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POST - CONSTRUCTION DILAPIDATION REPORT

On

**External Areas Surrounding Proposed North Kellyville
Public School**

At

Hezlett Road, North Kellyville NSW 2155



Job Number: 17827 – S02
Date: 4th January 2019

Report By: Timur Nami



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Address: Hezlett Road, KELLYVILLE, NSW 2155
Date of Inspection: 2nd January 2019
Report carried out for: ADCO Constructions
For the attention of: Kristian Anthony

1.0 PREAMBLE

This report acts as a follow up to the previous dilapidation survey undertaken at the above address on the 1st of February 2018. Therefore for comparative purposes, this report should be read in conjunction to the pre-dilapidation report: 17827 – S01, dated: 2nd of February 2018

This dilapidation report is based on visual inspection only. The purpose of this report is to provide an updated photographic record of the external areas surrounding the proposed North Kellyville Public School at the above address and to make note of any new defects. There is a full set of all photos included in the Dropbox File attached with this report. This report is not a structural or civil engineering report. It is the property owner's responsibility to seek further structural engineering advice on any defective elements which have been noted in this report.

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



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Our inspection included the external conditions of the houses and council assets surrounding the proposed construction site as indicated in the aerial overview included in the Appendix. For your convenience we have broken up the inspected areas into Areas 1 – 4 plus council assets as shown in the Appendix. Please be advised that all photos taken of the facades have not been documented in this report, rather a Drop Box File containing all the images will be issued to your email – as such we have not documented in this report all photos taken during our inspection. An aerial view of the proposed construction site and surrounds is as shown in Figure 1 below.

