

DILAPIDATION REPORT

Of the

Council Assets/Public Infrastructure

Adjacent to the proposed development at:

**WATERLOO STATION
COPE STREET**

Prepared For:

**JOHN HOLLAND PTY LTD
LEVEL 3, 65 PIRRAMA ROAD
PYRMONT NSW 2009**

Prepared By:

DEMLAKIAN CONSULTING ENGINEERS

24 January 2023

SYDNEY • LONDON • BRISBANE



1.0 INTRODUCTION

Demlakian Consulting Engineers were engaged to carry out a visual and non-destructive inspection of the Council assets/public infrastructure on Cope Street, Wellington Street and Botany Road in the indicated locations as illustrated in the Key Plan in Appendix A and prepare a dilapidation report.

The purpose of the inspection and report is to document and record the general condition of the roadway, kerb, gutter, driveway, footpaths, street signs or any other Council assets in the vicinity of the proposed development and site access.

Our inspection was carried out by a suitably qualified engineer from our firm on 9 January 2022.

Please note that this report should be read in conjunction with the 'Conditions of Report' in section 3.0 and similarly, we have attached the accompanying photos in Appendix A, both located at the rear of this report.

2.0 THE INSPECTION

The Council assets inspected are located to the South, East and West of the Waterloo Station project.

Cope Street was blocked off as a part of the project site, therefore inspection of the road and the footpath on the Western side of Cope Street were not carried out.

Furthermore, the footpath on the Northern side of Wellington Road was also partially blocked off. These areas were also not inspected.

This report is based on a visual inspection only, performed at ground level.

The photographs are generally in chronological order and follow on from the previous photograph.

The council property outside Waterloo Station Project was visually examined and photographs taken of the overall condition and any damage to the roadway, kerb, gutter, footpaths, street signs and any other council assets in the vicinity of the proposed development.



3.0 SUMMARY OF OBSERVATIONS

The Cope Street footpath was mostly concrete pavement with some parts being asphalt. Generally, the footpath was in good conditions with some minor cracking to a few pavers. A few of boundary mesh fences of the properties on Cope Street were bowed or bent. Damage was observed in the form of delaminated bricks on 215 Cope Street.

Wellington Street, between Cope Street and Botany Road, was generally in good condition, except for the driveway, footpath, kerb and road pavement adjacent to the driveway which were severely cracked. There was a depression in the driveway which had been filled. The driveway is the truck entrance to the active construction site for the Waterloo Station project.

Botany road, adjacent to the Waterloo Station project, has an asphalt footpath. Botany Road footpath and kerb and gutter was generally in good condition with some minor cracking to the footpath in marginal locations.

4.0 CONDITIONS OF REPORT

This report is prepared for the exclusive use of the Client and may not be copied in part or in full without the prior written consent of Demlakian Consulting Engineers.

This report is prepared solely to address the issues specified in section 1.0 of the report and may not be suitable for any other purpose.

Please note that whilst every effort has been made to capture all relevant features, various items which may be obscured or concealed may not be included.

Site inspection are visual and non-destructive in nature and therefore the observations made in this report do not include degradation of unexposed components.

If any concern exists for any of the above exclusions, then further investigation in greater depth may be required.

Yours faithfully,

Marek Blaszcakiewicz
MEng, Grad DipBus, MIEAust, CEng, NER, RPEQ
Director
DEMLAKIAN CONSULTING ENGINEERS



APPENDIX A

Key Plan





APPENDIX B

Photographs



PHOTO 1

(Photo showing start point of dilapidation inspection in line of the Waterloo Congregation Church, circled in red, on Cope Street)



PHOTO 2

(Overview of Cope Street footpath from start point facing North)



PHOTO 3
(Overview of footpath adjacent 213-215 Cope Street)



PHOTO 4
(Photo showing condition of boundary fence of 213-215 Cope Street)



PHOTO 5

(Photo showing mesh boundary fence with timber posts on 213-215 Cope Street)



PHOTO 6

(Photo showing natural turf and footpath adjacent to 213-215 Cope Street)



PHOTO 7

(Overview of footpath adjacent 213-215 Cope Street)



PHOTO 8

(Overview of uneven footpath adjacent 215 Cope Street)



PHOTO 9

(Overview of uneven footpath adjacent 215 Cope Street)



