PROPERTY CONDITION SURVEY - RESIDENTIAL

COMMISSIONED BY:
Ahmed Boussi
Richard Crookes Construction
Level 3 4 Broadcast Way
SILVERWATER NSW 2128

INSPECTION DATE:
12 November 2018

JOB REFERENCE:
AD2583F

INSPECTOR:
Faran Daneshgari
Structural Engineer
MEngSc

WEATHER:
Clear, 19°C

REPORT PREPARED BY:
Katelyn Ramrattan
BRIEF

Australian Dilapidations was commissioned by Richard Crookes Construction to carry out pre-construction condition inspection and report in accordance with AS.4349.1 for the 3B Smalls Road, Ryde project.

PURPOSE OF THIS REPORT

This visual pre-construction inspection in accordance with AS. 4349.1 and is intended to record the pre-construction condition of the property inspected and the surrounding areas. This is not a structural report; however it does include a photographic record of the main defects visible at the time of the inspection.

LIMITATIONS

In accordance with AS.4349.1 clause 2.5:
1. ‘Visual only’ inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, Vegetation, pavements or earth.
5. Australian Standard Inspection of Buildings. Part 1: Property Inspections – Residential Buildings recognises that a standard property inspection report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:
(i) any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification;
(ii) solving or providing costs for any rectification or repair work;
(iii) the structural design or adequacy of any element of construction;
(iv) detection of wood destroying insects such as termites and wood borers;
(v) the operation of fireplaces and chimneys;
(vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(vii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(viii) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
(ix) a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
(x) a review of environmental or health or biological risks such as toxic mould;
(xi) whether the building complies with the provision of any building act, code regulation(s) or by-laws; and
(xii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone. Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.
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TERMS AND CONDITIONS

Important Information Regarding the Scope and Limitations of Inspection and this Report: Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

1. **This report is not an all encompassing report dealing with the building or property 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 or property inspected. This Report attempts to assist in judging a building or property according to its age and level of maintenance and in providing relative comparisons. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law or, as a warranty or an insurance policy against problems developing with the building or property in the future. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2. **Only areas to which reasonable access is available were inspected.** The Australian Standard 4349.1 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

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 (eg. 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 or systems; 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; free or pay television cables or reception systems; 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. (Such matters may upon request be covered under the terms of a Special-purpose Property Report.)
4. **ASBESTOS, LEAD AND MOULDS DISCLAIMER:** No inspection for asbestos, lead or mould was carried out at the property and no report on the presence or absence of them 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 Additional Comments 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 until the early 90s may contain some Asbestos. Sheetings 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 importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheetings or products containing Asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert. Lead-based paints may be present in the building or property. Further investigation would be required to determine if lead-based products are present. Special precautions need to be taken where lead products are disturbed and further advice should be sought from suitable experts. 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 Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you 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 Health Department or a qualified expert such as an Industry Hygienist.

5. **Estimating Disclaimer:** This report does not provide any estimates on repair or remedial works. We recommend you consult a licenced builder to give an estimate on any works required.

6. **DISCLAIMER OF LIABILITY:** 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). No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

7. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part does so at their own risk.

**DEFINITIONS**

- **Acceptable** - The item or area inspected appears to be in sound condition without any significant visible defects taking into account the apparent age of the structure and those aspects capable of visual inspection without purporting to comment on aspects not visible to the inspector.
- **Above Average** - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.
- **Average** - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with structures of similar age or construction.
- **Below Average** - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.
- **Fair** - The item or area inspected exhibits some minor defects, minor damage or deterioration and may require some minor repairs of maintenance.
- **Poor** - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.
PROPERTY DESCRIPTION

Property Type:

Commercial and Industrial Property, single-tenancy.

Building type:

Single-storey, brick structure building.

Overall Condition:

Noted to be in average condition.

Important Note: The building and/or property rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

SUMMARY OF AREAS INSPECTED

Location:

3B Smalls Road
RYDE NSW 2112

Important Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at “High Risk” due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

Summary of Areas considered to be High Risk that were Not Inspected/Not Accessible or Inspection Impaired and where access should be gained:

None noted at this time.

