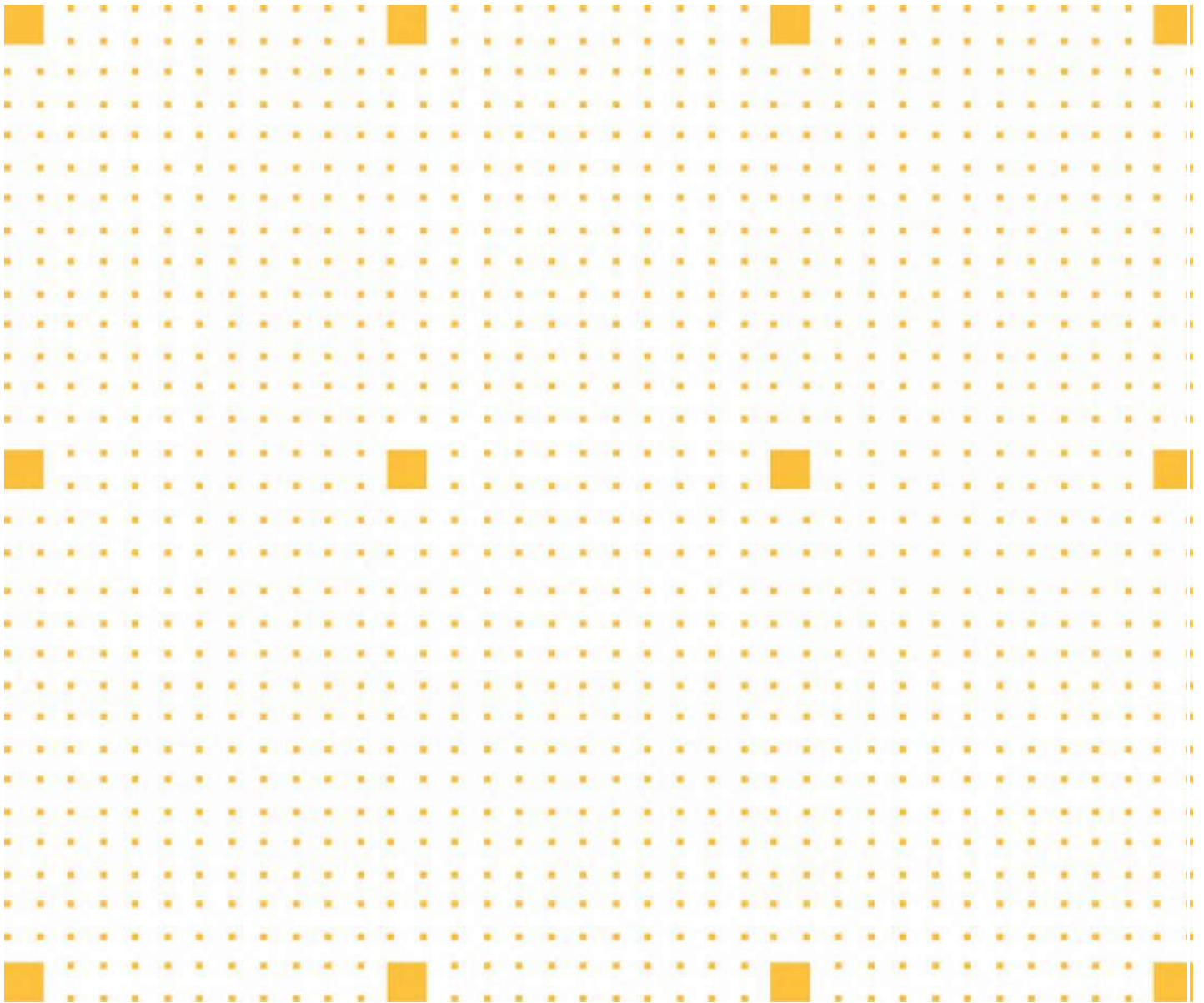


Pre-Construction Dilapidation Report

Project: Newcastle High School Redevelopment

Job No: SN111



Rev: 1 – Jan 2024

Uncontrolled Document in Hard Copy
Copies shall not be made without the written permission of Hansen Yuncken Project Manager

Hansen Yuncken would like to acknowledge AWABAKAL people as the traditional custodians of the land where this project is located.

We honour elders; past, present and emerging whose knowledge and wisdom has and will ensure continuation of cultures and traditional practices.

Contents

1	Introduction	iv
2	Site Description	vi
3	Observation	viii
4	APPENDIX A – Photographic report	x

1 Introduction

This report has been prepared from notes and photographic evidence obtained by a visual inspection of the pre-existing condition of the public asset.

The report aims to record the existing condition of the public property and other areas deemed to be within a potential zone of influence prior to the commencement of works associated with the Newcastle High School Redevelopment at 25A National Park Street, Newcastle West, NSW 2303

The report has been compiled in accordance with condition B5 from the Development Application no. SSD-41814831

In this report when we discuss cracking and use terminology such as hairline, fine, minor and significant, we are referring to the following Australian standard AS 2870 with the following definitions from observation only:

Hairline - less than 0.1 mm

Fine - Ranges from 0.1 mm to 1 mm

Minor - Ranges from 1mm to 5mm

Significant - Ranges from 5 mm to 15 mm

Severe - Ranges from 15 mm to 25 mm

Good - Items do not appear to have any defects and are in good condition.

Reasonable - Item is in reasonable condition for its age, may have some minor defect.

Poor - Indicates generally that an item has defected beyond minor defects and Further structural advice may be required

The purpose of the report was to note and record the existing status of the public infrastructure and other areas deemed to be within a potential zone of influence prior to the commencement of works.

The Dilapidation Report shall be used amongst other means to assess the responsibility for any damage and / or making good arising out of the construction works to the areas listed above. The report is to provide a basis of discussion should it be alleged that the construction works has contributed to damage to any of the surveyed areas.

2 Site Description

Newcastle High School Redevelopment is a live, heritage listed school site located on Awabakal Land in Newcastle West. The project provides major upgrades to the existing school infrastructure to support the growing population in the region. The project works include;

- Demolition of eight (8) buildings
- Services infrastructure upgrades
- Relocation of Building H
- Construction of a new three (3) storey learning hub on the southwestern corner of the campus, incorporating a new library, canteen, covered outdoor learning area (COLA), support learning unit, general learning spaces, hospitality teach spaces, and science labs.
- Construction of a new multi-purpose facility on the north-eastern corner of the campus, incorporating a gymnasium, stage, fitness lab, flexible learning spaces, outdoor courts, and end-of-trip (EOT) facilities for staff.
- Internal refurbishment works within the administration building on Parkway Avenue to form a new student hub.
- Internal refurbishment of Building K to provide staff facilities.
- New student entry from Parkway Avenue
- New sports courts, campus green and associated landscaping

HANSEN YUNCKEN

The site's location can be seen in the following satellite image:-



3 Observation

The main component of the report is the photographic and written evidence within appendix 'A' of this report.

The report includes 'Geotagged photos' illustrating the approximate location of each photograph taken of the external areas.

Note: the report should only be used to identify a particular photograph, which may require greater inspection. If a photo is required to be viewed in greater clarity, the relevant photograph/s can then be provided.

The inspected areas are marked as below:



-  Merewether Scout Hall
-  Parkway Ave
-  Pedestrian pathway
-  Smith st
-  National Park st

4 APPENDIX A – Photographic report

Project: Newcastle Education Campus - Pre-construction Dilapidation Report

Report date: 21 Feb 2024 3:00:00 pm

Generated by: Joe Carlomagno

Email: jcarlomagno@hansenyuncken.com.au



Newcastle Education Campus - Pre-construction Dilapidation Report 21-February-2024 2:59:44 PM

REPORT DETAILS

Capture date: 21 Feb 2024

Captured by: Joe Carlomagno

CONTENTS

Report items: 112

Photos: 375

[View online](#)



Item 1

ID: A001 (21 Feb 2024)

Significant cracks in asphalt



Item 2

ID: A002 (21 Feb 2024)

Significant cracks and damaged from tree roots



Item 3

ID: A003 (21 Feb 2024)

Significant cracks in footpath & kerb; graffiti in light pole



Item 4

ID: A004 (21 Feb 2024)

Minor cracks in road and sign of repair/patching



Item 5

ID: A005 (21 Feb 2024)

Several & significant or sever cracks in footpath



Item 6

ID: A006 (21 Feb 2024)

Minor cracks and previous repair/patching



Item 7

ID: A007 (21 Feb 2024)

Significant crack on footpath



Item 8

ID: A008 (21 Feb 2024)

Significant cracks on footpath & road. Sign of saw cutting for services



Item 9

ID: A009 (21 Feb 2024)

Significant cracks on asphalt footpath & concrete driveway



Item 10

ID: A010 (21 Feb 2024)

Asphalt lifted by tree roots



Item 11

ID: A011 (21 Feb 2024)

Severe cracks on concrete ramp



Item 12

ID: A012 (21 Feb 2024)

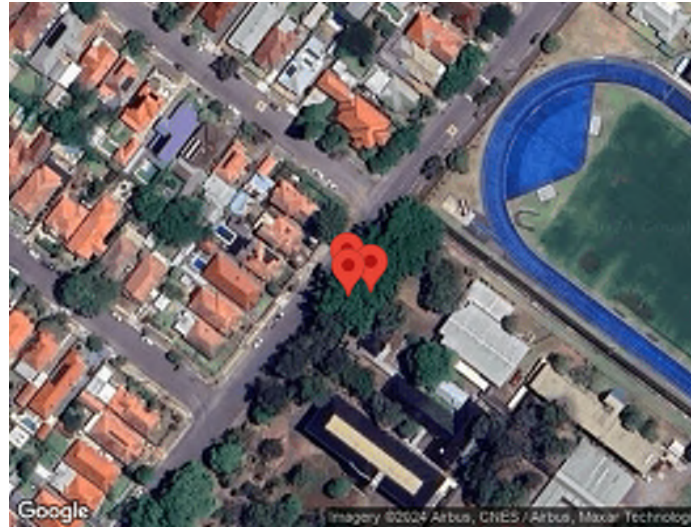
Severe cracks on concrete ramp



Item 13

ID: A013 (21 Feb 2024)

Minor cracks on footpath





Item 14

ID: A014 (21 Feb 2024)

Severe cracks on asphalt footpath









Item 15

ID: A015 (21 Feb 2024)

Significant cracks and existing pit





Item 16

ID: A016 (21 Feb 2024)

Significant cracks on road and sign of sinkage

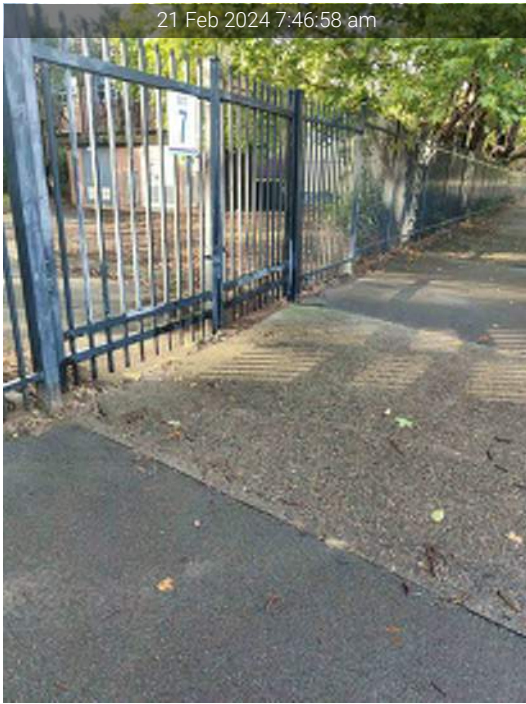


Item 17

ID: A017 (21 Feb 2024)

Significant cracks and sign of saw cuttings in footpath







Item 18

ID: A018 (21 Feb 2024)

Significant cracks in footpath, kerb & gutter. Exiting pits











Item 19

ID: A019 (21 Feb 2024)

Significant cracks in footpath. Existing pits.
Removed/cut traffic sign.