PHOTO 10

(Photo showing delaminated bricks on 215 Cope Street)



PHOTO 11
(Overview of footpath adjacent 215 Cope Street)



PHOTO 12
(Overview of footpath and street facing façade of 215 Cope Street)



PHOTO 13
(Overview of footpath adjacent 215 Cope Street)



PHOTO 14
(Overview of footpath adjacent 215 Cope Street)

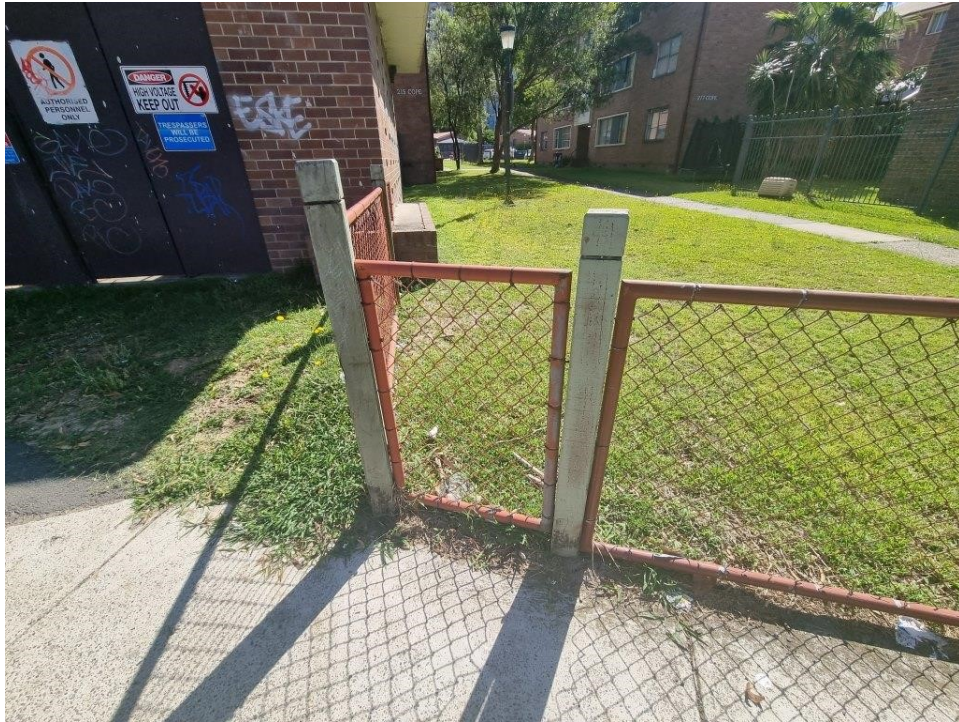


PHOTO 15

(Photo showing mesh boundary fence with timber posts of 215 Cope Street)



PHOTO 16

(Photo showing mesh boundary fence with timber posts of 215 Cope Street and adjacent footpath)



PHOTO 17

(Photo showing footpath adjacent to 215 Cope Street)



PHOTO 18

(Photo showing footpath adjacent to 215 Cope Street)



PHOTO 19

(Photo showing minor crack on footpath under gate to 215 Cope Street)



PHOTO 20

(Photo showing stained timber post and bent mesh panels adjacent gate of 215 Cope Street)



PHOTO 21

(Photo showing footpath adjacent to 215 Cope Street mailboxes)



PHOTO 22

(Photo showing footpath adjacent to 217 Cope Street mailboxes)



PHOTO 23

(Photo showing boundary fence adjacent to 215 Cope Street)



PHOTO 24

(Photo showing footpath adjacent to 215 Cope Street and boundary fence)



PHOTO 25

(Photo showing crack in footpath adjacent 219 Cope Street mailboxes)



PHOTO 26

(Photo showing crack in footpath adjacent 219 Cope Street mailboxes)



PHOTO 27

(Photo showing footpath adjacent 219 Cope Street mailboxes)



PHOTO 28

(Photo showing footpath adjacent 219 Cope Street and boundary fence)



PHOTO 29

(Photo showing footpath adjacent 219 Cope Street and boundary fence)



PHOTO 30

(Photo showing footpath adjacent 219 Cope Street and boundary fence)



