

7 December 2018

Mr Stephen Gouge
Planning Manager, Sydney
Knight Frank Town Planning
Level 22
Angel Place
123 Pitt Street
Sydney NSW 2000

Our Ref: 16-0217C 137-141 Keira Street, Wollongong

Re: 131-147 Keira Street, Wollongong

Dear Mr Gouge

Following a discussion with you on 6 December 2018, we understand that the Southern Regional Planning Panel has requested information regarding funding mechanisms for the long-term conservation and maintenance of the heritage items located at 131-135 and 137-141 Keira Street, Wollongong. Buildings that comprise this heritage item form part of a consolidated site and are within a proposed development including a multi-storey commercial and residential building over two basement parking levels (DA-2016/178). Specifically, the Panel requested the following in relation to heritage: "Detail of mechanism for the on-going funding for the maintenance and upkeep of the heritage buildings. This is to include details of the heritage building being included as part of the overall strata scheme."

In June 2016, GML Heritage prepared a Schedule of Conservation Works for 131-135 and 137-141 Keira Street, Wollongong, for the proponent Sam Hanna & Co. That report included recommendations for catch-up maintenance and conservation works to be undertaken in association with the redevelopment of the consolidated site which included 131-135 and 137-141 Keira Street.

We note that Wollongong City Council in a letter dated May 2016 stated that strata arrangements and funding mechanisms were to be incorporated into the future owners' corporation to identify how the proposed development will ensure the ongoing future maintenance and conservation of the heritage items located on the site.

We have reviewed the letter from CVC Law (5 December 2018) which proposes the heritage buildings to form part of the strata plan, and recommends by-law contain a provision that the upkeep and maintenance of the heritage buildings be the responsibility of the Owners Corporation.

Capital to fund long term conservation and maintenance works can be raised via strata levies on owners following the Strata Scheme being registered. We would suggest a quantity surveyor is commissioned by the owner to provide an accurate costing for the works specified in the CMS. Please note, further

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work may be required to ensure that the maintenance schedule is comprehensive and complies with the requirements for strata scheme management.

Yours sincerely
GML Heritage Pty Ltd



Sharon Veale
Chief Executive