Item 20

ID: A020 (21 Feb 2024)

Cracks in kerb & gutter. Minor cracks in asphalt and signs of patching. Minor cracks in concrete driveway





Item 21

ID: A021 (21 Feb 2024)

Minor cracks in road and signs of patching. Cracks in concrete driveway





Item 22

ID: A022 (21 Feb 2024)

Significant cracks in road. Saw cutting on road pavement. Significant cracks in kerb & gutter









Item 23

ID: A023 (21 Feb 2024)

Significant cracks on road pavement. Crack on concrete ramp











Item 24

ID: A024 (21 Feb 2024)

Significant cracks on road pavement. Damaged kerb & gutter. Existing pit and patching work









Item 25

ID: A025 (21 Feb 2024)

Minor crack on pedestrian walkway







Item 26

ID: A026 (21 Feb 2024)







Item 27

ID: A027 (21 Feb 2024)

Pedestrian walkway



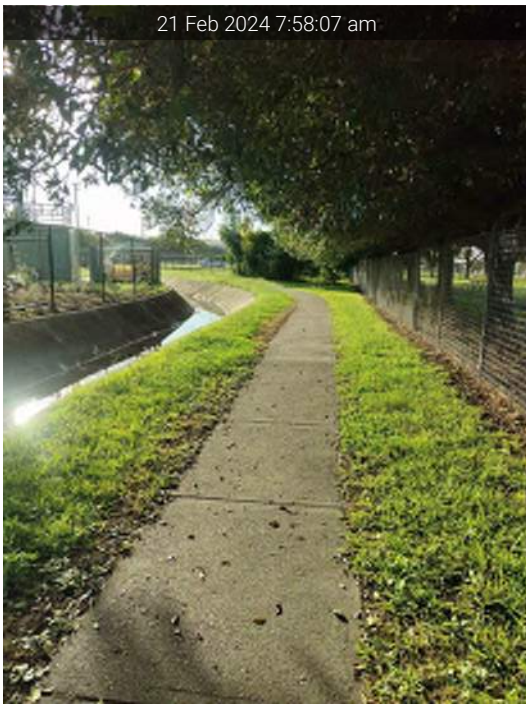




Item 28

ID: A028 (21 Feb 2024)

Pedestrian walkway in good condition





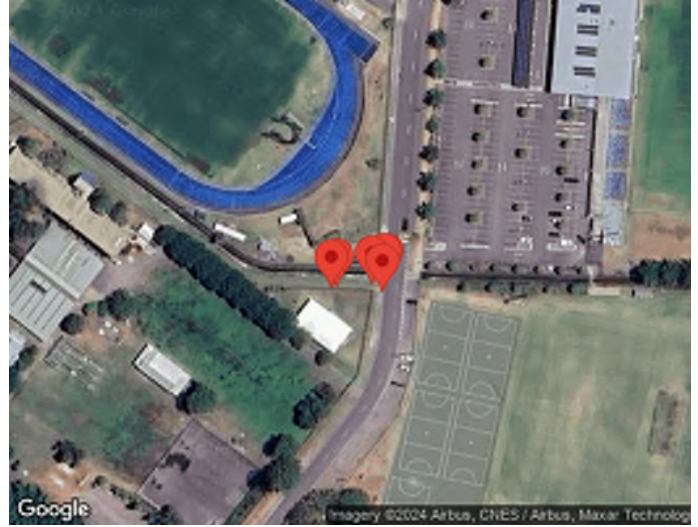




Item 29

ID: A029 (21 Feb 2024)

Cracks in pedestrian walkway







Item 30

ID: A030 (21 Feb 2024)

Merewether scout building in good condition



21 Feb 2024 8:00:07 am



21 Feb 2024 8:00:09 am







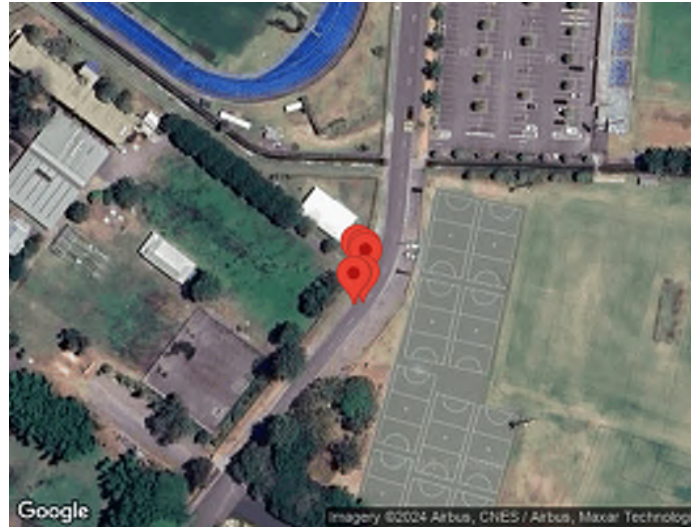
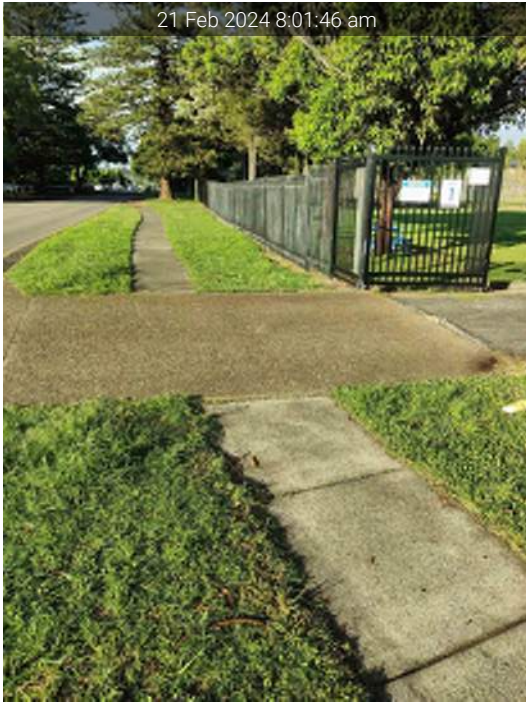




Item 31

ID: A031 (21 Feb 2024)

Minor cracks on road. Concrete driveway in good conditions



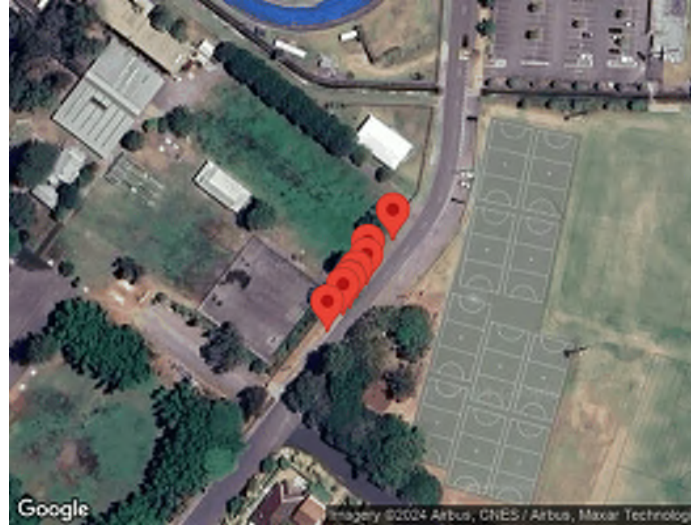




Item 32

ID: A032 (21 Feb 2024)

Minor cracks on road pavement











Item 33

ID: A033 (21 Feb 2024)

Minor cracks on road pavement



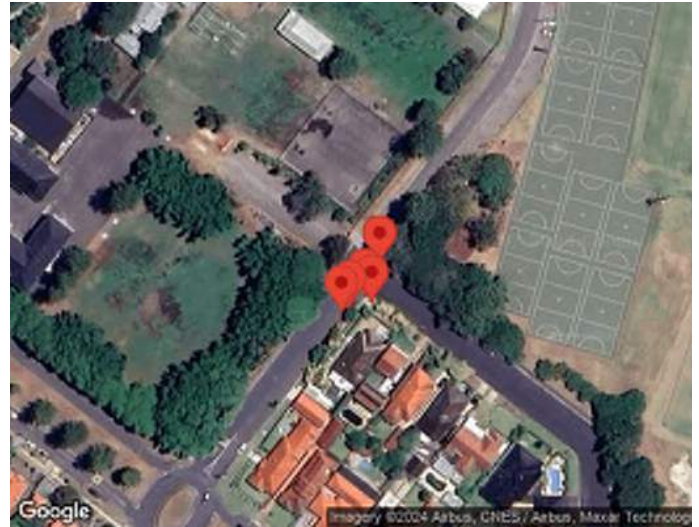




Item 34

ID: A034 (21 Feb 2024)

Minor cracks on road pavement and damaged kerb & gutter







Item 35

ID: A035 (21 Feb 2024)

Cracked driveway. Minor crack on road pavement. Large pothole







Item 36

ID: A036 (21 Feb 2024)

Minor cracks on road pavement







Item 37

ID: A037 (21 Feb 2024)

Minor cracks on road pavement









Item 38

ID: A038 (21 Feb 2024)

Significant cracks on footpath. Raised footpath







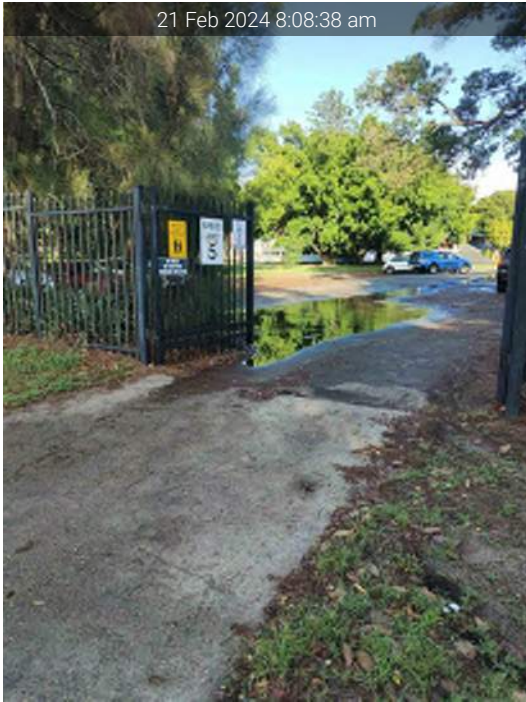




Item 39

ID: A039 (21 Feb 2024)

Significant cracks on access driveway





Item 40

Minor cracks on road pavement and footpath







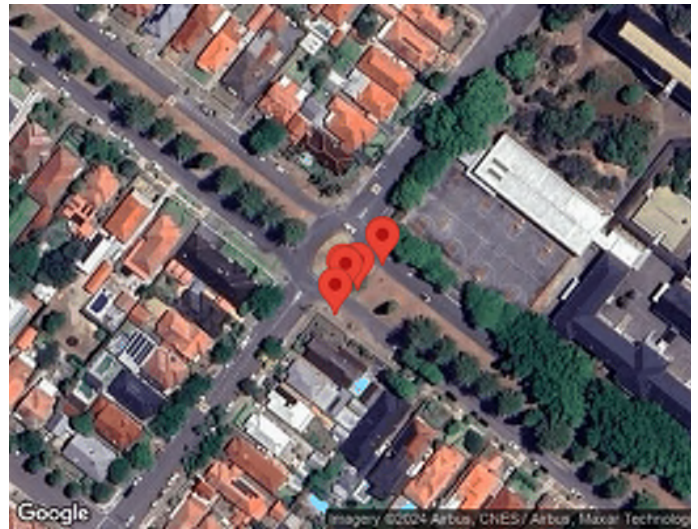




Item 41

ID: A041 (21 Feb 2024)

Minor cracks on road pavement & concrete ramps











Item 42

ID: A042 (21 Feb 2024)

Significant cracks on concrete driveways. Damaged kerb & gutter







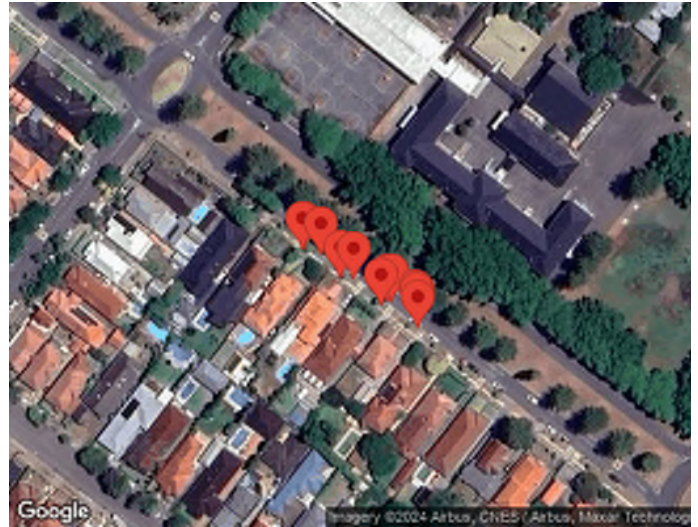




Item 43

ID: A043 (21 Feb 2024)

Damaged & cracked driveways. Minor cracks on road pavement. Cracks in kerb & gutter













Item 44

ID: A044 (21 Feb 2024)

Cracked in concrete footpath & driveway.