Important Note: Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

GENERAL INSPECTION RESTRICTIONS

Description of Restrictions:

1. None noted at the time of the inspection.
PROPERTY SITES INSPECTED

Internal Elements:
Type & Condition:
• Not applicable

External Building Elements:
Type & Condition:
• Not applicable

Garage/Carport:
Type & Condition:
• Not applicable

Yard/Landscaping Elements:
Type & Condition:
• Noted to be in average condition

Fences /Gates/Boundary Walls:
Type & Condition:
• Leaning brick post adjacent to the gate at the south entrance, right side. See photo 6
• Cracking in the brick post adjacent to the gate at the south entrance, right side. See photo 7
• **Cracking in the brick retaining wall at the rear end of the driveway. See photo 37-39**
• Leaning of the brick retaining wall at the rear of the driveway. See photo 43

Paths/Paved Areas Inside the Property Boundary:
Type & Condition:
• Cracking in the movement in the paving of the car spaces, car park 1. See photo 25
• Cracking in the paving in car park 1 adjacent to the second row of parking spaces. See photo 61, 62
• Cracking in the paving in car park 1 adjacent to the third row of parking spaces. See photo 63
• Cracking in the fourth row of the parking spaces from the right driveway, car park 1. See photo 64-66
• Poor condition of the paving adjacent to the temporary site planners, car park 1. See photo 70-72
• Cracking and damage in the paving of the front driveway, car park 1. See photo 81
• Cracking in the paving near the left gate. See photo 101-103
• Pothole and cracking in the paving of the driveway adjacent to car park 2. See photo 148, 149
• Cracking in the paving of the driveway in between the right and left sections of car park 2. See photo 158-160
• Poor condition of the car park 2 paving, rear right corner. See photo 167
• Cracking in the paving of car park 2, right side. See photo 169-171
• Cracking in the paving of car park 2, front side. See photo 177, 178
• Cracking in the paving of car park 3. See photo 201, 202
• Cracking in the paving of car park 3, front left corner. See photo 219-223

Swimming Pool and Surrounds:
Type & Condition:
• Not applicable

Driveway/Crossover:
Type & Condition:
• Cracking in the driveway at the south entrance of the site near the intersection with Query Road. See photo 3, 4
• Cracking and movement in the concrete paving of the driveway, car park 1. See photo 30-34
• Cracking in the concrete paving of the driveway, rear side. See photo 47
Kerbs/Gutters/Footpaths:
Type & Condition:

• Cracking in the kerb and gutter on the right side of the driveway at the south entrance to the site. See photo 8, 9
• Cracking and movement in the kerb and gutter on the left side of the driveway at the south entrance to the site. See photo 10
• Cracking in the kerb and gutter on the left side of the driveway. See photo 13
• Cracking in the kerb and gutter on the left side of the driveway, carpark 1. See photo 17
• Cracking in the kerb and gutter on the right side of the driveway, carpark 1. See photo 18-21
• Cracking in the kerb on the left side of the parking spaces, car park 1. See photo 26, 27
• Cracking in the kerb on the front side of car park 1. See photo 53, 54
• Cracking and movement in the kerb and gutter of car park 1, front side. See photo 57, 58
• Cracking in the kerb and gutter in the fourth row of the parking spaces from the right driveway, car park 1. See photo 67, 68
• Cracking in the kerb and gutter in front of car park 1 adjacent to the fourth row of parking spaces. See photo 73-75
• Cracking in the kerb and gutter in front of car park 1 adjacent to the fourth row of parking spaces. See photo 76
• Cracking in the kerb and gutter in rear of car park 1. See photo 77, 78
• Cracking in the kerb and gutter in rear of car park 1. See photo 79, 80
• Cracking in the kerb and gutter of the front driveway, rear side near the left entrance. See photo 91-93
• Cracking in the kerb and gutter of the front driveway, front side near the left entrance. See photo 94
• Cracking in the kerb and gutter on the right side of the left gate. See photo 104
• Cracking in the kerb and gutter on the left side of the left gate. See photo 105, 106
• Cracking in the gutter at approximately 20 metres from the front. See photo 110
• Substantial damage in the kerb on the right side of the left driveway at approximately 20 metres from the front. See photo 111-114
• Cracking in the kerb and gutter on the left side of the left driveway. See photo 115
• Cracking in the kerb and gutter on the right side of the left driveway. See photo 116
• Cracking in the kerb adjacent to the parking spaces on the left side of the left driveway. See photo 119-124
• Cracking in the kerb adjacent to the parking spaces on the left side of the left driveway. See photo 125
• Damage in the kerb and pit lid on the right side of the left driveway. See photo 126
• Cracking in the kerb and gutter on the right side of the driveway. See photo 129-131
• Cracking in the kerb and gutter on the left side of the driveway. See photo 132, 133
• Damage in the drainage pit lid on the left side of the driveway at approximately 80 metres from the front. See photo 134
• Damage in the drain pit lid on the right side of the driveway at approximately 120 metres from the front. See photo 140
• Movement and cracking in the kerb at the rear left corner of the driveway. See photo 145, 146
• Cracking in the kerb and gutter in front of the driveway. See photo 150-152
• Cracking in the kerb and gutter in rear of the driveway. See photo 153-155
• Cracking in the kerb and gutter of car park 2, front right corner. See photo 164, 165
• Cracking in the kerb on the rear side of car park 2. See photo 172-174
• Cracking in the kerb on the front side of car park 2. See photo 175, 176
• Poor condition of the kerb of the middle driveway, car park 3. See photo 192-196
• Damage in the kerb and paving of car park 3, front right corner. See photo 199
• Poor condition of the kerb of car park 3, front side. See photo 200
• Cracking and damage in the kerb on the right side of car park 3. See photo 203-206
• Cracking and damage in the kerb on the rear side of car park 3. See photo 207-209
• Poor condition of the kerb in car park 3. See photo 213-215
• Damage in the kerb and gutter of car park 3, left side. See photo 216
Roadway:
Type & Condition:

Drainage - Surface Water:
Type & Condition:
  • Not inspected

Important Notes: The site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

Services:
Type & Condition:
  • Not inspected.

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and no comments are made to electrical or plumbing. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

DEFECT ASSESSMENT

MINOR DEFECTS:

1. Cracking in the driveway at the south entrance of the site near the intersection with Query Road. See photo 3, 4
2. Leaning brick post adjacent to the gate at the south entrance, right side. See photo 6
3. Cracking in the brick post adjacent to the gate at the south entrance, right side. See photo 7
4. Cracking in the kerb and gutter on the right side of the driveway at the south entrance to the site. See photo 8, 9
5. Cracking and movement in the kerb and gutter on the left side of the driveway at the south entrance to the site. See photo 10
6. Cracking in the kerb and gutter on the left side of the driveway. See photo 13
7. Cracking in the kerb and gutter on the left side of the driveway, carpark 1. See photo 17
8. Cracking in the kerb and gutter on the right side of the driveway, carpark 1. See photo 18-21
9. Cracking in the movement in the paving of the car spaces, car park 1. See photo 25
10. Cracking in the kerb on the left side of the parking spaces, car park 1. See photo 26, 27
11. Cracking and movement in the concrete paving of the driveway, car park 1. See photo 30-34
12. Cracking in the brick retaining wall at the rear end of the driveway. See photo 37-39
13. Leaning of the brick retaining wall at the rear of the driveway. See photo 43
14. Cracking in the concrete paving of the driveway, rear side. See photo 47
15. Cracking in the kerb on the front side of car park 1. See photo 53, 54
16. Cracking and movement in the kerb and gutter of car park 1, front side. See photo 57, 58
17. Cracking in the paving in car park 1 adjacent to the second row of parking spaces. See photo 61, 62
18. Cracking in the paving in car park 1 adjacent to the third row of parking spaces. See photo 63
19. Cracking in the fourth row of the parking spaces from the right driveway, car park 1. See photo 64-66
20. Cracking in the kerb and gutter in the fourth row of the parking spaces from the right driveway, car park 1. See photo 67, 68
21. Poor condition of the paving adjacent to the temporary site planners, car park 1. See photo 70-72
22. Cracking in the kerb and gutter in front of car park 1 adjacent to the fourth row of parking spaces. See photo 73-75
23. Cracking in the kerb and gutter in front of car park 1 adjacent to the fourth row of parking spaces. See photo 76
24. Cracking in the kerb and gutter in rear of car park 1. See photo 77, 78
25. Cracking in the kerb and gutter in rear of car park 1. See photo 79, 80
26. Cracking and damage in the paving of the front driveway, car park 1. See photo 81
27. Cracking in the kerb and gutter of the front driveway, rear side near the left entrance. See photo 91-93
28. Cracking in the kerb and gutter of the front driveway, front side near the left entrance. See photo 94
29. Cracking in the paving near the left gate. See photo 101-103
30. Cracking in the kerb and gutter on the right side of the left gate. See photo 104
31. Cracking in the kerb and gutter on the left side of the left gate. See photo 105, 106
32. Cracking in the gutter at approximately 20 metres from the front. See photo 110
33. Substantial damage in the kerb on the right side of the left driveway at approximately 20 metres from the front. See photo 111-114
34. Cracking in the kerb and gutter on the left side of the left driveway. See photo 115
35. Cracking in the kerb and gutter on the right side of the left driveway. See photo 116
36. Cracking in the kerb adjacent to the parking spaces on the left side of the left driveway. See photo 119-124
37. Cracking in the kerb adjacent to the parking spaces on the left side of the left driveway. See photo 125
38. Damage in the kerb and pit lid on the right side of the left driveway. See photo 126
39. Cracking in the kerb and gutter on the right side of the driveway. See photo 129-131
40. Cracking in the kerb and gutter on the left side of the driveway. See photo 132, 133
41. Damage in the drainage pit lid on the left side of the driveway at approximately 80 metres from the front. See photo 134
42. Damage in the drain pit lid on the right side of the driveway at approximately 120 metres from the front. See photo 140
43. Movement and cracking in the kerb at the rear left corner of the driveway. See photo 145, 146
44. Pothole and cracking in the paving of the driveway adjacent to car park 2. See photo 148, 149
45. Cracking in the kerb and gutter in front of the driveway. See photo 150-152
46. Cracking in the kerb and gutter in rear of the driveway. See photo 153-155
47. Cracking in the paving of the driveway in between the right and left sections of car park 2. See photo 158-160
48. Cracking in the kerb and gutter of car park 2, front right corner. See photo 164, 165
49. Poor condition of the car park 2 paving, rear right corner. See photo 167
50. Cracking in the paving of car park 2, right side. See photo 169-171
51. Cracking in the kerb on the rear side of car park 2. See photo 172-174
52. Cracking in the kerb on the front side of car park 2. See photo 175, 176
53. Cracking in the paving of car park 2, front side. See photo 177, 178
54. Poor condition of the kerb of the middle driveway, car park 3. See photo 192-196
55. Damage in the kerb and paving of car park 3, front right corner. See photo 199
56. Poor condition of the kerb of car park 3, front side. See photo 200
57. Cracking in the paving of car park 3. See photo 201, 202
58. Cracking and damage in the kerb on the right side of car park 3. See photo 203-206
59. Cracking and damage in the kerb on the rear side of car park 3. See photo 207-209
60. Poor condition of the kerb in car park 3. See photo 213-215
61. Damage in the kerb and gutter of car park 3, left side. See photo 216
62. Cracking in the paving of car park 3, front left corner. See photo 219-223

Important Note: Per AS.4349.1 clause 4.2.4.2, minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of a normal ongoing maintenance.

MAJOR DEFECTS:

1. None noted at the time of the inspection.

Important Note: Per AS.4349.1 clause 4.2.4.1, where a major defect is mentioned in the report, it should be clearly described, including a general statement as to any observed minor defects arising from that major defect, and an explanation given as to why it is a major defect, along with its specific locations. This will allow the client and others, as necessary, to locate the major defect and its consequent minor defect, to be aware of the justification for it being reported as a major defect and to be able to estimate the extent of the repairs likely to be required.
SAFETY ISSUES:

1. None noted at the time of the inspection.

Important Note: Per AS.4349.1 Clause 4.2.4.3, the report shall identify any observed item that may constitute a present or imminent serious safety hazard.