PHOTO 31

(Photo showing footpath adjacent 219 Cope Street, boundary fence and electricity box)



PHOTO 32

(Photo showing footpath adjacent 219 Cope Street and boundary fence)



PHOTO 33

(Photo showing footpath adjacent 219 Cope Street, boundary fence and electricity box)



PHOTO 34

(Photo showing footpath adjacent 219 Cope Street, boundary fence and electricity box)



PHOTO 35

(Overview of Cope Street facing North from 219 Cope Street)



PHOTO 36

(Overview of footpath adjacent garage bay of 219 Cope Street)



PHOTO 37

(Overview of footpath adjacent garage bay of 219 Cope Street and boundary fence)



PHOTO 38

(Overview of footpath adjacent garage bay of 219 Cope Street and boundary fence)



PHOTO 39

(Overview of footpath adjacent garage bay of 219 Cope Street and boundary fence)

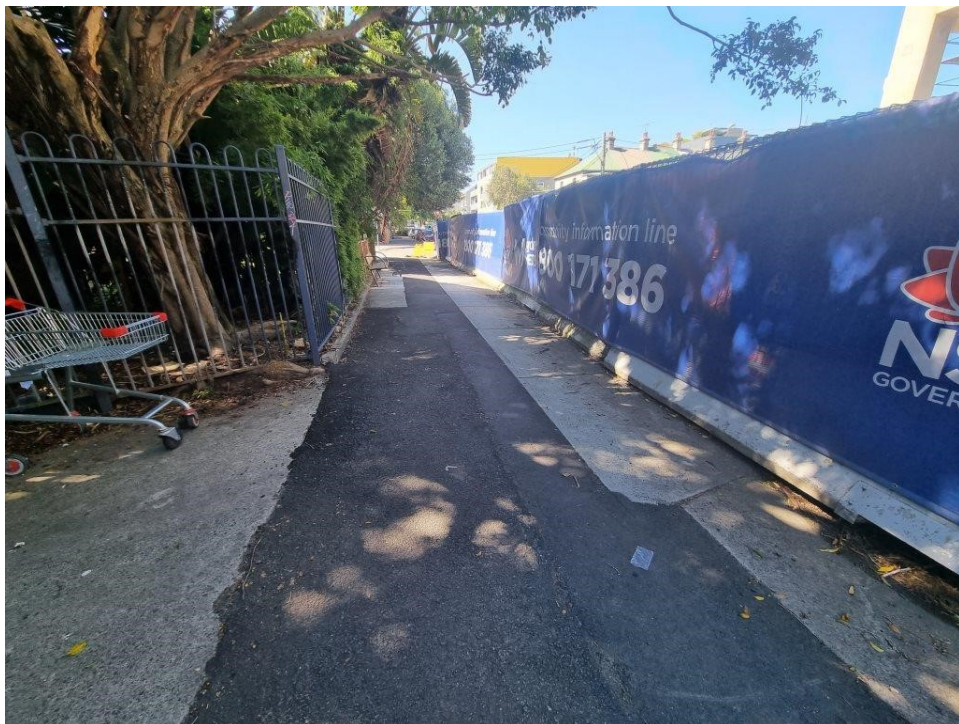


PHOTO 40

(Overview of footpath adjacent garage bay of 219 Cope Street and boundary fence)



PHOTO 41

(Photo showing crack in concrete hob below boundary fence of 113 Wellington Street adjacent 219 Cope Street)



PHOTO 42

(Overview of boundary fence of 113 Wellington Street)



PHOTO 43
(Overview of boundary fence of 113 Wellington Street)



PHOTO 44
(Overview of boundary fence of 113 Wellington Street)



PHOTO 45

(Overview of footpath, bench adjacent to 113 Wellington Street along Cope Street)



PHOTO 46

(Overview of footpath adjacent to 113 Wellington Street along Cope Street)



PHOTO 47

(Overview of footpath adjacent to 113 Wellington Street along Cope Street)



PHOTO 48

(Overview of footpath, bench adjacent to 113 Wellington Street along Cope Street)



PHOTO 49

(Overview of footpath, bench adjacent to 113 Wellington Street along Cope Street)

