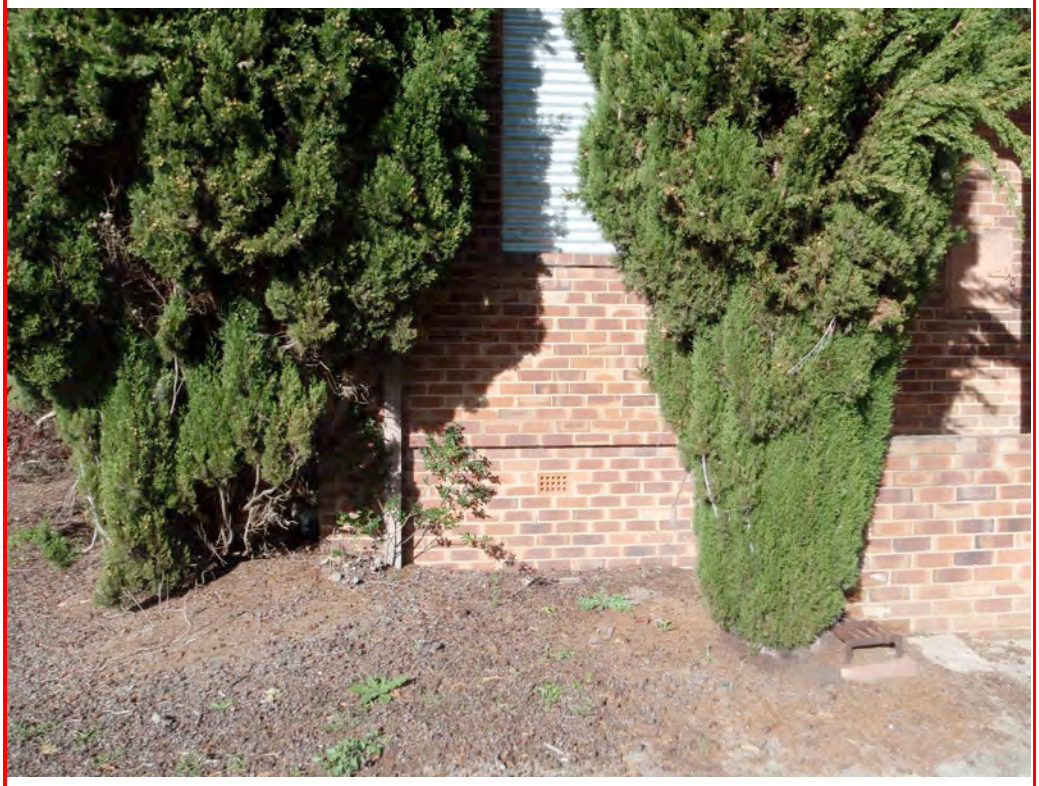
Leaks are occurring from the first floor verandah into the surrounding brickwork and internal walls and ceiling in the locker room below. Access to this area will be required to fully assess, however, it will require re-waterproofing to the floor, walls and wall capping.

Concreted area to the rear is cracked and uneven. Repair is not essential at this stage.

Repair the broken sewer inspection pits to the rear of the property near the rear right entrance.

Remove vines growing on the external brickwork to the rear right corner.
These vines will enter and damage the brickwork mortar joints and eaves lining timbers.

Remove large pine trees growing directly against the external walls at the rear access steps and front of the building in several areas. These trees are damaging the brickwork and causing footing problems.



Large pine trees to the left side do not appear to have effected the building structurally, however, should be trimmed back as branches are damaging the roof area.