Yours faithfully

Michael Burford

AUSTRALIAN DILAPIDATIONS
Office: 1800 Dilaps (345 277)
Email: info@ausdilaps.com.au
EXISTING CAR-PARKS and DRIVEWAYS
3B SMALLS ROAD, RYDE

Sign for 3B Smalls Road at the south entrance of the site near the intersection with Query Road.

Driveway at the south entrance of the site, near the intersection with Query Road.

Cracking in the driveway at the south entrance of the site near the intersection with Query Road.
Figure: 0004
Cracking in the driveway at the south entrance of the site near the intersection with Query Road.

Figure: 0005
Gate at the south entrance of the site near the intersection with Query Road.

Figure: 0006
Leaning brick post adjacent to the gate at the south entrance, right side.
Figure: 0007
Cracking in the brick post adjacent to the gate at the south entrance, right side.

Figure: 0008
Cracking in the kerb and gutter on the right side of the driveway at the south entrance to the site.

Figure: 0009
Cracking in the kerb and gutter on the right side of the driveway at the south entrance to the site.
Figure: 0010

Cracking and movement in the kerb and gutter on the left side of the driveway at the south entrance to the site.

Figure: 0011

Drain pit on the right side of the driveway at approximately 5 metres from the front corner.

Figure: 0012

Kerb and gutter on the right side of the driveway.
Figure: 0013
Cracking in the kerb and gutter on the left side of the driveway.

Figure: 0014
General view of the front driveway of carpark 1.

Figure: 0015
Pipes and services on the front side of carpark 1.
Figure: 0016

Pipes and services on the front side of carpark 1.

Figure: 0017

Cracking in the kerb and gutter on the left side of the driveway, carpark 1.

Figure: 0018

Cracking in the kerb and gutter on the right side of the driveway, carpark 1.
Figure: 0019
Cracking in the kerb and gutter on the right side of the driveway, carpark 1.

Figure: 0020
Cracking in the kerb and gutter on the right side of the driveway, carpark 1.

Figure: 0021
Cracking in the kerb and gutter on the right side of the driveway, carpark 1.
Figure: 0022
General view of the parking spaces, left side of the driveway, car park 1.

Figure: 0023
General view of the parking spaces, left side of the driveway, car park 1.

Figure: 0024
General view of the parking spaces, left side of the driveway, car park 1.
Figure: 0025
Cracking in the movement in the paving of the car spaces, car park 1.

Figure: 0026
Cracking in the kerb on the left side of the parking spaces, car park 1.

Figure: 0027
Cracking in the kerb on the left side of the parking spaces, car park 1.
Figure: 0028
Trees on the right side of the driveway.

Figure: 0029
Driveway looking towards the rear at approximately 20 metres from the front corner.

Figure: 0030
Cracking and movement in the concrete paving of the driveway, car park 1.
Figure: 0031
Cracking and movement in the concrete paving of the driveway, car park 1.

Figure: 0032
Cracking and movement in the concrete paving of the driveway, car park 1.

Figure: 0033
Cracking and movement in the concrete paving of the driveway, car park 1.
Figure: 0034
Cracking and movement in the concrete paving of the driveway, car park 1.

Figure: 0035
Brick retaining wall at the rear end of the driveway.

Figure: 0036
Brick retaining wall at the rear end of the driveway.
Figure: 0037
Cracking in the brick retaining wall at the rear end of the driveway.

Figure: 0038
Cracking in the brick retaining wall at the rear end of the driveway.

Figure: 0039
Cracking in the brick retaining wall at the rear end of the driveway.
Figure: 0040

General view of the driveway looking from the rear.

Figure: 0041

Kerb and gutter on the left side of the driveway at the rear.

Figure: 0042

Kerb and gutter on the left side of the driveway at the rear.
Figure: 0043
Leaning of the brick retaining wall at the rear of the driveway.

Figure: 0044
General view of the driveway looking towards the front, at approximately 10 metres from the rear corner.

