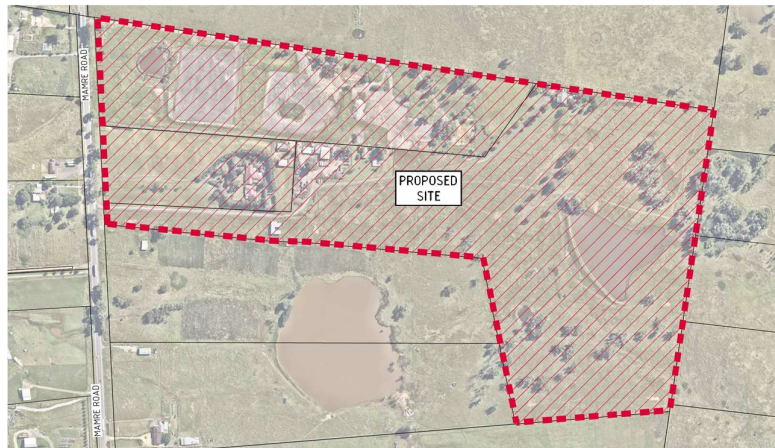


DILAPIDATION REPORT

Yiribana Logistics Estaste East – Stage 1 Works (754-786 Mamre Road, Kemps Creek NSW 2178)



Report Date:

1 Nov 2023

Revision:

Rev 00

Prepared By:

Zacharia Youssef
(Project Manager at
Burton Contractors)

Inspection Date:

1 Nov 2023

Contents

1	Development Consent Requirements	3
2	Existing Condition	3
3	Methodology and Access	3
4	Record of Inspection (also refer to Photographic Record)	4
5	Condition of Report	6
6	Appendix A – Photographic Record.....	6

1 Development Consent Requirements

1.1 This Dilapidation Report has been prepared as required in the Development Consent (dated 22 September 2023 – File: EF 20/30129) Section A13(b) *“prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths).”*

1.2 Development Consent Section A13(c) requires the client is to *“submit a copy of the dilapidation report to the Planning Secretary and TfNSW ”* before the commencement of works.

2 Existing Condition

2.1 The assets are in a serviceable condition with the usual wear and deterioration which is usually fixed during planned maintenance.

3 Methodology and Access

3.1 During our site inspections we observe the subject property and/or assets in view from safely accessible ground levels.

3.2 Site inspections do not include moving or altering leaf litter, coverings, objects, parked cars, stored goods, or the like, in any way, to observe condition of property and/or assets.

3.3 We may or may not take photographs of areas and/or assets in view where we deem it unsafe to do so or we consider it may compromise the privacy and intellectual property of persons and/or organisations.

3.4 Our photographs are provided in pdf format within our reports for ease of reference only. JPEG copies of photographs taken at view are provided to clients for detailed view and these should be referred to in all instances where assessment of asset condition is required.

3.5 Our site surveys are done in natural lighting conditions.

3.6 When assessing any damage to structures and assets we do not use crack gauges or other measuring devices.

3.7 We do not provide sketched floor plans with marked locations of photographs taken at view.

3.8 We may document areas in view, often referred to as ‘general view’ to provide context to locations where it is practical and safe to do so without compromising privacy and intellectual property of persons and/or organisation.

Photographic record

3.9 See Annexure

Access

3.10 Inspection of private and public assets is limited to safely accessible areas.

4 Record of Inspection (also refer to Photographic Record)

4.1 The orientation is descriptive to simplify commentary about the public assets. It may not be the actual geographical or magnetic orientation.