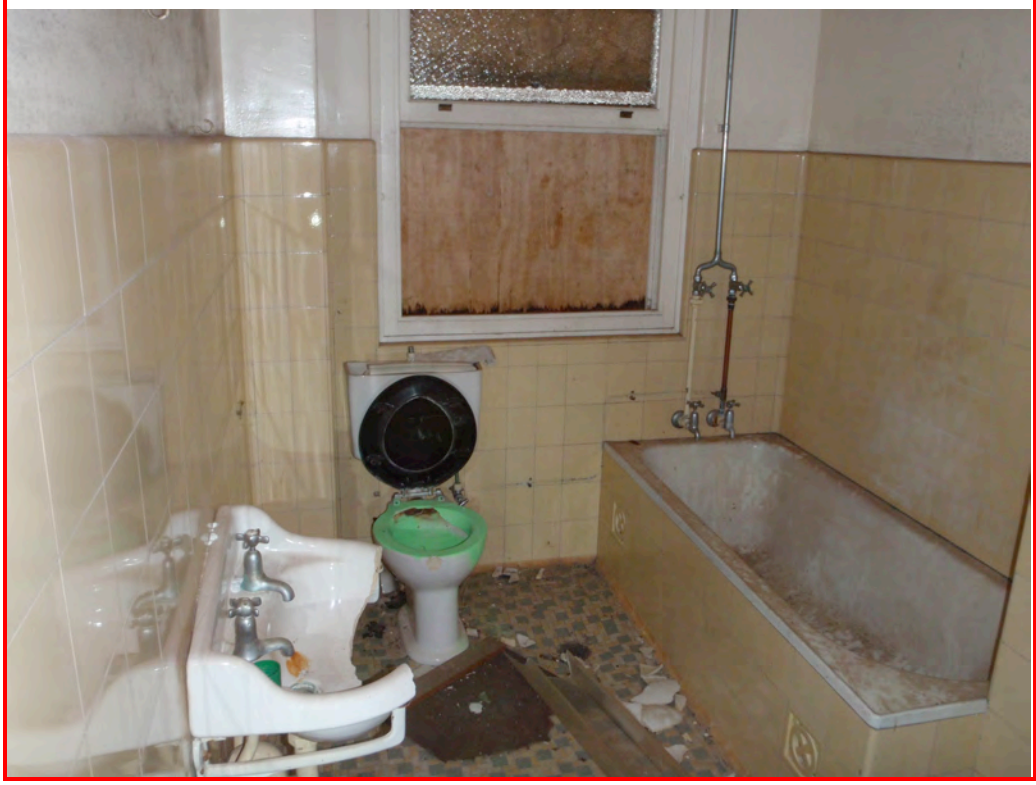
Internal:	
An inspection of the following areas was not possible. 1. the bathroom at the left side of the property at the first floor due to the entrance being fixed shut An inspection of this area should be carried out to complete the report. 	

Large settlement cracks have developed in the internal walls to several areas, particularly to the right side of the building directly near the area where large pine trees are growing against the walls. A structural engineer should be consulted to monitor these cracks and give advice, however, it is likely they will recommend removal of the trees at the front, right and left sides where the trees are directly adjacent to the structure.

Ceilings throughout the upper level have been damaged by water entry or have cracked and sagged due to general age. Ceilings will require either complete replacement or extensive repair.  	$15,000.00

Ceilings to the lower level have been damaged by age and general ware and some moisture entry. Repairs will be required to restore theses ceilings.

Bathrooms consist of a large communal bathroom area on the ground floor, a second small communal bathroom on the first floor and two single bathrooms, one on the ground floor and one on the first floor. All bathrooms have been vandalised and will require complete renovation.



Restore vandal damaged timber door architraves and skirtings to various areas throughout the property. 	$5,500.00
Replace all doors throughout the property. Doors have been damaged by vandals.	$7,000.00
Repair the wall to the lower level where it has been damaged by fire. 	

Glazing to all windows has been broken and will require replacement. 	$18,000.00

The kitchen area has been vandalised and is in a dilapidated condition.
Complete renovation will be required.

Electrical wiring throughout will require extensive repairs, including replacement of damaged light switches, power points and damaged light fittings.

Walls throughout the entire property have been vandalised with graffiti and require complete re-painting. Render to walls throughout will require repair prior to re-painting as it has been damaged by general age, some moisture entry and vandalism.

Windows require easing and adjustment throughout and a number of sash cords have broken and will need to be replaced.	$3,000.00
Fireplaces throughout have been bricked up. These fireplaces and chimneys should be smoke tested before use. 	