Item 45

ID: A045 (21 Feb 2024)

Minor cracks on road pavement. Damaged concrete ramps











Item 46

ID: A046 (21 Feb 2024)

Minor cracks on road pavement. Cracks on concrete ramps & footpath













Item 47

ID: A047 (21 Feb 2024)

Minor cracks on concrete pavement & asphalt











Item 48

ID: A048 (21 Feb 2024)

Significant cracks on concrete ramp and asphalt

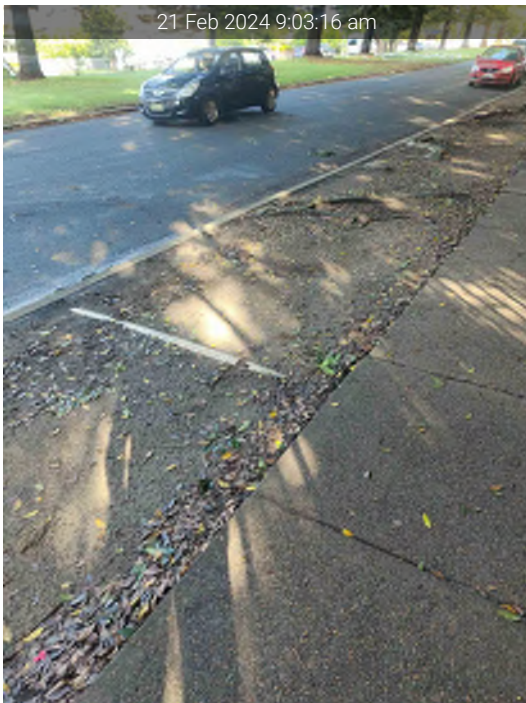














Item 49

ID: A049 (21 Feb 2024)

Minor cracks on road pavement. Brick pavers lifting













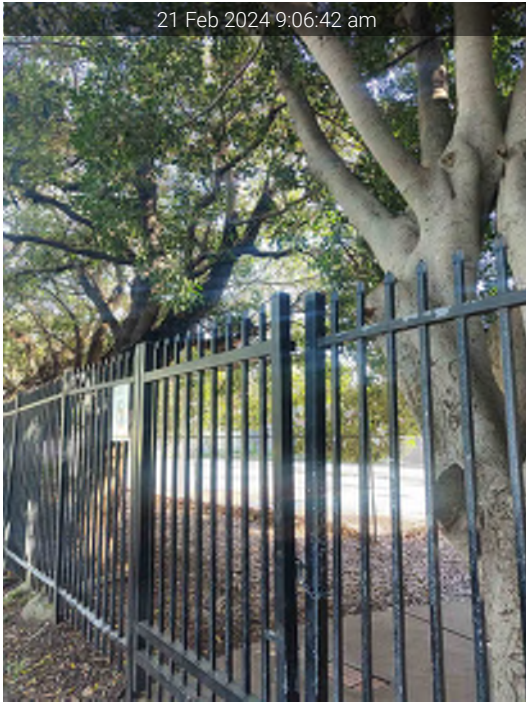




Item 50

ID: A050 (21 Feb 2024)

Dislodged fence. Cracks on concrete pavement and asphalt

















Item 51

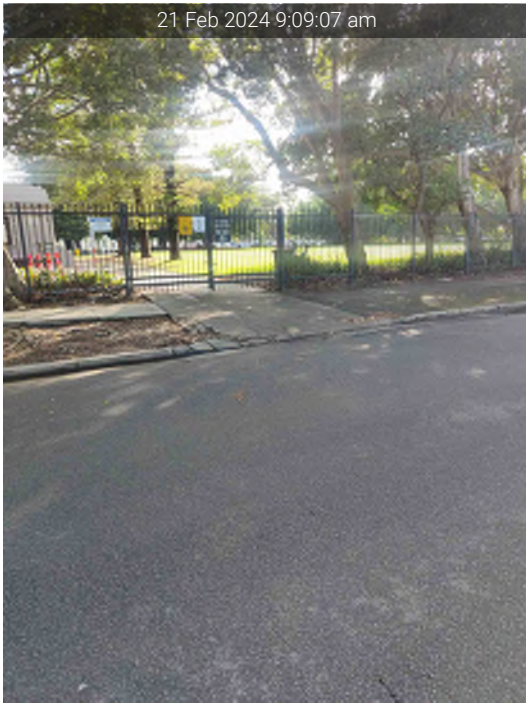
ID: A051 (21 Feb 2024)

Large pothole and other minor cracks on road pavement













Item 52

ID: A052 (21 Feb 2024)

Minor cracks on road pavement. Damaged brick planterbox (roundabout)













Item 53

ID: A053 (21 Feb 2024)

Minor cracks on road pavement. Damaged kerb & gutter













Item 54

ID: A054 (21 Feb 2024)

Minor cracks on road pavement









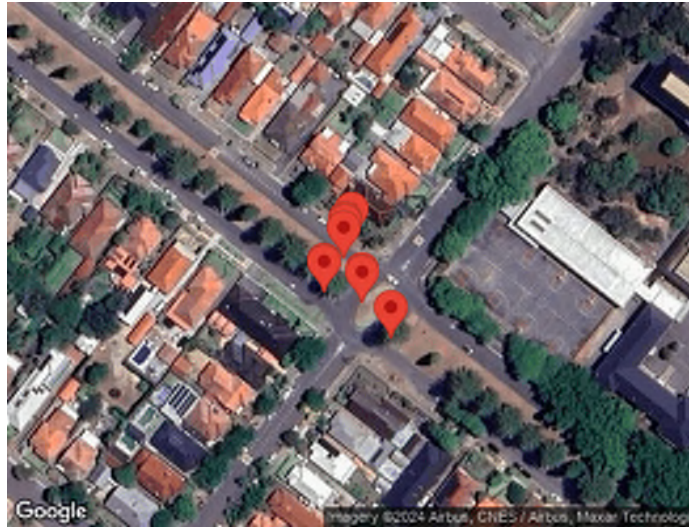




Item 55

ID: A055 (21 Feb 2024)

Minor cracks on road pavement













Item 56

ID: A056 (21 Feb 2024)

Minor cracks on road pavement and patching works















Made with [SiteCam](#)

Project: Newcastle High School Redevelopment

Report date: 26 Feb 2024 9:05:07 am

Generated by: Joe Carlomagno

Email: jcarlomagno@hansenyuncken.com.au



Newcastle High School Redevelopment 26-February-2024 9:05:04 AM

REPORT DETAILS

Capture date: 26 Feb 2024

Captured by: Joe Carlomagno

CONTENTS

Report items: 118

Photos: 149

[View online](#)



Item 1

ID: A001 (26 Feb 2024)

Minor cracks in footpath

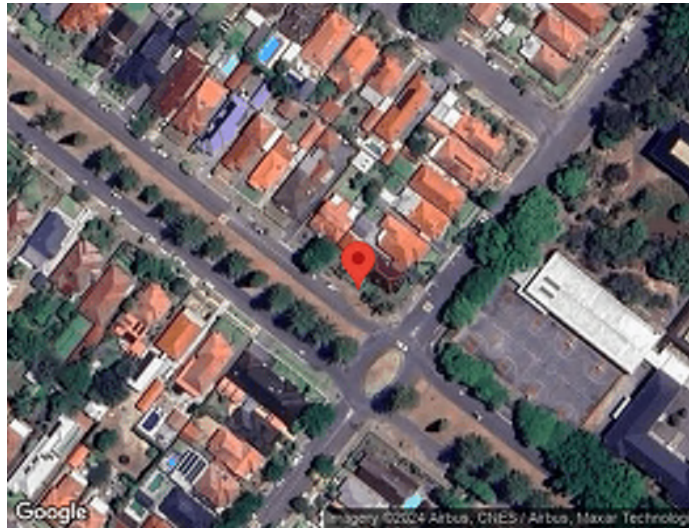
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Folder: General Record type: General

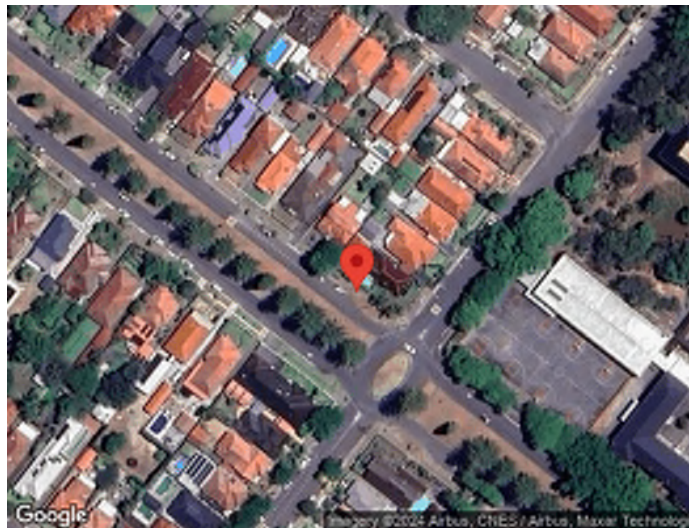


Item 3

ID: A003 (26 Feb 2024)

Minor cracks in footpath

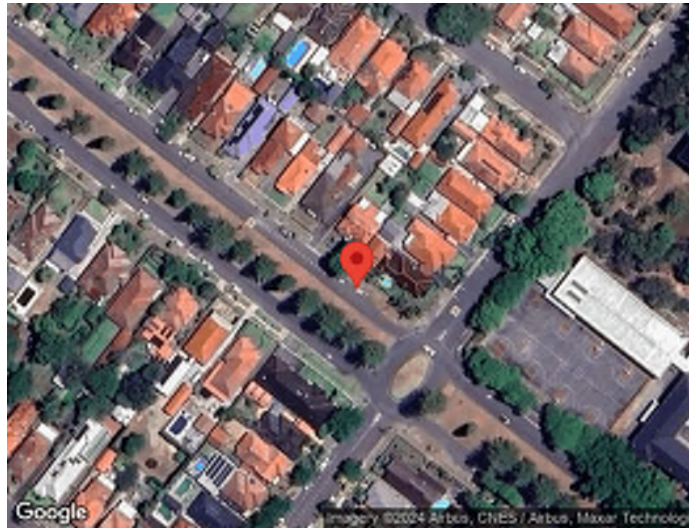
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Item 4

ID: A004 (26 Feb 2024)

Folder: General Record type: General



Item 5

ID: A005 (26 Feb 2024)

Folder: General Record type: General



Item 6

ID: A006 (26 Feb 2024)

Minor cracks in footpath

Folder: General Record type: General





Item 7

ID: A007 (26 Feb 2024)

Minor cracks in footpath & driveway

Folder: General Record type: General

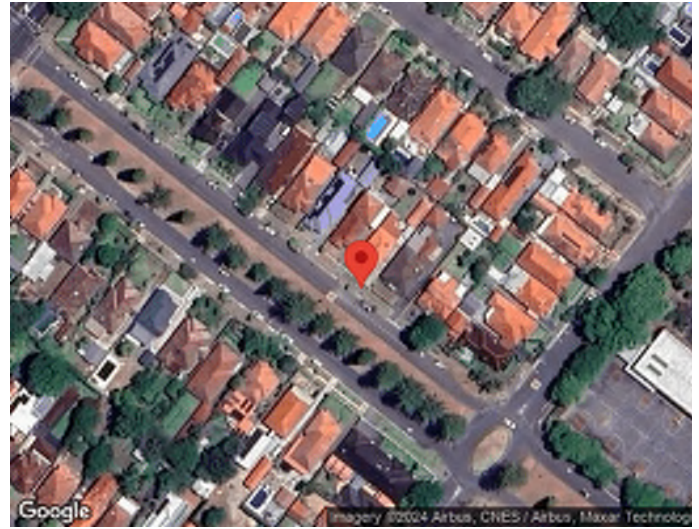


Item 8

ID: A009 (26 Feb 2024)

Minor cracks in footpath

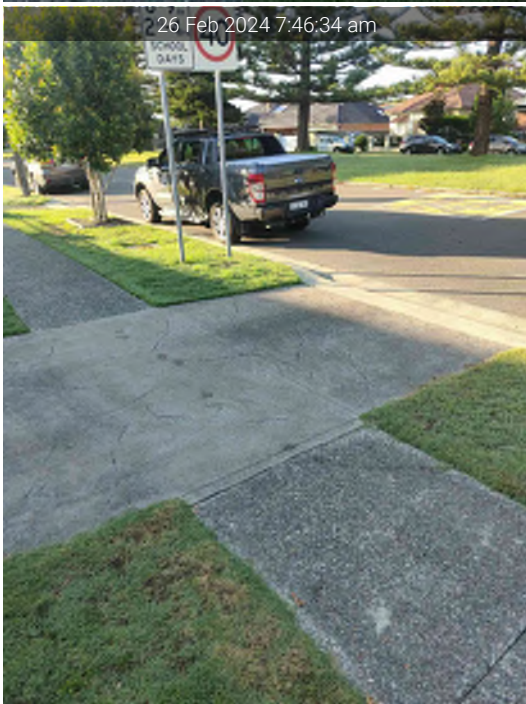
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Item 9