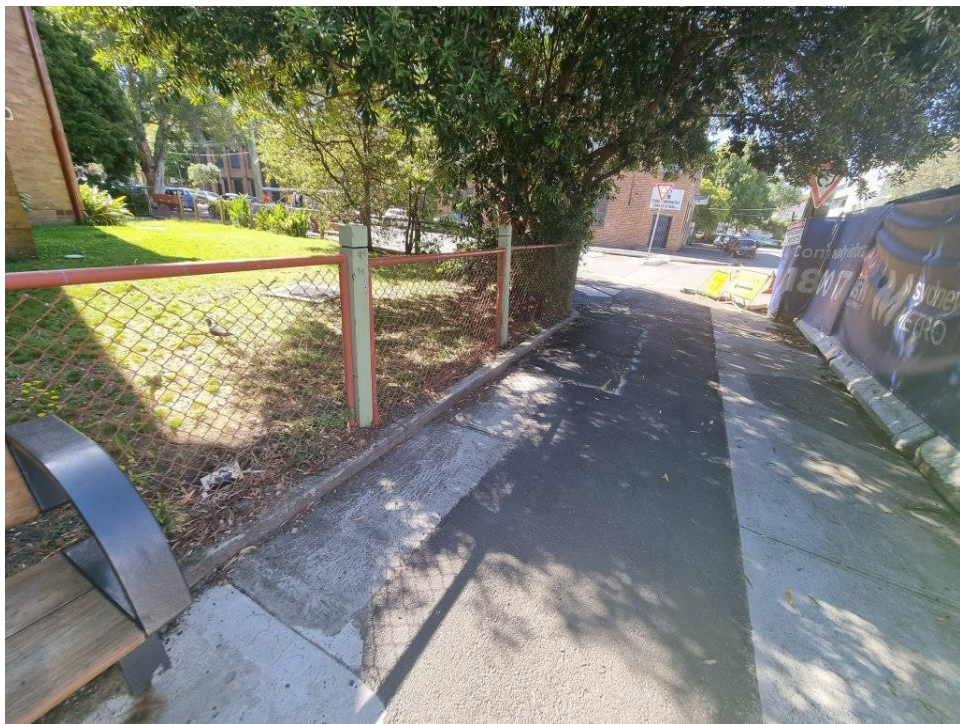


PHOTO 50

(Overview of footpath, bench adjacent to 113 Wellington Street along Cope Street and boundary fence)



PHOTO 51

(Overview of footpath adjacent to 113 Wellington Street along Cope Street)



PHOTO 52

(Overview of footpath adjacent to 113 Wellington Street in corner of Cope Street and Wellington Street)



PHOTO 53

(Overview of footpath adjacent to 113 Wellington Street in corner of Cope Street and Wellington Street)



PHOTO 54

(Overview of footpath adjacent to 113 Wellington Street in corner of Cope Street and Wellington Street)



PHOTO 55

(Photo showing bowed mesh fence of 113 Wellington Street in corner of Cope Street and Wellington Street)



PHOTO 56

(Photo showing bowed mesh fence of 113 Wellington Street in corner of Cope Street and Wellington Street)



PHOTO 57

(Photo showing Boundary Fence 113 Wellington Street in corner of Cope Street and Wellington Street)



PHOTO 58

(Photo showing roundabout intersection of Cope Street and Wellington Road)



PHOTO 59

(Photo showing blocked off road and footpath along Wellington Street and Cope Street)



PHOTO 60

(Photo showing footpath and kerb in the corner of Cope ad Street and Wellington Street)



PHOTO 61

(Photo showing footpath and cracked kerb in the corner of Cope ad Street and Wellington Street)



PHOTO 62

(Photo showing roundabout intersection of Cope street and Wellington Road)



PHOTO 63

(Photo showing roundabout intersection of Cope street and Wellington Road)