Remove the deteriorated vinyl floor tiling to several areas throughout the property including the kitchen and stair landing and other rooms. It is likely this material contains asbestos.  	$3,000.00

Water entry has damaged the walls and ceilings to the locker room at the left side below the veranda. Repairs will be required to this area after the verandah above has been water proofed.

The hot water tank had been removed from the roof void and the newer tank in the laundry side room had been disconnected.

Broken/loose asbestos lagging was noted to the flooring in several areas throughout the property particularly to the laundry area. A thorough clean of the entire buildings floor internally will be required to ensure safety for workers and people viewing the property

Roof Void:	
Repair the ceiling frame to the rear central room where timbers have been cut. 	

A number of areas of the roof tiling have broken open and have allowed water entry which has extensively damaged the ceilings. The roof tiling to these areas will need to be repaired.  	$5,000.00

Access to the roof will be required externally using long ladders and harnesses, however, the following defects are likely to be found:

1. cracked ridge cappings
2. faulty/deteriorated flashings to chimneys
3. deteriorated flashings to plumbing penetrations

Some of the above defects were viewed through the openings in the roof tiling.

Provide secondary fixings to the roof framing members in the cathedral ceiling sections of the property. The original fixing bolts are rusting. 	$300.00
Remove the original toilet cistern tanks from the roof void in several areas. 	$800.00

Remove broken asbestos pipe lagging from the roof void to a number of areas. This will require vacuuming the roof area with an industrial system as much of the lagging has broken up.

Remove bird nest debris from the roof void in several areas. 	$500.00
Minor delamination was noted to less than 5% of the terracotta roof tiles. Replacement of these tiles will not be required. 	

Sub-Floor Area:	
Ventilation to the sub-floor space was observed to be inadequate. To help protect against degradation of timber, caused by fungal decay and/or insect attack, sub-floor ventilation should be improved. 	$600.00 - $1,200.00
Repair the fire damaged flooring and floor joist to the hallway area. 	$650.00

Moisture staining was noted to the underside of the flooring to the locker room. Replacement of timber is not essential at this stage, however, the leak from the verandah above should be repaired immediately.

Much of the copper water pipes throughout the subfloor have been removed by vandals.

Replace the corroded galvanised steel water pipes throughout the subfloor with copper water pipes.

Broken asbestos should be removed from the subfloor area. Small asbestos off-cuts were found in several areas and possible unbonded asbestos was identified to several areas. Samples should be taken to confirm this material is asbestos. Possible unbonded asbestos was mainly found near the hallway manhole.

Detached storage building/washroom:	
The detached storage building and washroom requires extensive repairs including the following:	
Replace broken roof tiling or replace entire roof area with new tiling or corrugated steel sheeting. 	
Replace or remove broken wash basins to the washrooms. 	

Replace fire damaged and water damaged roof framing and ceiling lining timbers.

Replace rusted lintel supports to the washroom openings.

Restore deteriorated weatherboard claddings and doors to the rear.

Paint all weathered external timbers.

Replace rusted gutters and downpipes.

Replace rusted corrugated steel roof sheeting to the rear skillion area.

Settlement cracks have developed in the external wall surfaces to rear wall.

These types of cracks are caused by differential movement of the building's footings over time on the foundation material.

Generally, settlement cracks occur in the early years of a building's life or if site conditions change due to such things as tree removal, extensions or any alterations to the property's drainage.

To properly determine if further movement is occurring, these areas will need to be monitored by a structural engineer during the change in seasons and subsequent change in moisture content of the foundation material.

Please call the inspector if you wish to discuss this further. The inspector's contact details can be found on the last page of the building report.

INTERNAL

WALLS

The internal walls to the property are of:

- Cement Render over Masonry

These wall linings are in poor condition generally.

CEILINGS

The ceilings to this property are of:

- Gypsum Plasterboard
- Fibrous Plaster

These ceiling linings are in poor condition generally.

WINDOWS

The windows are of timber.

The windows are in poor condition generally.

Timber windows are prone to wet rot and will age and weather with time. These windows should be kept painted to prevent deterioration. It is important to move the windows regularly in the initial period after they have been painted to prevent them from sticking.