Figure: 0045
Trees and vegetation of the site looking towards the left from the rear side of the driveway.
Figure: 0046
Trees and vegetation of the site looking towards the left from the rear side of the driveway.

Figure: 0047
Cracking in the concrete paving of the driveway, rear side.

Figure: 0048
Drain pit on the rear side of the driveway.
CAR PARK 1

General view of car park 1.

Trees and vegetation on the front side of car park 1.

Trees and vegetation on the front side of car park 1.
Figure: 0052
Trees and vegetation on the front side of car park 1.

Figure: 0053
Cracking in the kerb on the front side of car park 1.

Figure: 0054
Cracking in the kerb on the front side of car park 1.
Figure: 0055
General view of the front driveway of car park 1, looking towards the left.

Figure: 0056
General view of the front driveway of car park 1, looking towards the right.

Figure: 0057
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Cracking and movement in the kerb and gutter of car park 1, front side.

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Cracking in the paving in car park 1 adjacent to the second row of parking spaces.

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Cracking in the fourth row of the parking spaces from the right driveway, car park 1.

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Cracking in the fourth row of the parking spaces from the right driveway, car park 1.
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Poor condition of the paving adjacent to the temporary site planners, car park 1.

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Cracking and damage in the kerb and gutter in the front driveway, car park 1.

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Cracking in the kerb and gutter of the front driveway, rear side near the left entrance.

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Cracking in the kerb adjacent to the parking spaces on the right side of the left driveway.
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Cracking in the kerb and gutter on the right side of the driveway.

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CAR PARK 2
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Pothole and cracking in the paving of the driveway adjacent to car park 2.

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Cracking in the kerb and gutter in rear of the driveway.

Figure: 0155
Cracking in the kerb and gutter in rear of the driveway.

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Cracking in the kerb on the rear side of car park 2.

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Cracking in the kerb on the rear side of car park 2.
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Cracking in the kerb on the front side of car park 2.

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Cracking in the kerb on the front side of car park 2.

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**CAR PARK 3**

Middle driveway on the right side of car park 3, looking towards the front.

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Trees on the side of the middle driveway of car park 3.
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Trees on the side of the middle driveway of car park 3.

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Trees on the side of the middle driveway of car park 3.

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Trees on the right side of the middle driveway, car park 3.

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Trees on the right side of the middle driveway, car park 3.

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Front end of the middle driveway of car park 3.

Figure: 0191
Front end of the middle driveway of car park 3.

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Poor condition of the kerb of the middle driveway, car park 3.

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Poor condition of the kerb of the middle driveway, car park 3.

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Poor condition of the kerb of the middle driveway, car park 3.
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Poor condition of the kerb of the middle driveway, car park 3.

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Cracking in the paving of car park 3.
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Cracking in the paving of car park 3.

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Cracking and damage in the kerb on the right side of car park 3.

Figure: 0204
Cracking and damage in the kerb on the right side of car park 3.
Figure: 0205
Cracking and damage in the kerb on the right side of car park 3.

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Cracking and damage in the kerb on the right side of car park 3.

Figure: 0207
Cracking and damage in the kerb on the rear side of car park 3.
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Cracking and damage in the kerb on the rear side of car park 3.

Figure: 0209
Cracking and damage in the kerb on the rear side of car park 3.

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General view of car park 3 looking from the rear right corner.
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General view of car park 3 looking from the rear left corner.

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General view of car park 3 looking from the rear left corner.

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Poor condition of the kerb in car park 3.
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Poor condition of the kerb in car park 3.

Figure: 0215
Poor condition of the kerb in car park 3.

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Damage in the kerb and gutter of car park 3, left side.
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General view of the entrance ramp of car park 3.

Figure: 0218
General view of the entrance ramp of car park 3.

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Cracking in the paving of car park 3, front left corner.
Figure: 0220
Cracking in the paving of car park 3, front left corner.

Figure: 0221
Cracking in the paving of car park 3, front left corner.

Figure: 0222
Cracking in the paving of car park 3, front left corner.
Figure: 0223
Cracking in the paving of car park 3, front left corner.

Figure: 0224
General view of car park 3 looking from the front left corner.