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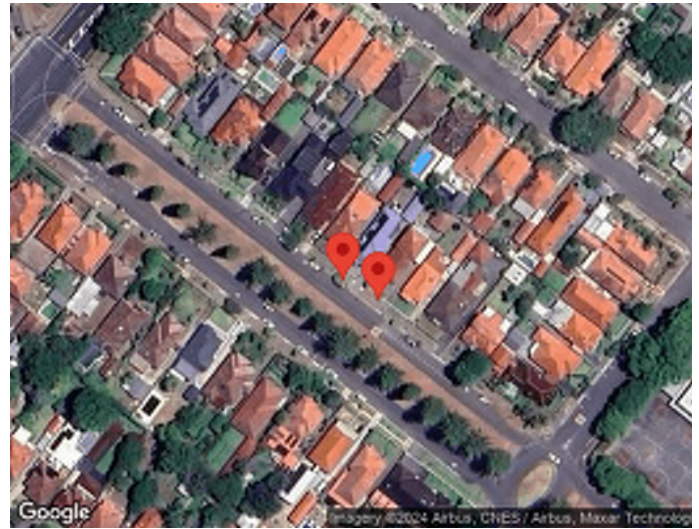




Item 10

ID: A011 (26 Feb 2024)

Folder: General Record type: General



Item 11

ID: A012 (26 Feb 2024)

Minor cracks in footpath

Folder: General Record type: General



Item 12

ID: A013 (26 Feb 2024)

Folder: General Record type: General



Item 13

ID: A014 (26 Feb 2024)

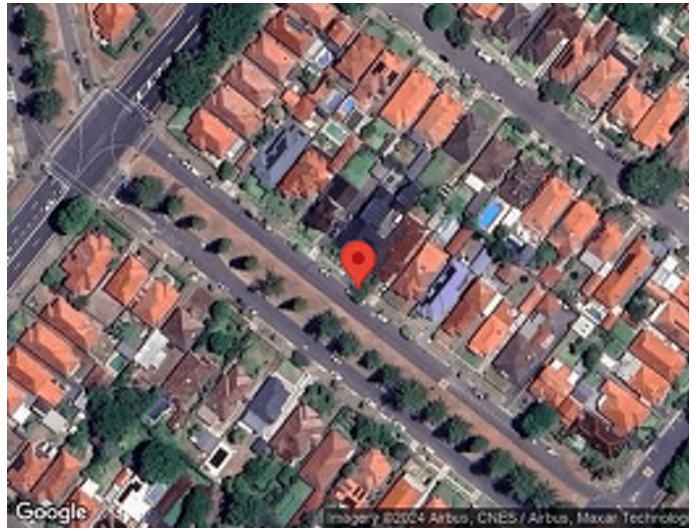
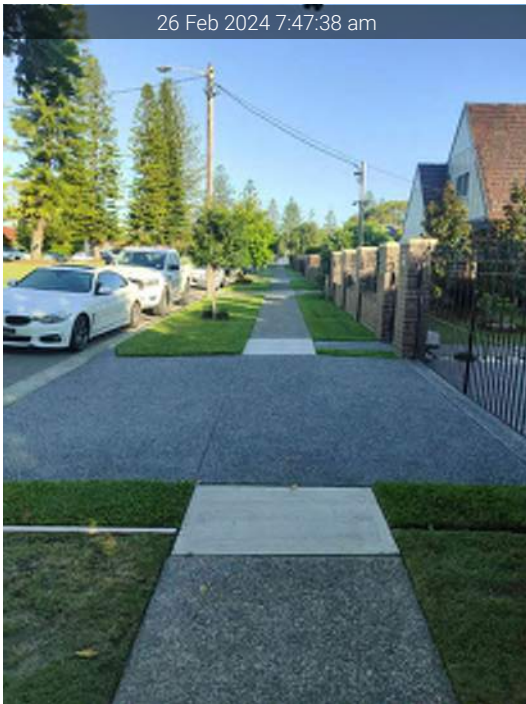
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Item 14

ID: A015 (26 Feb 2024)

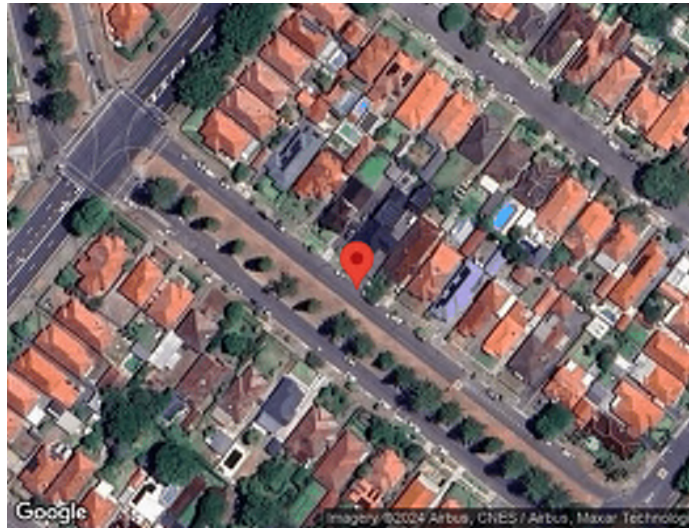
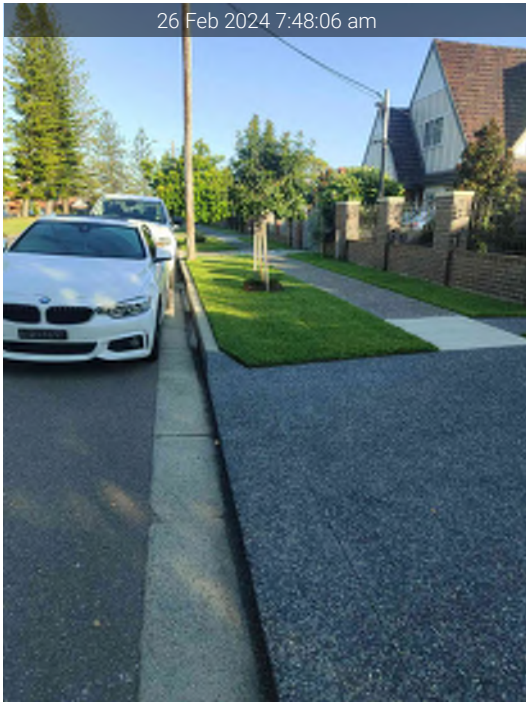
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Item 15

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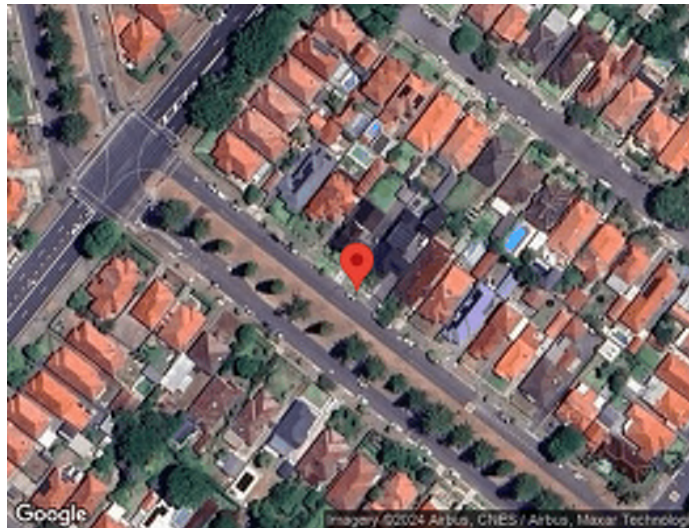
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Item 16

ID: A018 (26 Feb 2024)

Folder: General Record type: General

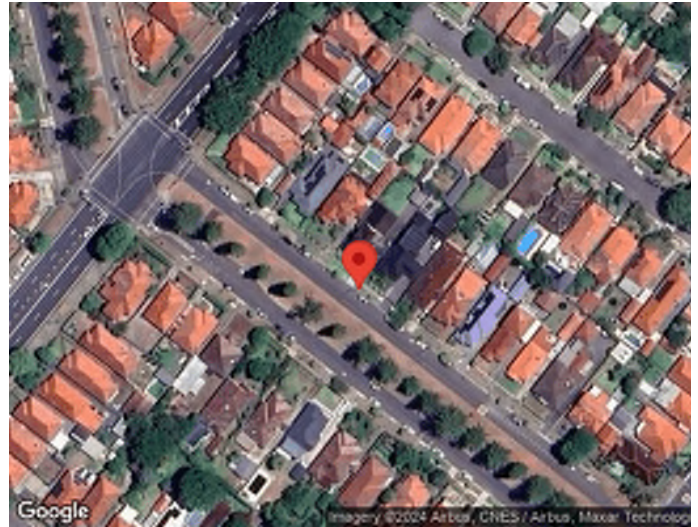
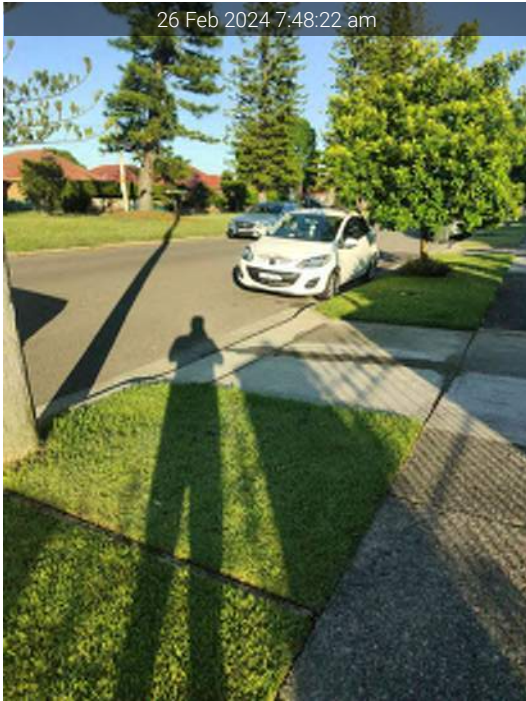


Item 17

ID: A019 (26 Feb 2024)

Minor cracks in footpath & driveway

Folder: General Record type: General



Item 18

ID: A020 (26 Feb 2024)

Minor cracks in footpath

Folder: General Record type: General



Item 19

ID: A021 (26 Feb 2024)

Folder: General Record type: General

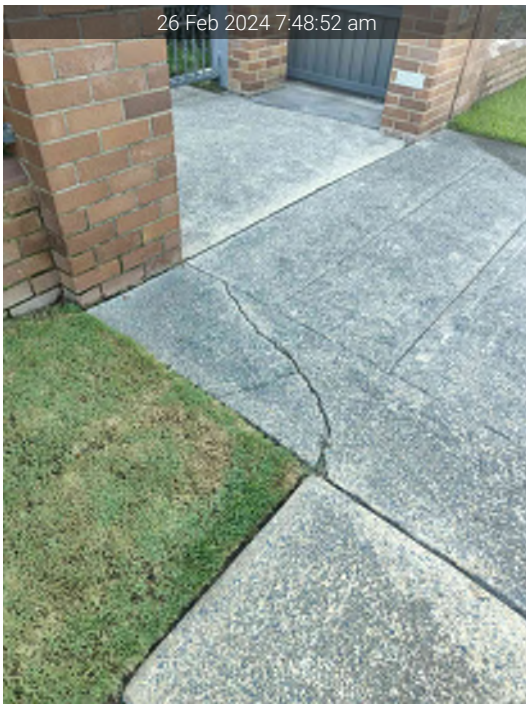


Item 20

ID: A022 (26 Feb 2024)

Minor cracks in footpath

Folder: General Record type: General



Item 21

ID: A023 (26 Feb 2024)

Folder: General Record type: General



Item 22

ID: A024 (26 Feb 2024)

Folder: General Record type: General





Item 23

ID: A025 (26 Feb 2024)

Minor cracks in footpath

Folder: General Record type: General



Item 24

ID: A026 (26 Feb 2024)

Minor cracks in footpath

Folder: General Record type: General



Item 25

ID: A027 (26 Feb 2024)

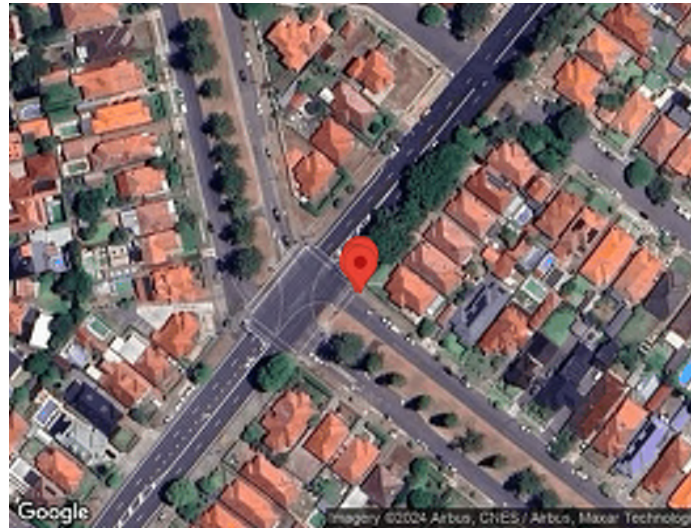
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Item 26

ID: A028 (26 Feb 2024)