Glass Caution: *Glazing in older properties (built before 1978) may not necessarily comply with current glass safety standards. In the interests of safety, glass panes in doors and windows should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.*

DOORS

The doors to this property are in poor condition generally.

WOODWORK

The internal woodwork including skirtings, doorjambs and architrave timbers are in poor condition generally.

We recommend that a full pest inspection be obtained to advise on this area, as this inspection does not give a qualified assessment of pest infestation.

FLOORS

The floors to this property are of concrete and timber and are in fair condition, with no visible surface irregularities.

INTERNAL STAIRS

The stairs are of concrete construction and are in fair condition generally.

KITCHEN

The kitchen cupboards and the fixtures and fittings are in poor condition generally.

The tiling within this kitchen is poor.

BATHROOM 1 – GROUND FLOOR TO EASTERN END

The shower, which is situated over the bath, was not tested due to water being disconnected at the time of the inspection. Further tests should be carried out after water has been restored.

Please note that shower leaks in homes are quite common and can occur without warning. Showers should be monitored at all times so as to repair them before major damage occurs.

The vanity/basin unit is in poor condition.

The fixtures and fittings to the bathroom are in poor condition.

The tiling within this bathroom is poor.

A floor waste is provided to this area, and the flooring appears to drain adequately to this floor waste.

There is no exhaust fan within this area. Exhaust fans are an effective way of removing moisture from bathrooms and laundries. An exhaust fan should be fitted in these areas to prevent mould growth to the ceiling and wall surfaces.

BATHROOM – TO 1ST FLOOR AT EASTERN END

The shower, which is situated over the bath, was not tested due to water being disconnected at the time of the inspection. Further tests should be carried out after water has been restored.

Please note that shower leaks in homes are quite common and can occur without warning. Showers should be monitored at all times so as to repair them before major damage occurs.

The vanity/basin unit is in poor condition.

The fixtures and fittings to the bathroom are in poor condition.

The tiling within this bathroom is poor.

A floor waste is provided to this area, and the flooring appears to drain adequately to this floor waste.

There is no exhaust fan within this area. Exhaust fans are an effective way of removing moisture from bathrooms and laundries. An exhaust fan should be fitted in these areas to prevent mould growth to the ceiling and wall surfaces.

BATHROOM – LARGE COMMUNAL – LOWER LEVEL

Several shower recesses are provided to this area. The showers were not tested due to water being disconnected at the time of the inspection.

Please note that shower leaks in homes are quite common and can occur without warning. Showers should be monitored at all times so as to repair them before major damage occurs.

The vanity/basin units are in poor condition.

The fixtures and fittings to the bathroom are in poor condition.

The tiling within this bathroom is poor.

A floor waste is provided to this area, and the flooring appears to drain adequately to this floor waste.

There is no exhaust fan within this area. Exhaust fans are an effective way of removing moisture from bathrooms and laundries. An exhaust fan should be fitted in these areas to prevent mould growth to the ceiling and wall surfaces.

BATHROOM – SMALL COMMUNAL TO UPPER LEVEL

Several shower recesses are provided to this area. The showers were not tested due to water being disconnected at the time of the inspection.

Please note that shower leaks in homes are quite common and can occur without warning. Showers should be monitored at all times so as to repair them before major damage occurs.

The vanity/basin units are in poor condition.

The fixtures and fittings to the bathroom are in poor condition.

The tiling within this bathroom is poor.

A floor waste is provided to this area, and the flooring appears to drain adequately to this floor waste.

There is no exhaust fan within this area. Exhaust fans are an effective way of removing moisture from bathrooms and laundries. An exhaust fan should be fitted in these areas to prevent mould growth to the ceiling and wall surfaces.

LAUNDRY

The laundry is generally in poor condition.

A floor waste is provided to this area, and the flooring appears to drain adequately to this floor waste.

There is no exhaust fan within this area. Exhaust fans are an effective way of removing moisture from bathrooms and laundries. An exhaust fan should be fitted in these areas to prevent mould growth to the ceiling and wall surfaces.