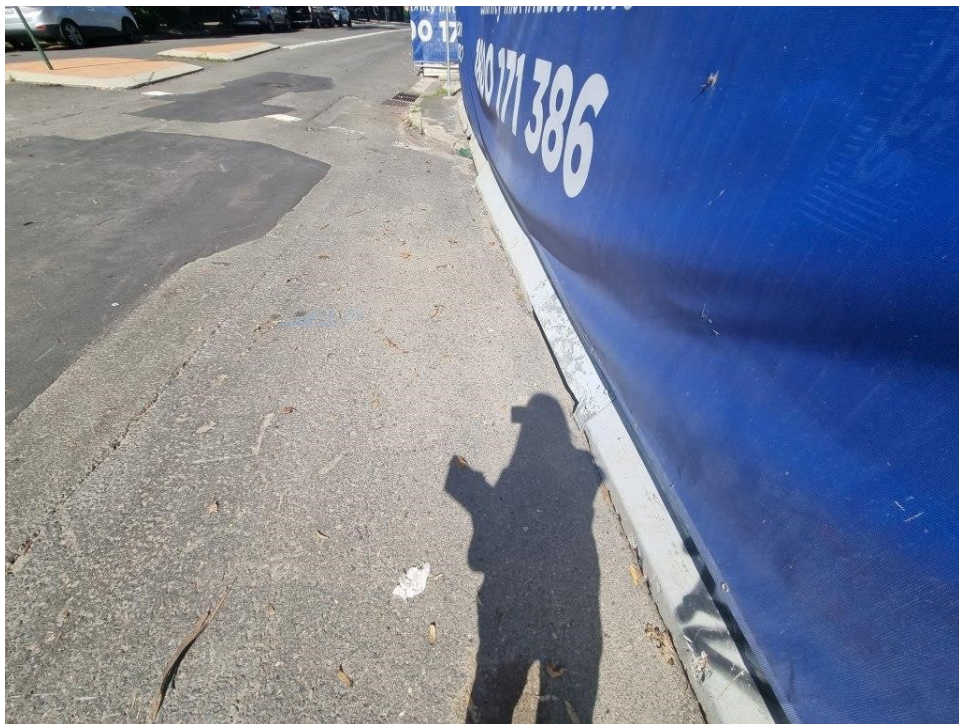


PHOTO 64

(Photo showing road along Wellington Street. Footpath has been blocked off)



PHOTO 65

(Photo showing roundabout intersection of Cope street and Wellington Road)

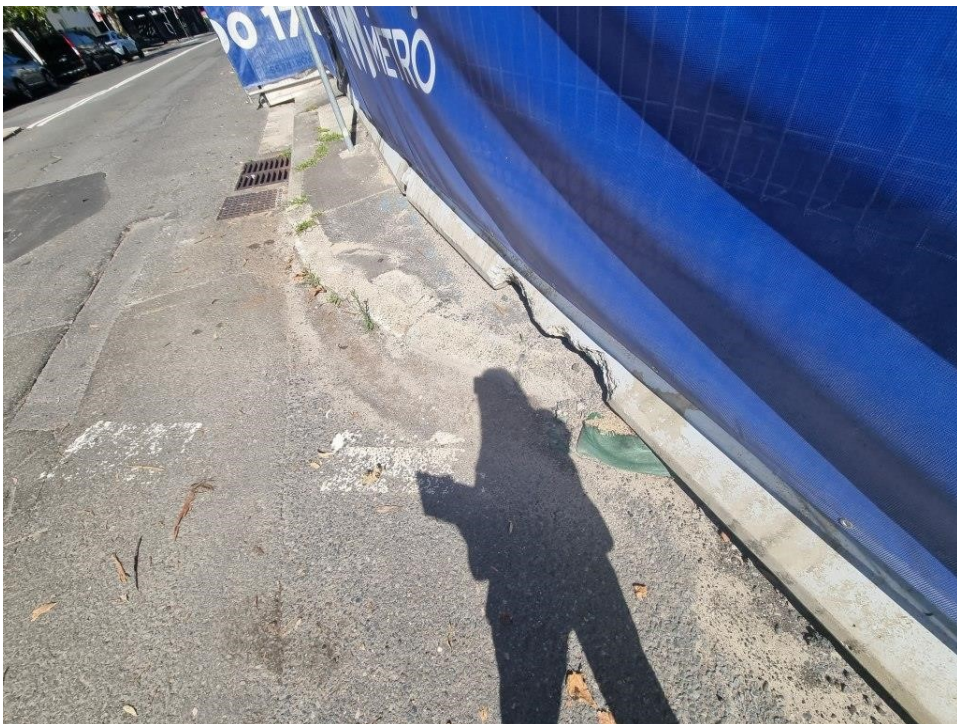


PHOTO 66

(Photo showing road along Wellington Street. Footpath has been blocked off)