Folder: General Record type: General





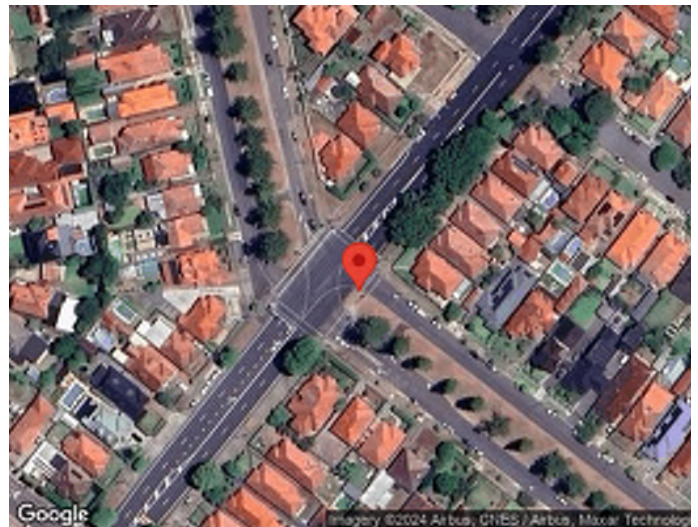


Item 27

ID: A029 (26 Feb 2024)

cracks in road pavement

Folder: General Record type: General

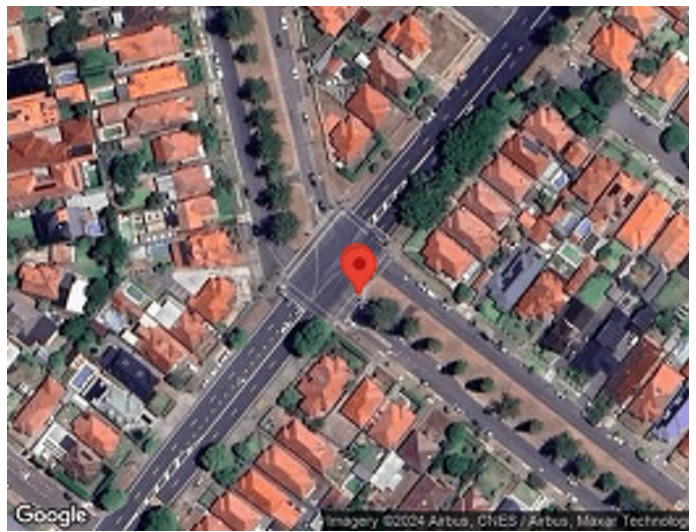




Item 28

ID: A030 (26 Feb 2024)

Folder: General Record type: General



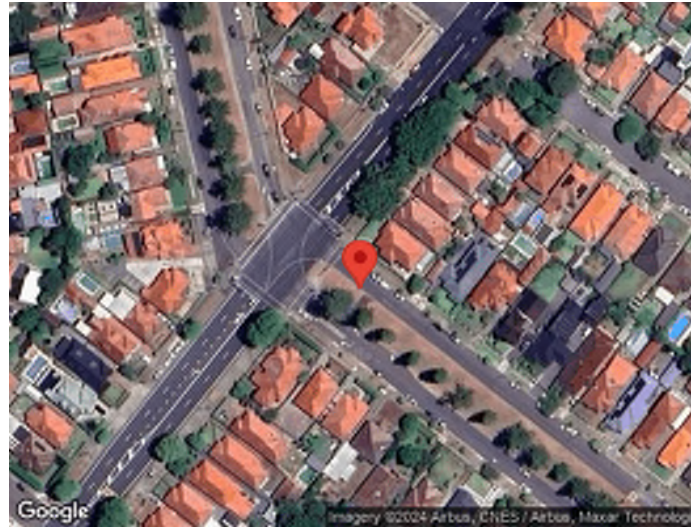


Item 29

ID: A031 (26 Feb 2024)

Minor cracks in road pavement

Folder: General Record type: General

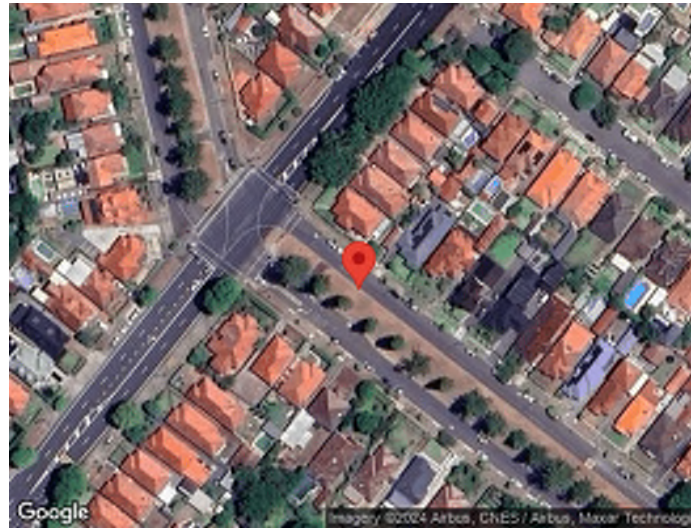




Item 30

ID: A032 (26 Feb 2024)

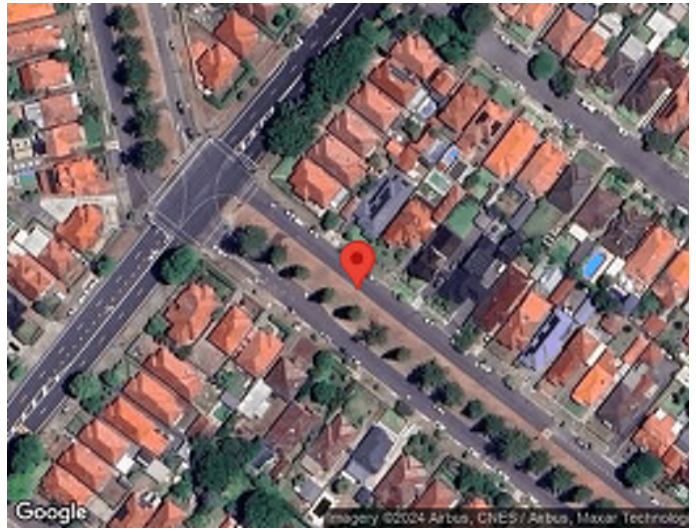
Folder: General Record type: General



Item 31

ID: A033 (26 Feb 2024)

Folder: General Record type: General



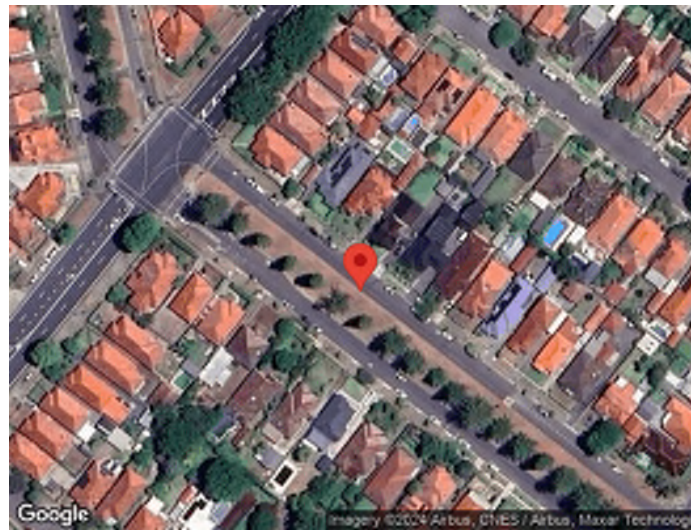


Item 32

ID: A034 (26 Feb 2024)

Minor cracks in road pavement

Folder: General Record type: General

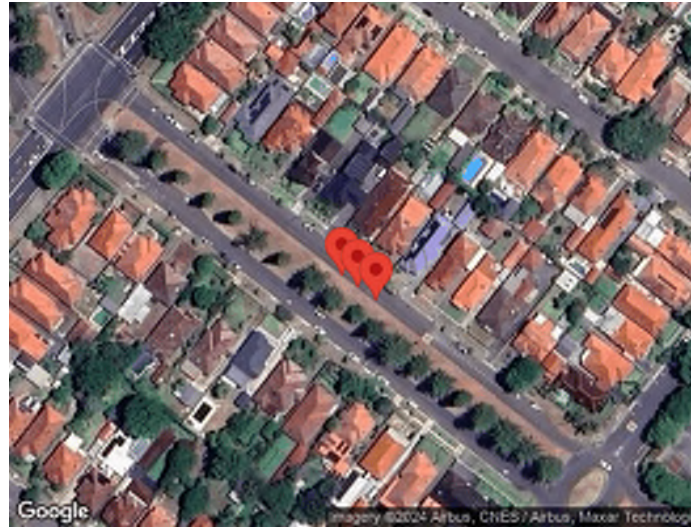


Item 33

ID: A035 (26 Feb 2024)

Minor cracks in road pavement

Folder: General Record type: General



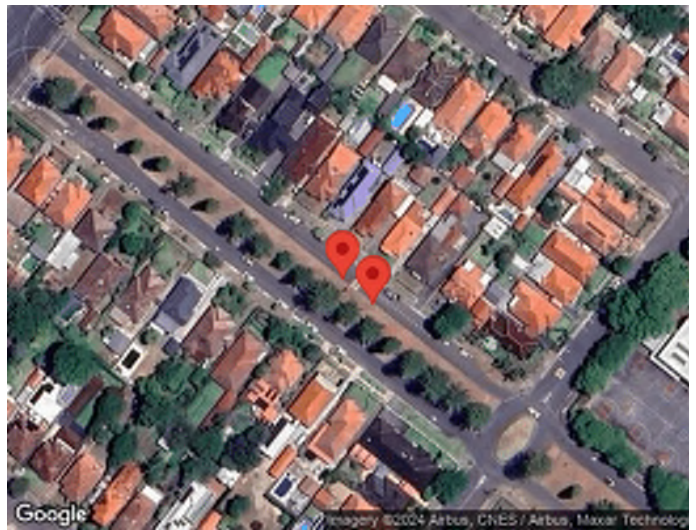


Item 34

ID: A036 (26 Feb 2024)

Minor cracks in road pavement

Folder: General Record type: General

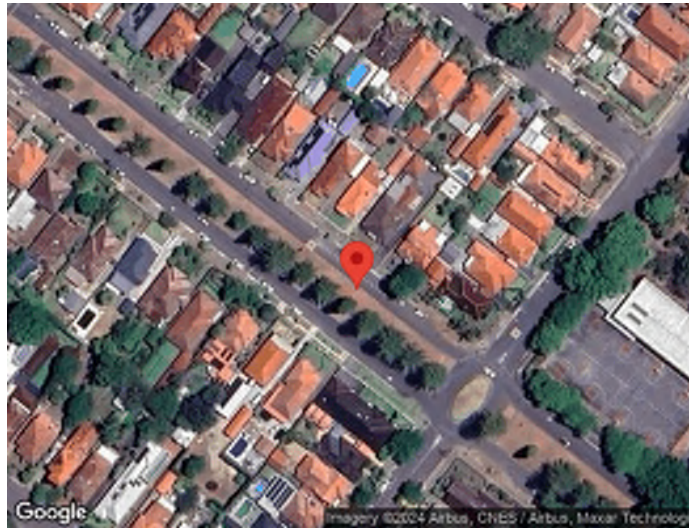




Item 35

ID: A037 (26 Feb 2024)

Folder: General Record type: General

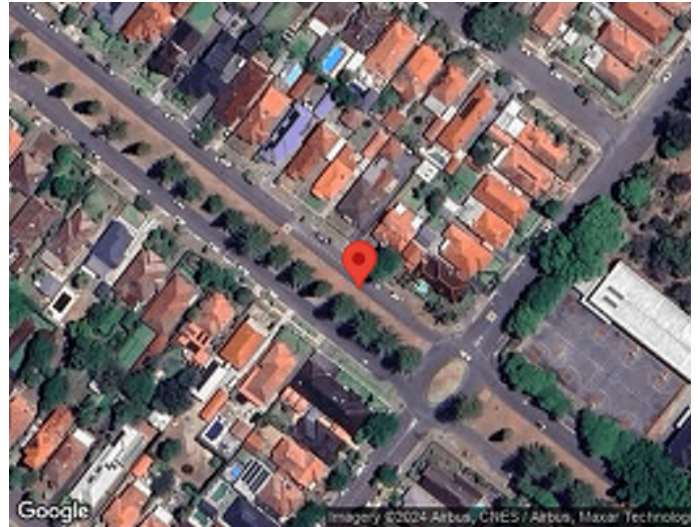


Item 36

ID: A038 (26 Feb 2024)

Minor cracks in road pavement

Folder: General Record type: General



Item 37

ID: A039 (26 Feb 2024)