TOILET

Eight toilets are provided to this property.

Toilets were not tested due to water being disconnected and many toilets had been vandalised.

WATER

Although general comments are made on plumbing, it is recommended that a plumbing inspection be carried out to properly assess the condition of these services. A plumbing inspection is not covered in this building inspection, in accordance with the Australian Standards AS 4349.1-2007.

The plumbing pipes are of copper and galvanised pipe, where visible. Whilst not a licensed plumber, the visible plumbing lines appeared to be in poor condition.

ELECTRICAL

Although general comments are made on electrical wiring, it is recommended that an electrical inspection be carried out to properly assess the condition of these services. An electrical inspection is not covered in this building inspection, in accordance with the Australian Standards AS 4349.1-2007.

Whilst not an electrician, the electrical wiring appears to be in poor condition.

EXTERNAL

ROOF CLADDING

The roof to this property is of pitched construction.

This roof is covered with:

- Terracotta Tiles
-

This roofing is in poor condition generally.

A physical inspection of the roofing was not possible due to the height of the building and the inability to access this area with a 3.6m ladder, which is the height restriction for a standard building inspection AS 4349.1- 2007. A special purpose inspection will be required to inspect this area and will require the use of harnesses attached to roof ties.

CHIMNEY

A physical inspection of the chimney flashing was not possible due to the height of the building and the inability to access this area with a 3.6m ladder, which is the height restriction for a standard building inspection AS 4349.1- 2007. A special purpose inspection will be required to inspect this area.

Chimney flashings shed water away from where the chimney penetrates the roof cladding. Dampness around chimneys is common. It can normally be traced back to a deteriorated or faulty flashing. To work effectively, the flashing must be replaced, rather than using silicone sealants to seal corroded or fractured flashings.

It is recommend that chimneys be smoke tested before use.

ROOF FRAMING

This roof is of timber cut and pitched construction.

All visible framing to the roof are of adequate size and appear to provide adequate support for the loads placed on them.

Where visible there is no sarking under the roofing.

No insulation was in place over the ceilings at the time of the inspection.

VALLEYS

The roof valley metal is in poor condition.

A physical inspection of the valleys was not possible due to the height of the building and the inability to access this area with a 3.6m ladder, which is the height restriction for a standard building inspection AS 4349.1- 2007. A special purpose inspection will be required to inspect this area.

GUTTERS & DOWNPIPES

The gutters to this property are in poor condition generally.

The downpipes to this property are in poor condition.

EAVES

The roof's eaves are lined with:

- timber lining boards

The eaves are generally in poor condition.

FASCIA & BARGE BOARDS

The timber fascia and bargeboards to the property are in fair condition generally, however some deterioration due to age and weathering was noted.

These timbers due to their position are prone to decay and should be kept well painted to prevent such deterioration.

LINTELS

Lintels are structural elements in a building, designed to hold up masonry above doors and windows. They are made of steel, concrete, timber & brick.

The steel lintels to this property are generally in fair condition.

EXTERNAL WALLS

The external walls to this property are of:

- Masonry

The walls are in fair to good condition generally.

DAMPCOURSE

A dampcourse is a damp-proof material that is placed in a mortar strip between bricks, just above the ground level. This damp-proof layer must not be bridged or damaged, as this would cause damp to rise from the ground through the brickwork resulting in rising damp problems to the home.

Certain materials used for damp-proof courses may be subject to corrosive and other destructive actions. Lead, bituminous and slate damp-proof courses cannot be considered reliably affective against rising damp over the long term.

If a damp-proof course is damaged or bridged by such things as render, moisture may be able by-pass the damp-proof course causing rising damp to affect the home.

The aluminium core dampcourse material to this property is considered effective against rising damp unless bridged or damaged.

The lead dampcourse material to this property is no longer considered effective against rising damp.

Rising damp was noted in areas.

FOOTINGS

This property has pier and strip footings, which generally appear sound, however there is evidence of some movement.

A footing is the lowest part of a building and is placed immediately upon the foundation. It is used to support the structure above and to distribute the mass of the structure evenly over the foundations.