4.2 Mamre Road

Item	Description	Photo no.
4.2.1	North of site gate entry and photo taken facing south - Southbound verge had overgrown vegetation.	1
4.2.2	North of site gate entry and photo taken facing south - Spray seal stripped on shoulder. Road pavement and line marking in general condition.	2
4.2.3	North of site gate entry and photo taken facing south - Two signage poles with missing signage plate.	3
4.2.4	North of site gate entry and photo taken facing south – Section of guardrail adjacent to northbound lane has been previously replaced. Road pavement and line marking in general condition. Median Raised Road Pavement Marker (RRPM) missing.	4
4.2.5	North of site gate entry and photo taken facing south – Guardrail adjacent to northbound lane.	5
4.2.6	North of site gate entry and photo taken facing south – Guardrail adjacent to northbound lane. Road pavement and line marking in general condition.	6
4.2.7	North of site gate entry and photo taken facing south – Northern guardrail end terminal adjacent to northbound lane.	7
4.2.8	North of site gate entry and photo taken facing south – Southern guardrail end terminal adjacent to northbound lane.	8
4.2.9	North of site gate entry and photo taken facing south – Northern guardrail end terminal adjacent to southbound lane.	9
4.2.10	North of site gate entry and photo taken facing south – Section of guardrail adjacent to southbound lane has been previously replaced. Also, damaged post at the guardrail connection between old and new.	10
4.2.11	North of site gate entry and photo taken facing south – Guardrail adjacent to southbound lane.	11
4.2.12	North of site gate entry and photo taken facing south – Driveway between northbound lane and gate.	12
4.2.13	North of site gate entry and photo taken facing north – Southern guardrail end terminal adjacent to southbound lane.	13

4.2.14	North of site gate entry and photo taken facing north – Northern guardrail end terminal adjacent to northbound lane. Stripping of spray seal.	14
4.2.15	North of site gate entry and photo taken facing south – Road pavement and line marking in general condition.	15
4.2.16	North of site gate entry and photo taken facing south – Driveway pavement between southbound lane and gate in poor condition. No grass in verge.	16
4.2.17	North of site gate entry and photo taken facing south – Road pavement and line marking in general condition.	17
4.2.18	North of site gate entry and photo taken facing south – No grass in verge adjacent to southbound lane.	18
4.2.19	North of site gate entry and photo taken facing south – Road pavement and line marking in general condition.	19
4.2.20	North of site gate entry and photo taken facing south – Driveway pavement between southbound lane and gate in poor condition. No grass in verge.	20
4.2.21	South of site gate entry and photo taken facing south – Robar letter box fallen. Spray seal stripped in shoulder. Road pavement and line marking in general condition.	21
4.2.22	South of site gate entry and photo taken facing south – Driveway pavement between southbound lane and gate in poor condition. No grass in verge.	22
4.2.23	South of site gate entry and photo taken facing south – Spray seal stripped in shoulder.	23
4.2.24	South of site gate entry and photo taken facing south – Road pavement and line marking in general condition.	24
4.2.25	South of site gate entry and photo taken facing south – Road pavement and line marking in general condition.	25
4.2.26	South of site gate entry and photo taken facing south – Trench through existing road pavement.	26
4.2.27	South of site gate entry and photo taken facing south – Guardrail adjacent to southbound and northbound lanes.	27
4.2.28	South of site gate entry and photo taken facing south – Northern guardrail end terminal adjacent to northbound lane.	28
4.2.29	South of site gate entry and photo taken facing south – Guardrail adjacent to northbound lane.	29
4.2.30	South of site gate entry and photo taken facing south – Southern end terminal guardrail adjacent to northbound lane.	30
4.2.31	South of site gate entry and photo taken facing south – Northern guardrail end terminal adjacent to southbound lane.	31

4.2.32	South of site gate entry and photo taken facing south – Guardrail adjacent to southbound lane.	32
4.2.33	South of site gate entry and photo taken facing south – Guardrail adjacent to southbound lane.	33
4.2.34	South of site gate entry and photo taken facing south – Southern guardrail end terminal adjacent to southbound lane.	34
4.2.35	South of site gate entry and photo taken facing south – Southern guardrail end terminal adjacent to northbound lane.	35
4.2.36	South of site gate entry and photo taken facing north – Trench through exiting road pavement.	36
4.2.37	South of site gate entry and photo taken facing north – Shoulder and verge adjacent to northbound lane. Trench through exiting road pavement.	37
4.2.38	South of site gate entry and photo taken facing north – Driveway pavement off northbound lane in poor condition and gate damaged.	38
4.2.39	South of site gate entry and photo taken facing north – Driveway pavement off northbound lane in poor condition.	39