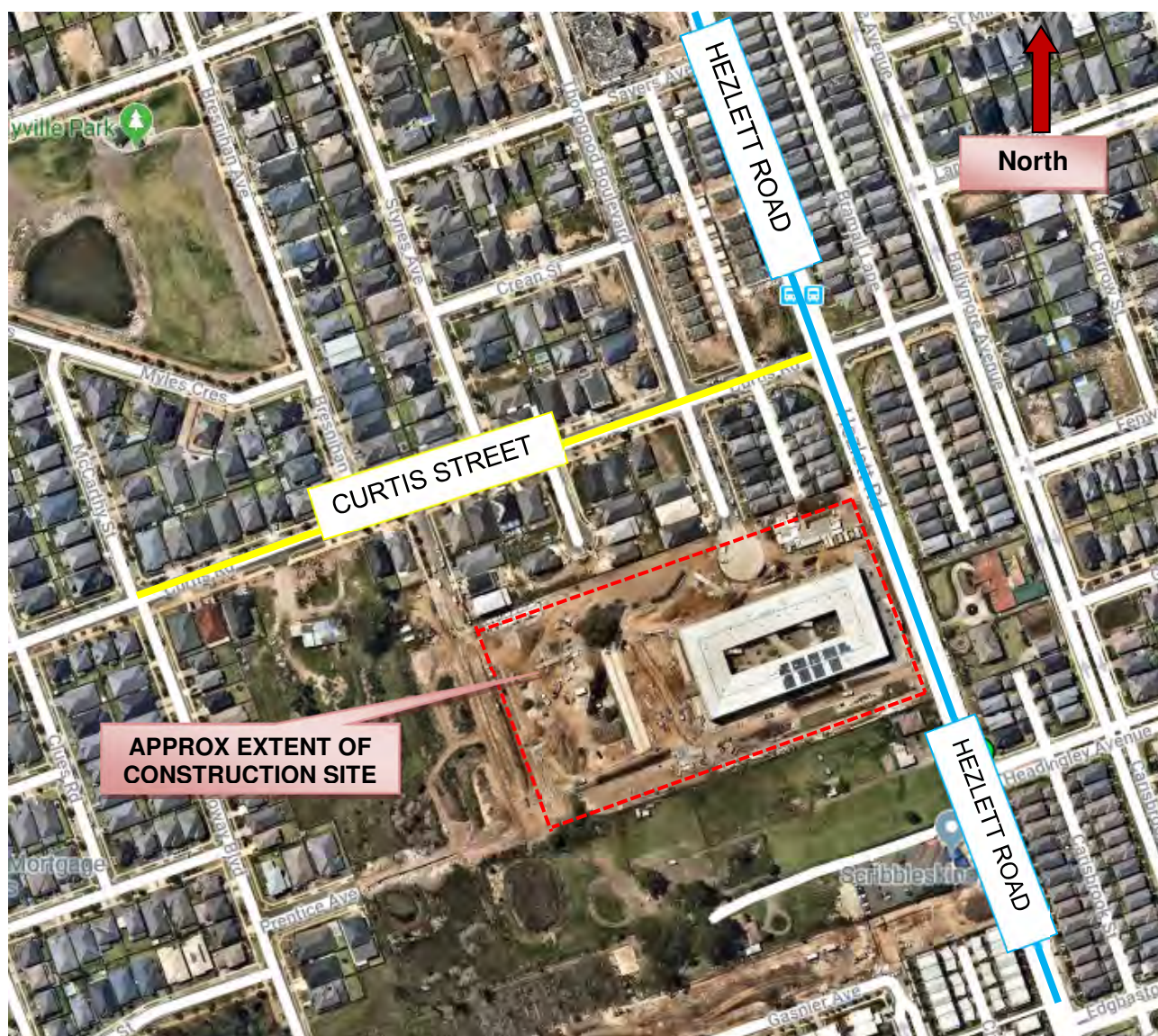


Figure 1 – Aerial view of construction site



2.0 EXTERNAL CONDITIONS

This office carried out a post-construction photographic survey of all the external facades of the neighbouring properties as well as the surrounding council assets surrounding the construction of North Kellyville Public School on Hezlett Road, Kellyville. Following the pre-construction dilapidation report, ref: ' 17827 – S01' dated 2nd February 2018, the condition of the external facades of the surrounding buildings and the council assets appeared to be in reasonable condition with additional defects only noted to 24 Curtis Road and Area 4.

The Areas inspected with no additional defects noted at the time of inspection are listed in Sections 2.1 to 2.5 below. Full photographic evidence of these areas can be provided upon request.

2.1 - Area 1

- 22 Curtis Road
- 20 & 20A Curtis Road
- 18 Curtis Road
- 16 (Construction in process) Curtis Road
- 14 & 14A Curtis Road
- 12 Curtis Road
- 10 Curtis Road
- 8 Curtis Road
- 48 Thorogood Boulevard
- 50 Thorogood Boulevard
- 52 Thorogood Boulevard
- 54 Thorogood Boulevard
- 56 Thorogood Boulevard
- 58 Thorogood Boulevard
- 60 Thorogood Boulevard
- 128 Hezlett Road
- 130 Hezlett Road
- 132 Hezlett Road
- 134 Hezlett Road
- 136 Hezlett Road
- 138 Hezlett Road
- 47 Thorogood Boulevard
- 45 Thorogood Boulevard
- House adjacent to 18 Curtis Rd (3 Curtis Rd)

2.2 - Area 2

- House located to the East of 1 Stynes Ave
- 1 Stynes Ave



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2.3 - Area 3

- 183 Hezlett Road
- 181 Hezlett Road
- 179 Hezlett Road
- 177 Hezlett Road
- 175 Hezlett Road
- 173 Hezlett Road
- 171 Hezlett Road
- 169 Hezlett Road
- 167 Hezlett Road
- 165 Hezlett Road
- 163 Hezlett Road
- 149 Hezlett Road
- 145 Hezlett Road
- 143 Hezlett Road
- 141 Hezlett Road
- 139 Hezlett Road

2.4 - Area 4

Areas specified within Area 4 as shown in Appendix.

2.5 - Council Assets

Our inspection of the council assets on 2/1/19 focused on the following:

- Footpaths & Driveways
- Roadways
- Kerb & Gutter
- Signage, Telegraph poles & other assets

The extent of our inspection of the council assets has been illustrated in the Appendix attached. The defects that were documented from our initial investigation have been comparatively documented during our post-construction inspection as follows:

Hezlett Road

- Typical cracking and damage were noted to the asphalt roadway during our initial investigation on 1/2/18. The condition of the asphalt roadway appeared to not have worsened during our recent inspection on 2/1/19 as seen comparatively in Photo 1 and Photo 2.
- The damage signage noted in our initial investigation was observed on 2/1/19 to have been repaired. Photographic evidence of this can be seen comparatively in Photo 3 and Photo 4.