To prevent subsidence or heaving occurring to the buildings footings, attempts should be made to maintain the moisture content of the soil around the home at a constant level. Dramatic changes to the moisture content in reactive clay soils may cause the footings to fail resulting in cracks to the brickwork. In the worse case re-building of the brickwork and underpinning of the footings may be required.

SUB-FLOOR

An inspection of the sub-floor area revealed the ground to be in a dry condition.

The ventilation to this area is considered to be poor and requires improvement.

The floor framing bearers and joists are in fair condition.

Ant capping is usually formed from galvanised sheet metal, and are placed on top of all footings. Ant capping is used to force termites into the open where they can be detected and

treated. Although ant capping will not stop termites entering the structure of your home shields will delay and impair the passage of termites.

The ant capping to this property is in fair condition.

PAVING (concreted areas, brick pavers etc)

The paving to this property is generally in fair condition.

FENCING

The rural/wire fencing to this property is generally in fair condition.

Important Information

Glazing	Glazing in older properties (built before 1978) may not necessarily comply with current glass safety standards. In the interests of safety, glass panes in doors and windows should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.
Stairs & Balustrades	Specifications have been set out in the Australian Building Code covering stairs, landings and balustrades to ensure the safety of building occupants. Many balustrades built before 1996 may not comply with the current standard and should be upgraded to improve safety.
Rooms below ground level	Rooms below ground level are subject to dampness and water penetration, particularly during periods of heavy rainfall. Drains are not always installed correctly or may be blocked. Damp problems may not be evident at the time of the inspection and these areas should be closely monitored. It is advisable that Council approval for these areas be sought.

Terms and Descriptions

This section is to assist you in maintaining the materials in the property and to allow you to better understand this report.

Dampcourse	A dampcourse is a material placed in brickwork just below the floor level to prevent moisture rising through the brickwork due to capillary action. Modern homes use aluminium core or polythene materials for damp courses and these are effective unless damaged or bridged by other materials. In older homes usually over 50 years, materials such as lead, bitumen or slate are used. These materials are less effective and quite often due to there age have allowed moisture to penetrate through them.
Brick (Masonry) Veneer	Brick Veneer consists of a timber or steel frame structure having an outer leaf of brickwork as the external cladding. A cavity is formed, usually 40mm wide between the frame and the brickwork, which is fastened to the studs with metal or plastic ties. This type of construction gives an external appearance of an all brick construction.
Concrete Slab Footings	A concrete slab footing is one that covers a whole area on which a building is constructed. The slab is concrete re-enforced with steel sitting directly on the foundation material.
Concrete Tiles	Concrete tiles, unlike terracotta tiles, will not fret but will tend to loose their colour and will support fungal growths. Fungal growths may change the colour of the concrete tiles but do not cause any weakness or damage to the tiles.
Corrugated Steel Roofing	By using corrugated steel sheeting as the roofing material, decking profiles can have quite a low pitch profile. Corrugated steel is highly water resistant when well maintained.
Cut & Pitched Roof	A timber cut and pitched roof is the traditional way of roof construction. All framework is cut and erected on site.