5 Condition of Report

5.1 This Report does not apply to inaccessible areas or work carried out after the date of this inspection.

5.2 Defects and liabilities may exist in areas not inspected.

6 Appendix A – Photographic Record

Refer to following pages for photographic record.

754-786 Mamre Road, Kemps Creek NSW 2178



Photo 1.jpg

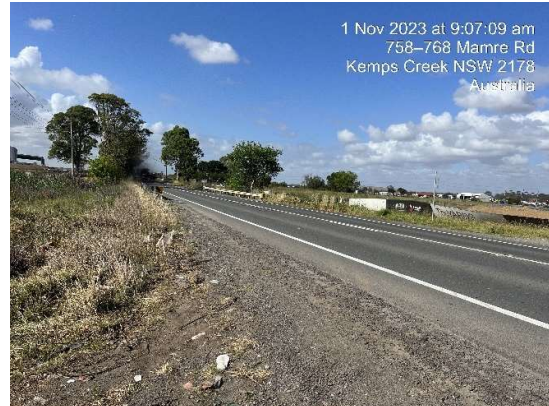


Photo 2.jpg



Photo 3.jpg



Photo 4.jpg



Photo 5.jpg



Photo 6.jpg



Photo 7.jpg



Photo 8.jpg



Photo 9.jpg



Photo 10.jpg



Photo 11.jpg

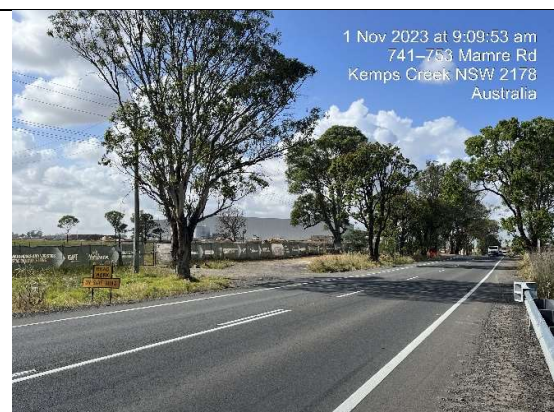


Photo 12.jpg



Photo 13.jpg



Photo 14.jpg



Photo 15.jpg



Photo 16.jpg



Photo 17.jpg

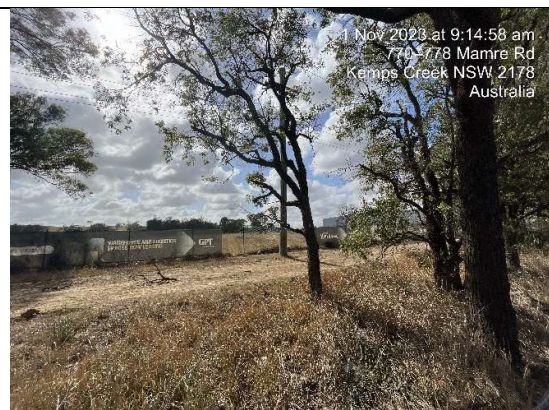


Photo 18.jpg



Photo 19.jpg



Photo 20.jpg



Photo 21.jpg



Photo 22.jpg



Photo 23.jpg



Photo 24.jpg



Photo 25.jpg



Photo 26.jpg



Photo 27.jpg



Photo 28.jpg



Photo 29.jpg



Photo 30.jpg



Photo 31.jpg



Photo 32.jpg



Photo 33.jpg



Photo 34.jpg



Photo 35.jpg



Photo 36.jpg



Photo 37.jpg



Photo 38.jpg



Photo 39.jpg