Folder: General Record type: General

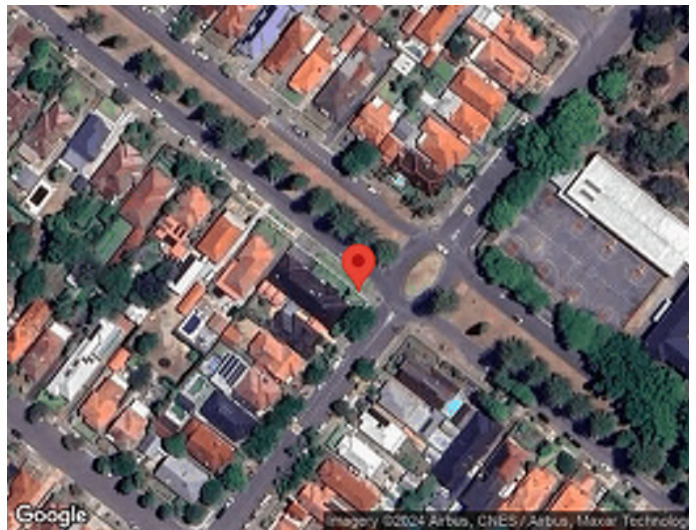


Item 38

ID: A040 (26 Feb 2024)

Minor cracks in footpath

Folder: General Record type: General



Item 39

ID: A041 (26 Feb 2024)

Minor cracks in road pavement. Damaged kerb & gutter

Folder: General Record type: General



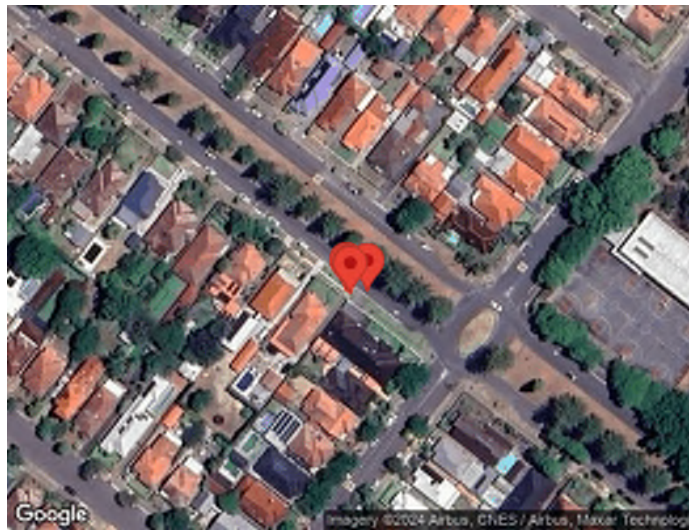


Item 40

ID: A042 (26 Feb 2024)

Damaged kerb & gutter. Cracked driveway

Folder: General Record type: General







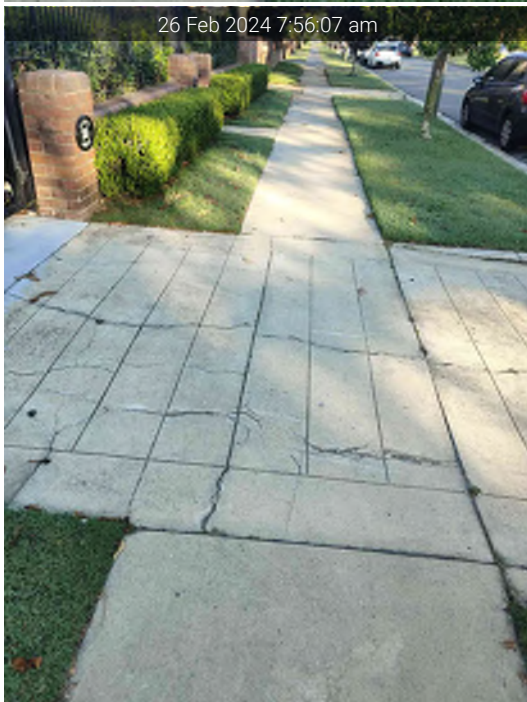
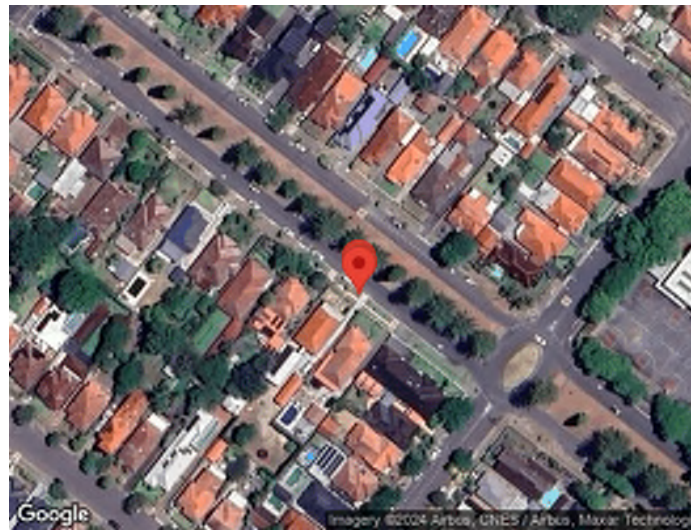
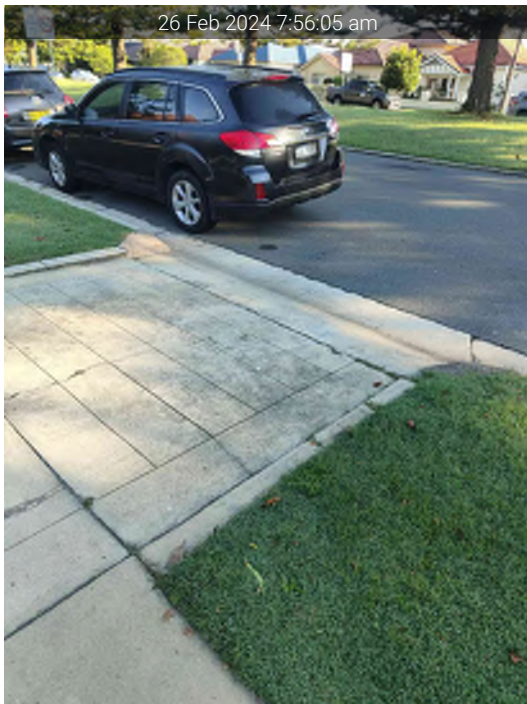


Item 41

ID: A043 (26 Feb 2024)

Minor cracks in driveway & footpath

Folder: General Record type: General



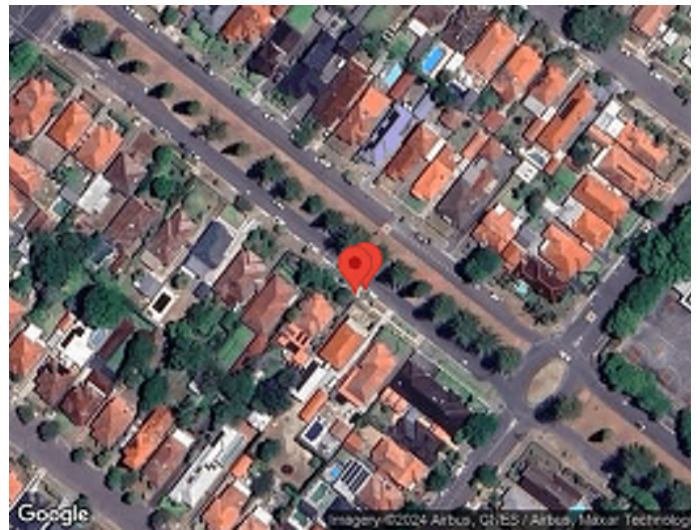


Item 42

ID: A044 (26 Feb 2024)

Minor cracks in footpath & driveway

Folder: General Record type: General



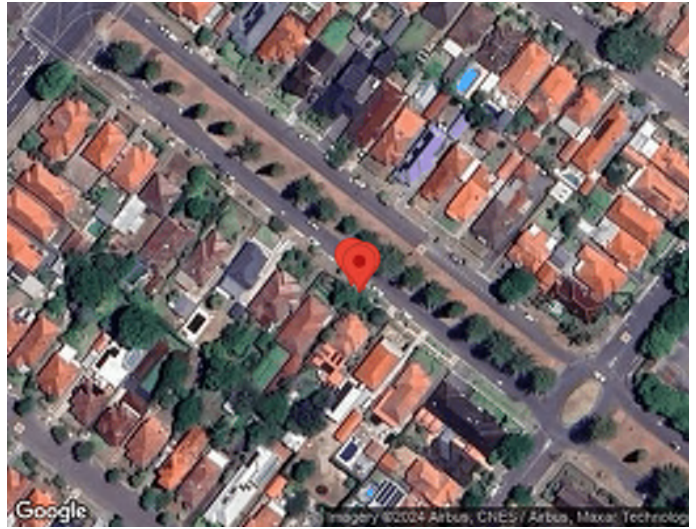


Item 43

ID: A045 (26 Feb 2024)

Damaged kerb & gutter. Cracks in driveway

Folder: General Record type: General



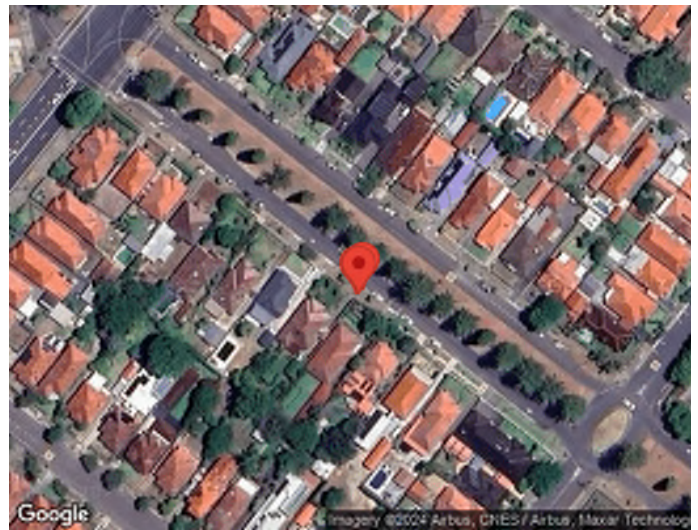
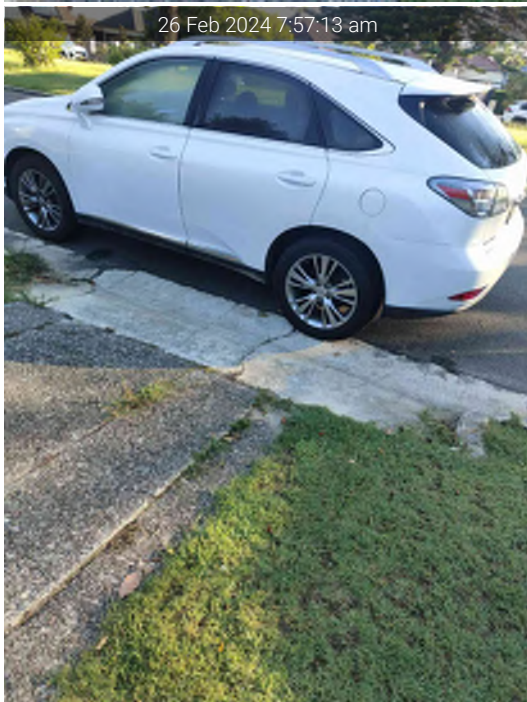


Item 44

ID: A047 (26 Feb 2024)