Fibre Cement Sheeting	Fibre cement sheeting has a number of excellent qualities that make it a good choice: it is long lasting, not effected by water, is easily painted and readily available and it will not rot or be eaten. Over time the material may become slightly brittle and heavy impact will break the sheets. Asbestos fibres have been used for many years as reinforcement for roof and wall sheeting. Its main defects are brittleness with age, a tendency to explode in fires and low insulation values for heat and acoustics. The asbestos cement sheeting may become brittle with age and crack. Asbestos cement has been phased out in Australia because of the great danger of raw asbestos. Existing asbestos cement sheeting presents no known danger to health as the fibres are bound into the material. If cutting or removing asbestos cement sheeting care should be taken to minimise exposure to airborne asbestos fibres. When working with this sheeting you must comply with the Worksafe Australia requirements. Removal of asbestos cement sheeting entails a rigorous safety procedure.
Gypsum Plasterboard	Gypsum plasters are widely used as the core of sheets that are heavily paper covered on both faces and have a very smooth surface. these sheets can be glued or nail fixed to timber or metal framing and can be used to build a fire resistance rating in partitions and walls.
Metal Decking	Metal decking should always be well maintained with a painted surface to avoid rust damage. Paint is not essential to prevent rust but the decking itself is only minimally rust resistant. Metal decking comes in a variety of profiles. The strength of the decking is reliant on the thickness and profile, therefore some of the decking can be walked on but some may buckle under such pressure.
Mortar Bed	The mortar, which holds the ridge capping in place, may crack due to movement in the roof, the usual expansion and contraction, or by branches falling on the roof. It is important that the ridge capping be secured with mortar to avoid possible leaks into the roof space.
Pier and Strip Footings	Pier and strip footing construction consists of brick, concrete or stone piers and walls on re-enforced concrete strip and blob footings. The whole structure is supported on these footings, which transfer the load into the foundation.
Pitched Roof	A pitched roof has two or more slopes all meeting at the top ridge point.
Polythene Dampcourse	Polythene damp courses are made of virgin polymer with some having a metal centre. It is one of the most effective damp course materials.
Skillion Roof	A skillion roof is a single pitched roof.

Steel Lintels	A major problem with lintels is that they are exposed on the exterior of a property and, when made of steel, are prone to rust. If this is treated early - by cleaning, priming and painting - you will have few problems. If rust is advanced, the lintel will swell, causing the brickwork to crack and eventually causing considerable damage. Galvanised steel lintels will outlast the primed mild-steel variety. Galvanised steel lintels may last up to 100 years without requiring any maintenance against rust.
Terracotta Roof Tiles	Terracotta tiles, although brittle, are very permanent in resisting most temperate to hot weather conditions, however they may not be immune to damage from salt spray in coastal areas. Because of the brittleness of these tiles, walking on them should be done with care or avoided completely if possible.
Timber Frame	A timber frame building is clad internally and externally. The timber frame does all the structural load bearing work, supporting the roof, ceiling and wall cladding.
Truss Roof	Trusses are engineered complete roof frames that are commonly used in modern buildings. They are very accurate, designed to stress requirements and are supported only on the outside frames of a building. Trusses give few problems, but in aggressive environments it is worth checking the nail plates for rust. If rust is found, treat it with anti-rust paint. If any of the cords (timber lengths) of a truss breaks or is damaged, the truss will not operate properly and the joint will have to be repaired.
Vinyl Siding	Vinyl siding comes in two types: very thin sheets which perform best if attached to an existing backing such as sheet cladding or weatherboards, or thick PVC boards which are a cladding in their own right. Vinyls are colourfast and do not need repainting, but must be securely fixed. The thicker boards can simply be nailed up in the same way as ordinary weatherboards.
Wet Rot	Wet rot or decay is caused by excessive and continuous periods of dampness that results in decomposition of the fibres. One of the most common areas of the home to suffer from wet rot is the timber structure under the shower or bath recess. This will occur if the water proofing of the bathroom is penetrated. To remedy this, the damaged timbers may need to be replaced and the leaking area will need to be repaired. To prevent wet rot in all areas of the property, sub-floor timbers should be kept dry and external timbers should have paint maintained and the surrounding area of the ground level timbers should be well drained.

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 advise 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 limited to areas 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.

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.

15. Where External Timber Walls and Structures exist:

    (1) A detailed analysis of the construction and current structural stability of the wall or structure by an engineer or other suitably qualified person should be arranged; and,

    (2) Annual inspections of the wall or structure by an engineer, or other suitably qualified person are recommended to ensure any maintenance that may become necessary is identified;

    (3) If people will use the wall or structure for any purpose then care should be taken that it is not overloaded.

    Definition: External Timber Walls and Structures: means decks, verandas, pergolas, balconies, handrails, stairs, retaining walls, children's play equipment, fences, garages, carports, sheds, gazebos, out buildings.

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: 0418 962 191
Accreditation Number 02362
Building Consultant Licence BC916
Childs Property Inspections Building Consultant Company Licence BC 981