PHOTO 67

(Photo showing cracked kerb on corner of Cope Street and Wellington Street)



PHOTO 68

(Photo showing cracked kerb on corner of Cope Street and Wellington Street)



PHOTO 69

(Photo showing road along Wellington Street. Footpath has been blocked off)



PHOTO 70

(Photo showing roundabout intersection of Cope Street and Wellington Street, stormwater inlet pit and cable pit)



PHOTO 71

(Photo showing stormwater inlet pit and cable pit adjacent roundabout intersection of Cope Street and Wellington Street)



PHOTO 72

(Photo showing footpath along Wellington Street. Footpath has been blocked off)



PHOTO 73

(Photo showing road along Wellington Street. Footpath has been blocked off)



PHOTO 74

(Photo showing driveway and footpath on Wellington Street)



PHOTO 75

(Photo showing road along Wellington Street. Footpath has been blocked off)



PHOTO 76

(Overview of footpath on Wellington Street)



PHOTO 77
(Overview of footpath on Wellington Street)



PHOTO 78
(Overview of footpath on Wellington Street)



PHOTO 79
(Overview of footpath on Wellington Street)



PHOTO 80
(Overview of footpath and road on Wellington Street)



PHOTO 81

(Overview of footpath and road on Wellington Street facing West)



PHOTO 82

(Photo showing cracks in kerb and gutter on Wellington Street)



PHOTO 83

(Photo showing cracks in kerb and gutter on Wellington Street)



PHOTO 84

(Overview of truck driveway into site on Wellington Street and footpath)



PHOTO 85

(Photo showing cracked footpath adjacent truck driveway on Wellington Street)



PHOTO 86

(Photo showing cracked footpath adjacent truck driveway on Wellington Street)



PHOTO 87

(Photo showing cracked footpath adjacent truck driveway on Wellington Street)



PHOTO 88

(Photo showing cracked footpath adjacent truck driveway on Wellington Street)



PHOTO 89

(Photo showing cracked footpath adjacent truck driveway on Wellington Street)



PHOTO 90

(Photo showing cracked footpath adjacent truck driveway on Wellington Street)



PHOTO 91

(Photo showing cracked road pavement adjacent kerb and gutter on Wellington Street adjacent site)



PHOTO 92

(Photo showing cracked footpath adjacent truck driveway on Wellington Street)



PHOTO 93

(Photo showing cracked footpath adjacent truck driveway on Wellington Street)



PHOTO 94

(Overview of footpath Wellington Street near corner of Wellington Street and Botany Road)



PHOTO 95

(Overview of kerb and gutter Wellington Street near corner of Wellington Street and Botany Road)