Minor cracks in footpath. Damaged k&g

Folder: General Record type: General



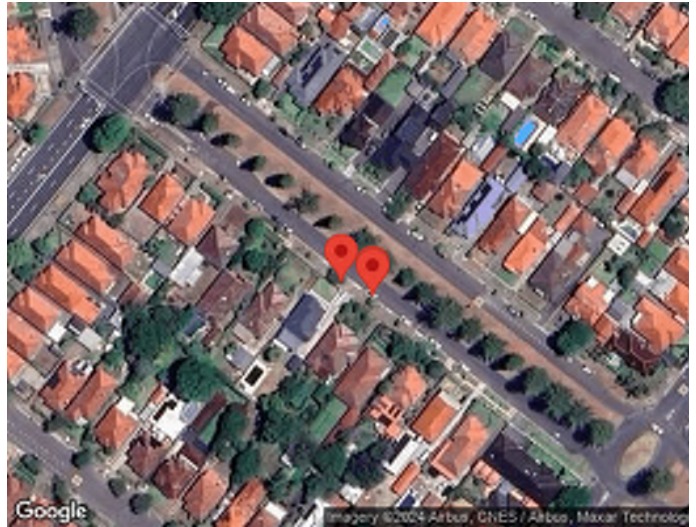


Item 45

ID: A048 (26 Feb 2024)

minor cracks

Folder: General Record type: General



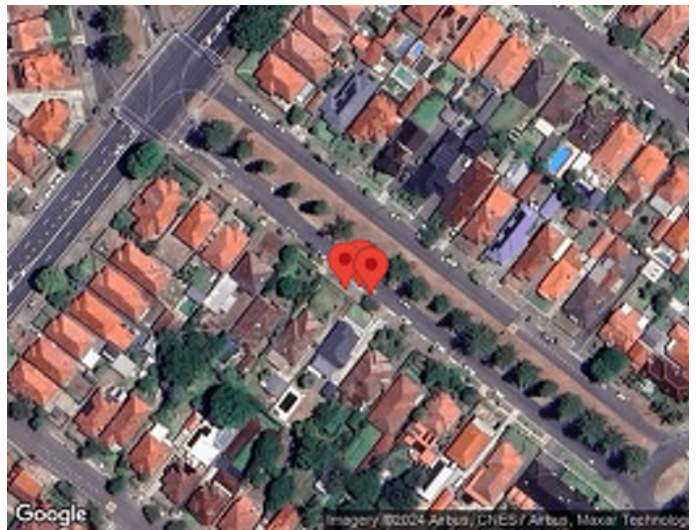


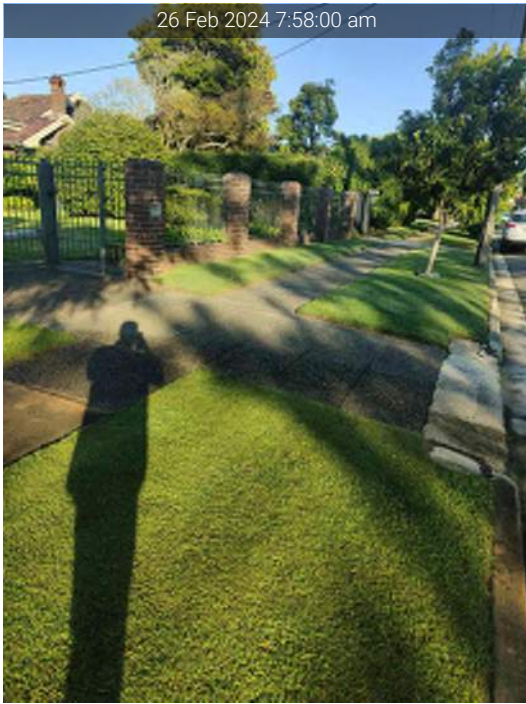
Item 46

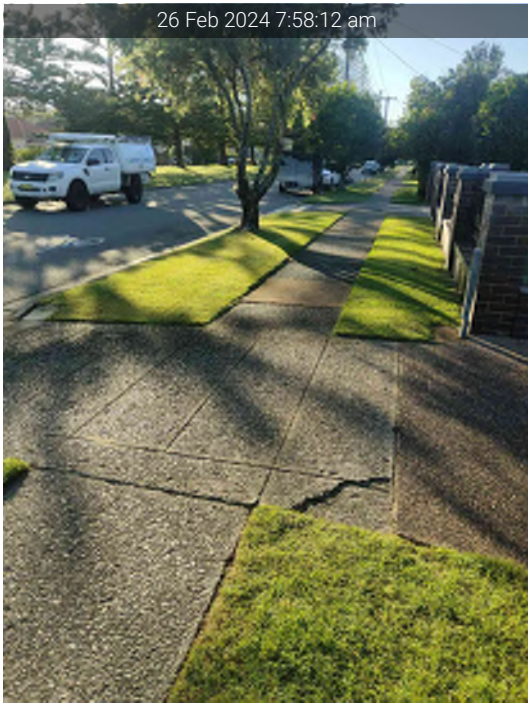
ID: A049 (26 Feb 2024)

Cracks in road pavement. Damaged kerb & gutter

Folder: General Record type: General





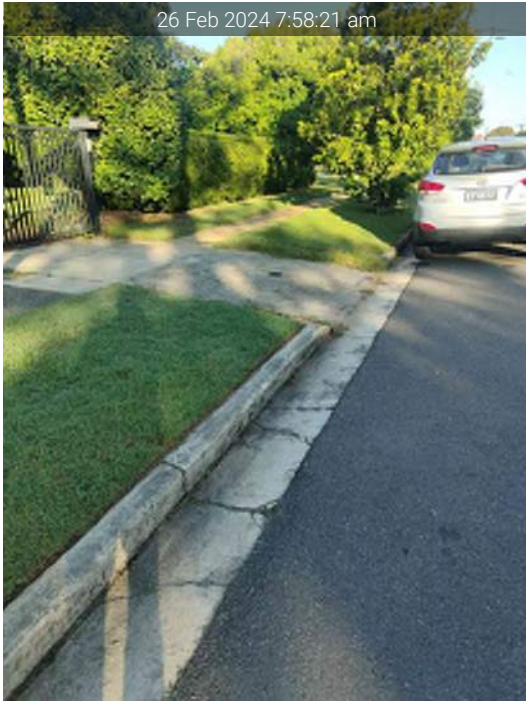


Item 47

ID: A050 (26 Feb 2024)

Sever cracks in driveway

Folder: General Record type: General



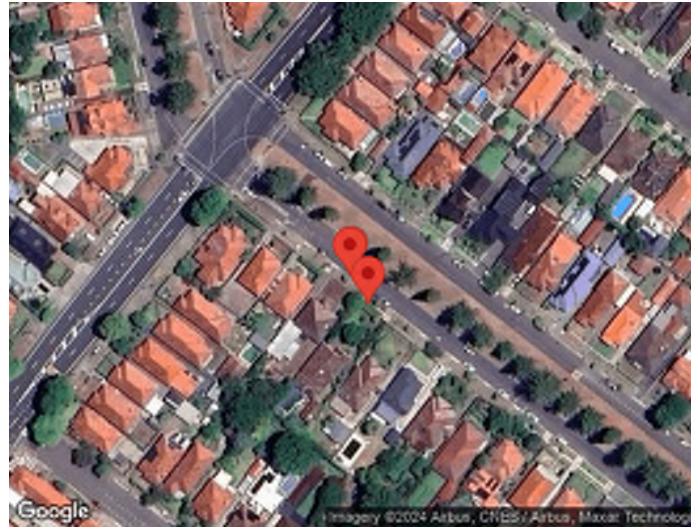
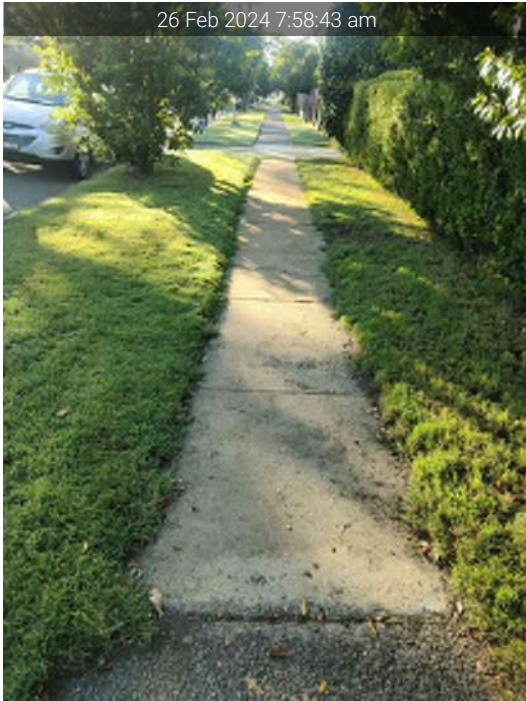


Item 48

ID: A051 (26 Feb 2024)

Cracks in kerb & gutter

Folder: General Record type: General

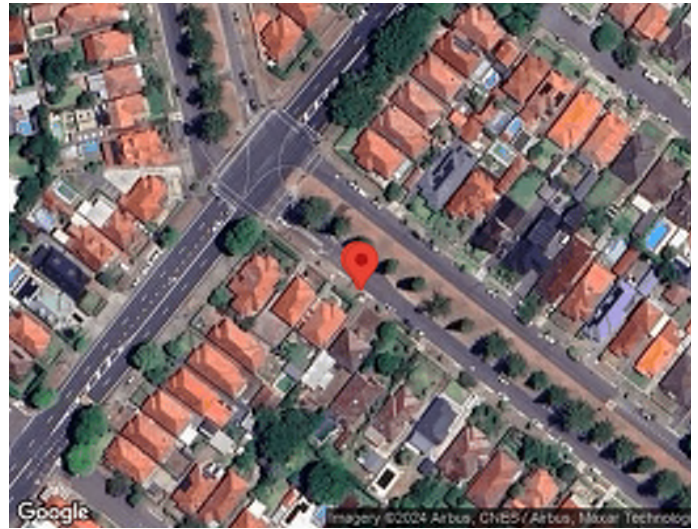




Item 49

ID: A052 (26 Feb 2024)

Folder: General Record type: General

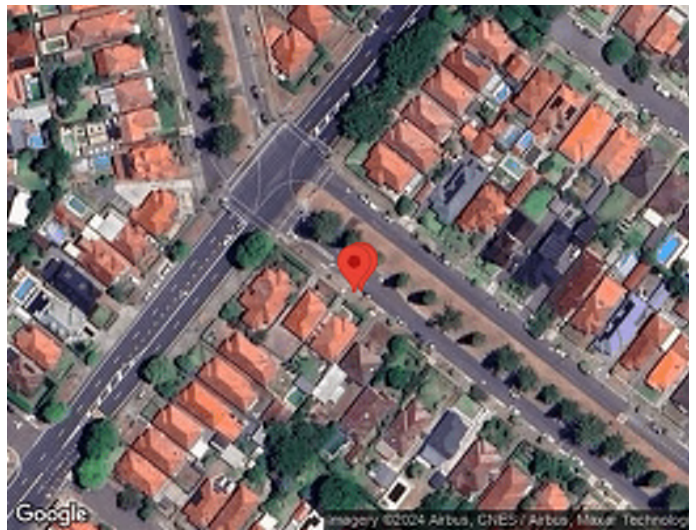


Item 50

ID: A053 (26 Feb 2024)

Cracks in kerb & gutter

Folder: General Record type: General

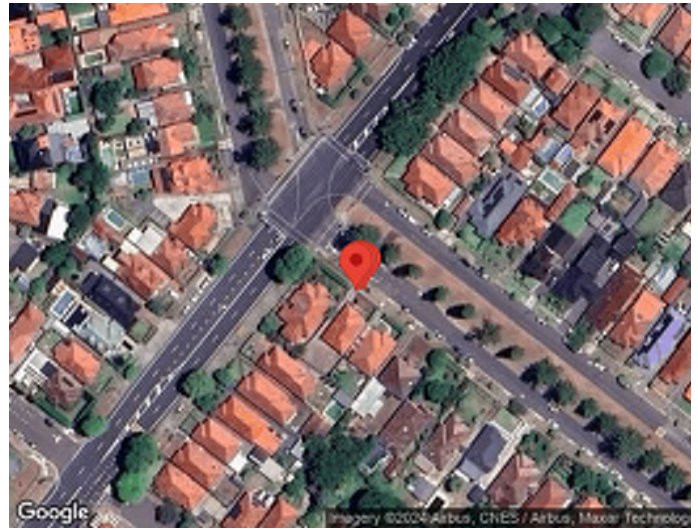




Item 51

ID: A054 (26 Feb 2024)

Folder: General Record type: General



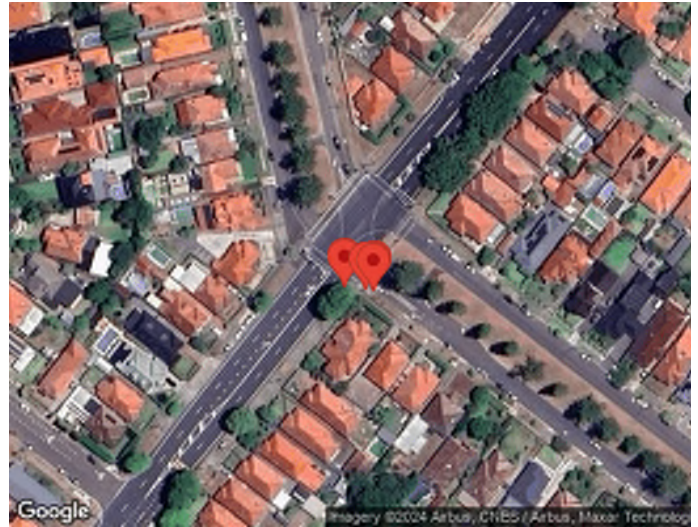


Item 52

ID: A055 (26 Feb 2024)