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Curtis Road

- Typical cracking was noted to concrete driveways and roadways on 1/2/18. Our recent inspection on 2/1/19 has verified that the condition of the concrete driveways and the roadway have not worsened. An example of our observations of the concrete driveways and the roadway can be seen comparatively in Photos 5 to 6 and Photos 7 to 8 respectively.

Hipwell Avenue

- Typical cracking noted to footpath and driveways and damage to the concrete kerb were observed on 1/2/18. Our recent post-construction inspection on 2/1/19 has verified that these defects have not worsened.

Wickham Boulevard

- Tyre marks to the roadway were observed from our initial investigation on 1/2/18. The condition of the roadway has not worsened as seen comparatively in Photos 9 to 10.

Thorogood Boulevard

- No defects were noted during our initial investigation on 1/2/18. Our recent inspection on 2/1/19 has verified the condition of Thorogood Boulevard has not worsened.

Mossop Way

- Typical cracking was noted to the concrete driveway during our initial investigation on 1/2/18. Our recent post-construction inspection on 2/1/19 has verified that these defects have not worsened.



Photo 1 (Photo taken 1/2/18)



Photo 2 (Photo taken 2/1/19)



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Photo 3 (Photo taken 1/2/18)



Photo 4 (Photo taken 2/1/19)



Photo 5 (Photo taken 1/2/18)



Photo 6 (Photo taken 2/1/19)



Photo 7 (Photo taken 1/2/18)



Photo 8 (Photo taken 2/1/19)



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Photo 9 (Photo taken 1/2/18)



Photo 10 (Photo taken 2/1/19)

Additional defects that were noted during our post-construction inspection are listed below in Sections 2.6 and 2.7.

2.6 - 24 Curtis Road

At the time of our inspection, we noted rotation to the boundary colorbond fencing which was not observed during our initial investigation. It is of our opinion that this has not resulted from the construction works. Photographic evidence of the condition of the boundary fence is shown in Photo 11 & Photo 12.



Photo 11 (Photo taken on 1/2/18)



Photo 12 (Photo taken on 2/1/19)



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2.7 - Areas specified within Area 4

At the time of our inspection, we noted rotation to the boundary colorbond fencing which was not observed during our initial investigation. It is of our opinion that this has not resulted from the construction works. Photographic evidence of the condition of the boundary fence is shown in Photo 13 to Photo 15.



Photo 13 (Photo taken on 1/2/18)



Photo 14 (Photo taken on 2/1/19)



Photo 15 (Photo taken on 2/1/19)



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3.0 ADDITIONAL PROPERTIES

Additional recently constructed properties were noted along Hipwell Avenue and Wickham Boulevard during the time of our inspection which were not observed during our pre-construction dilapidation inspection. No observable defects were evident to these properties. General overviews of the additional properties are shown in Photo 16 to Photo 27:

- 3 Hipwell Avenue



Photo 16



Photo 17

- 5 Hipwell Avenue



Photo 18



Photo 19



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- Lot 303 Wickham Boulevard



Photo 20



Photo 21

- Lot 401 Wickham Boulevard



Photo 22



Photo 23



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- Property North of Lot 401 Wickham Boulevard



Photo 24



Photo 25

- Property South of Lot 401 Wickham Boulevard



Photo 26



Photo 27



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4.0 CONCLUSION

This office carried out a photographic survey of the external areas surrounding the proposed North Kellyville Public School on Hezlett Road, Kellyville NSW post construction works on the 2nd of January 2019.

In accordance to our findings, the external conditions of the Areas observed (Area 1, Area 2, Area 3 and Area 4) and the council assets were observed to be in reasonable condition in comparison to our initial pre-construction inspection on the 1st February 2018 with defects only noted to 24 Curtis Road and Area 4. It is of our opinion that these defects have not resulted from the construction works.

A full set of photos can be provided upon request.

We hope this satisfies your requirements. Do not hesitate to contact me on 9417 8400 if you have any questions.

Yours faithfully,

TIMUR NAMI
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Reviewed by,

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For, and on behalf of, H & H Consulting Engineers Pty Ltd



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5.0 APPENDIX