Minor cracks in road pavement

Folder: General Record type: General





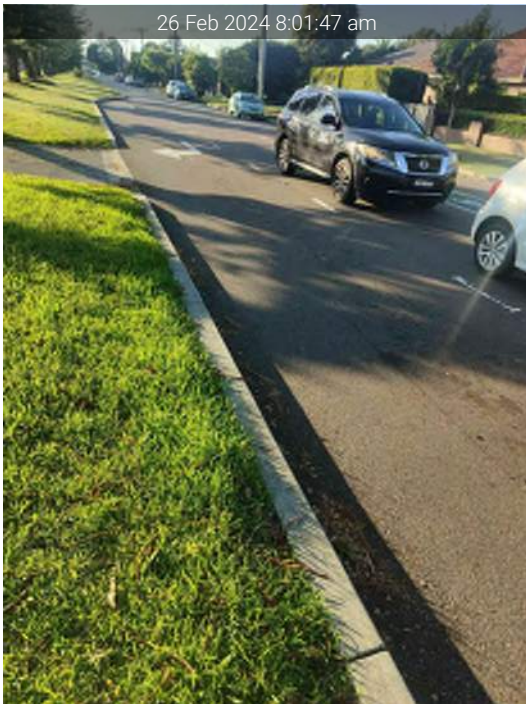
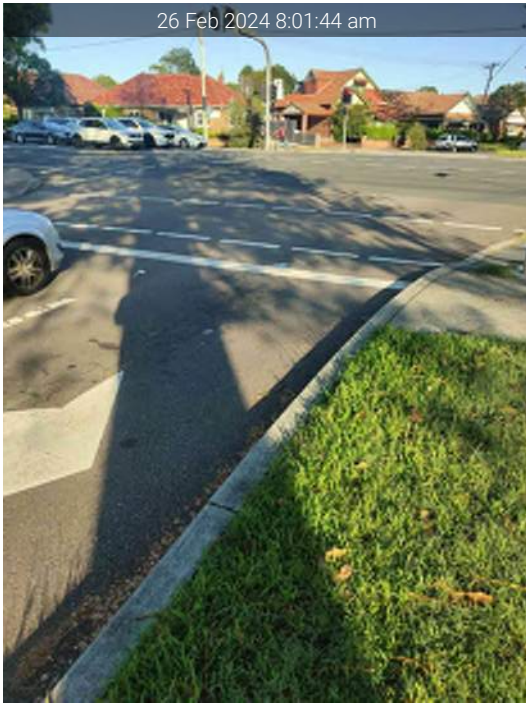




Item 53

ID: A056 (26 Feb 2024)

Folder: General Record type: General

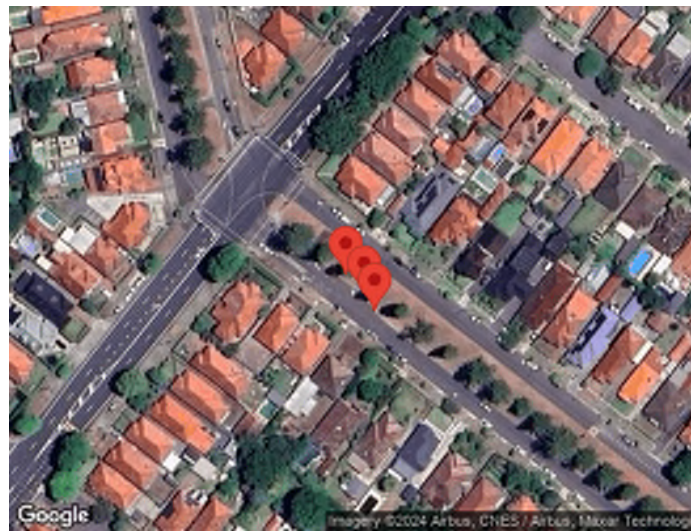


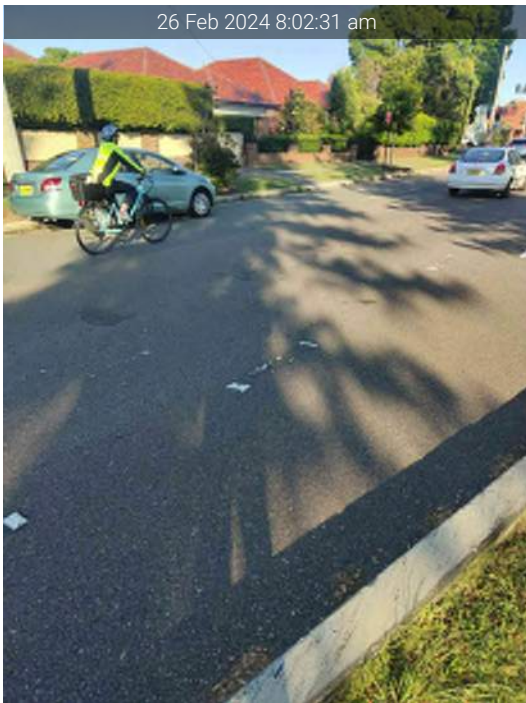


Item 54

ID: A057 (26 Feb 2024)

Folder: General Record type: General



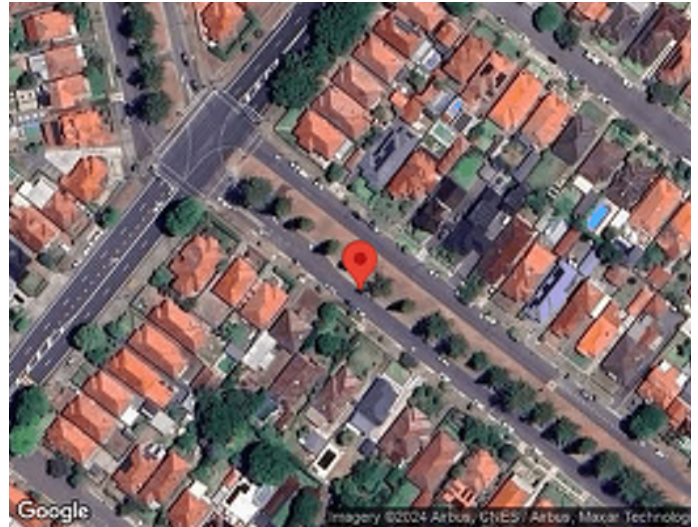


Item 55

ID: A059 (26 Feb 2024)

Minor cracks in kerb & gutter

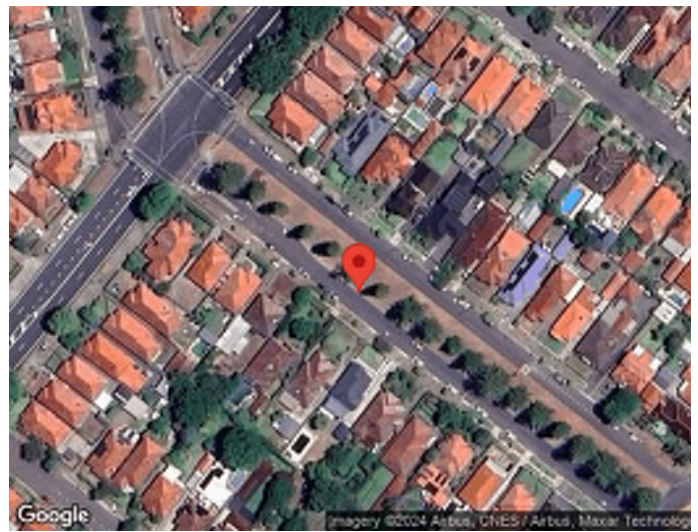
Folder: General Record type: General



Item 56

ID: A060 (26 Feb 2024)

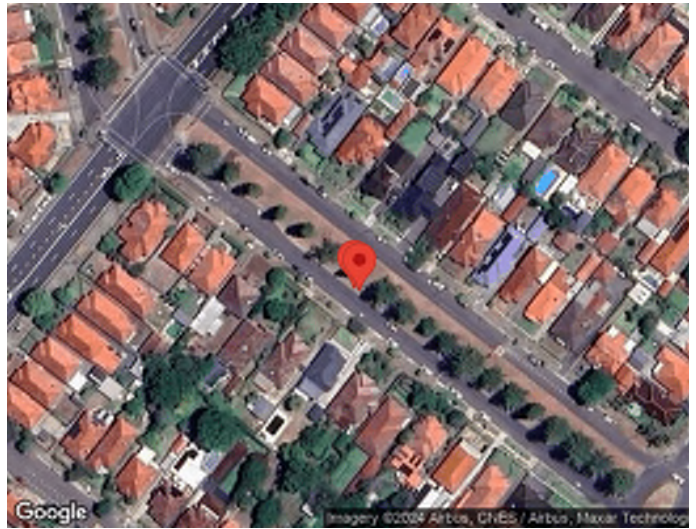
Folder: General Record type: General



Item 57

ID: A061 (26 Feb 2024)

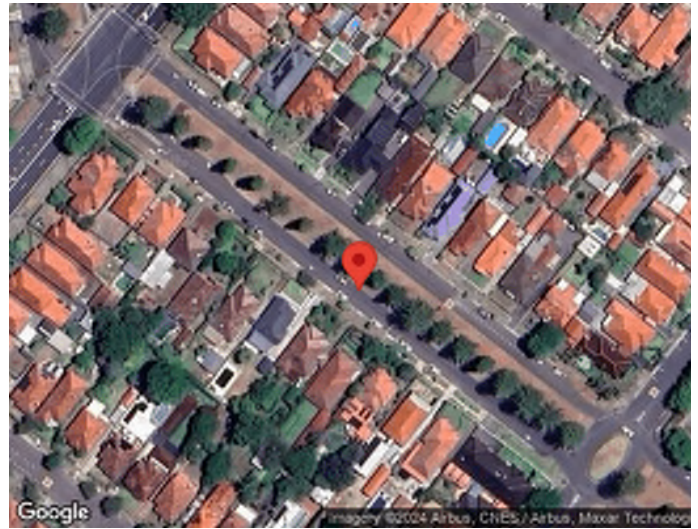
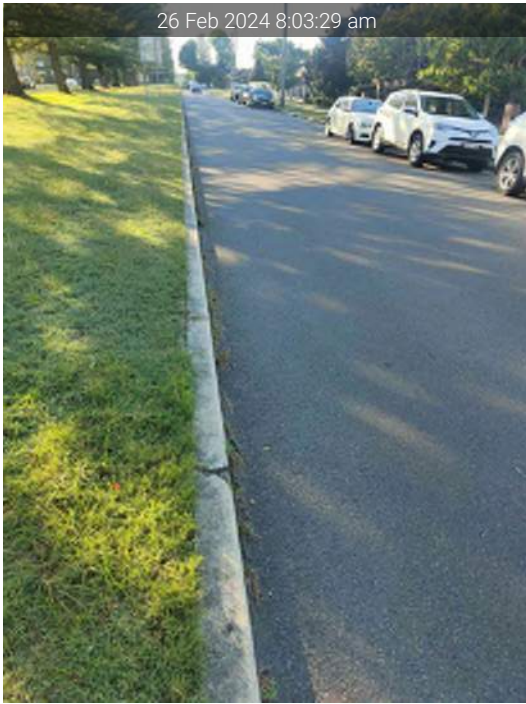
Folder: General Record type: General



Item 58

ID: A062 (26 Feb 2024)

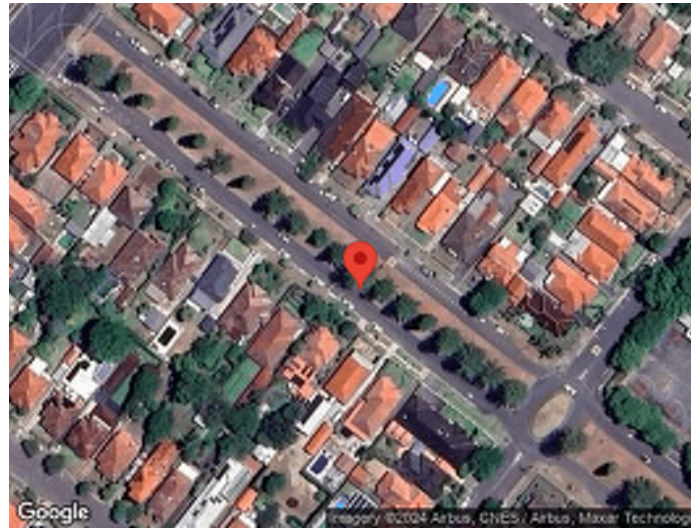
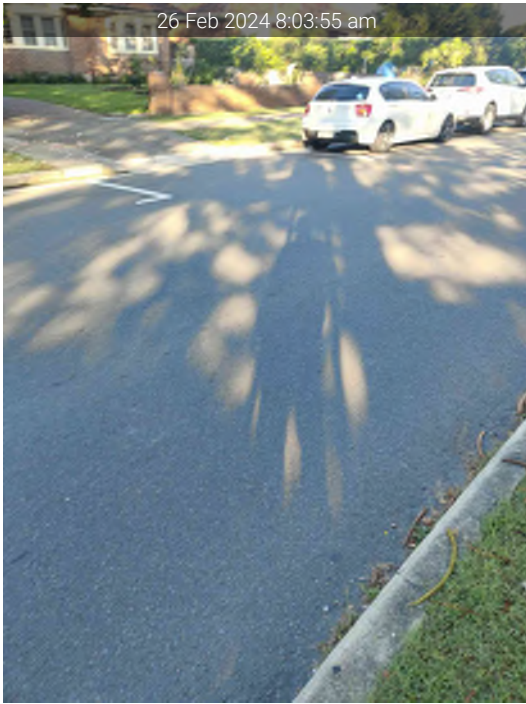
Folder: General Record type: General



Item 59

ID: A063 (26 Feb 2024)

Folder: General Record type: General



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