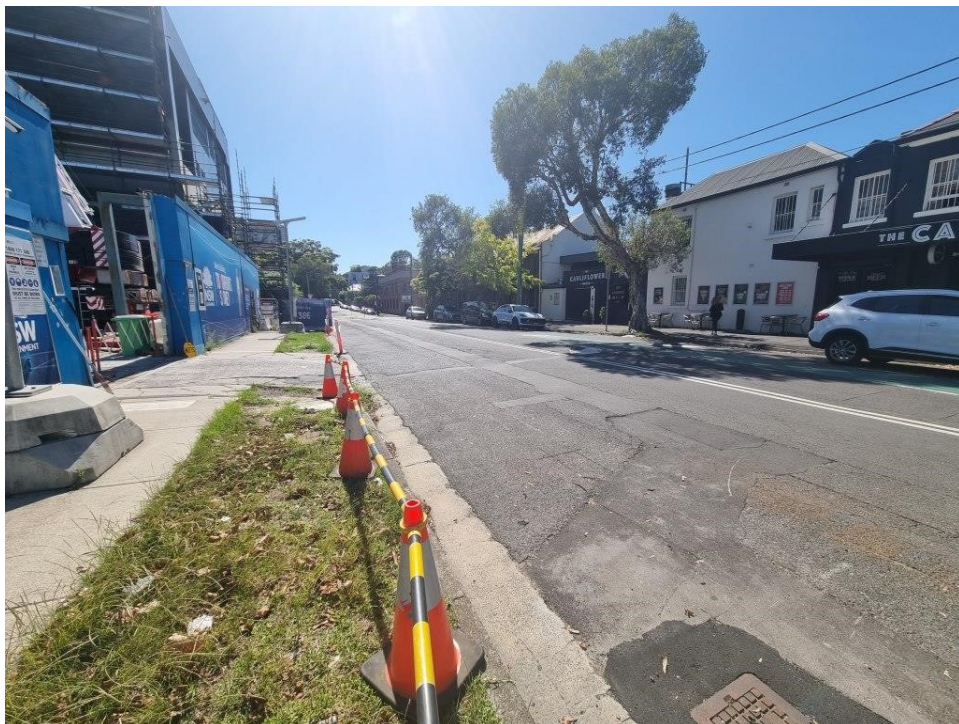


PHOTO 96

(Overview of road and footpath on Wellington Street between Cope Street and Botany Road, facing east)



PHOTO 97

(Overview of cable pits on Wellington Street between Cope Street and Botany Road)



PHOTO 98

(Overview of road at the intersection between Wellington Street and Botany Road, facing West)



PHOTO 99

(Overview of road and footpath at the intersection between Wellington Street and Botany Road, facing South)



PHOTO 100

(Overview of footpath at the intersection between Wellington Street and Botany Road, facing West)



PHOTO 101

(Overview of road and footpath at the intersection between Wellington Street and Botany Road, facing South)



PHOTO 102

(Overview of footpath at the intersection between Wellington Street and Botany Road, facing East)



PHOTO 103

(Photo showing crack in footpath adjacent valve cover)

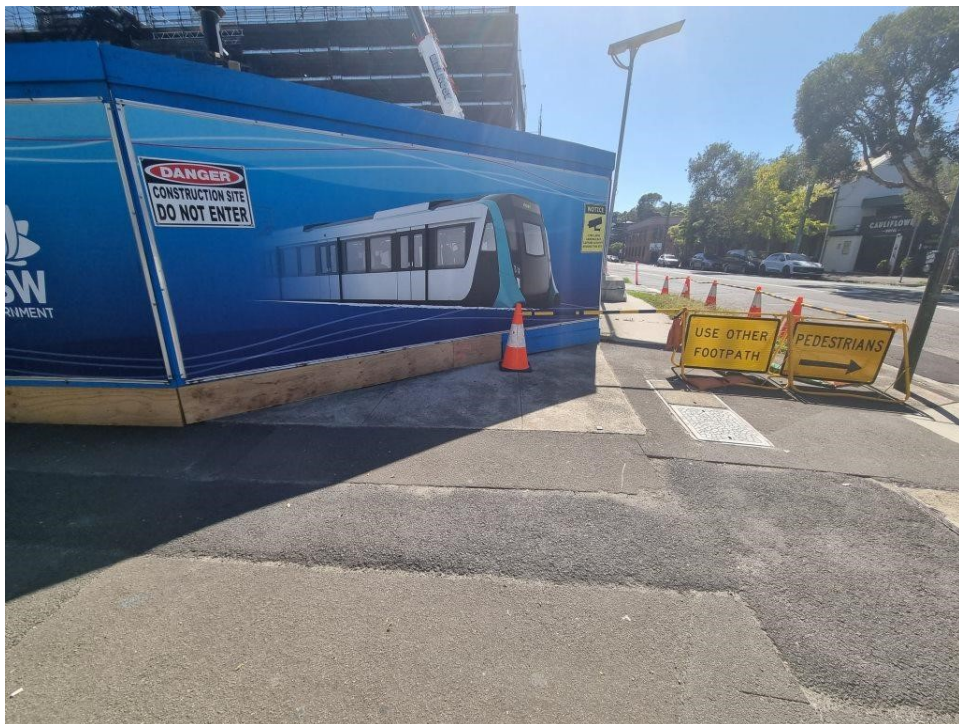


PHOTO 104

(Overview of footpath at the intersection between Wellington Street and Botany Road, facing East)



PHOTO 105

(Overview of road and footpath at the intersection between Wellington Street and Botany Road, facing South)



PHOTO 106

(Overview of Botany Road at intersection between Botany Road and Wellington Street)



PHOTO 107
(Overview of Eastern footpath on Botany Road)



PHOTO 108
(Overview of Eastern footpath on Botany Road)

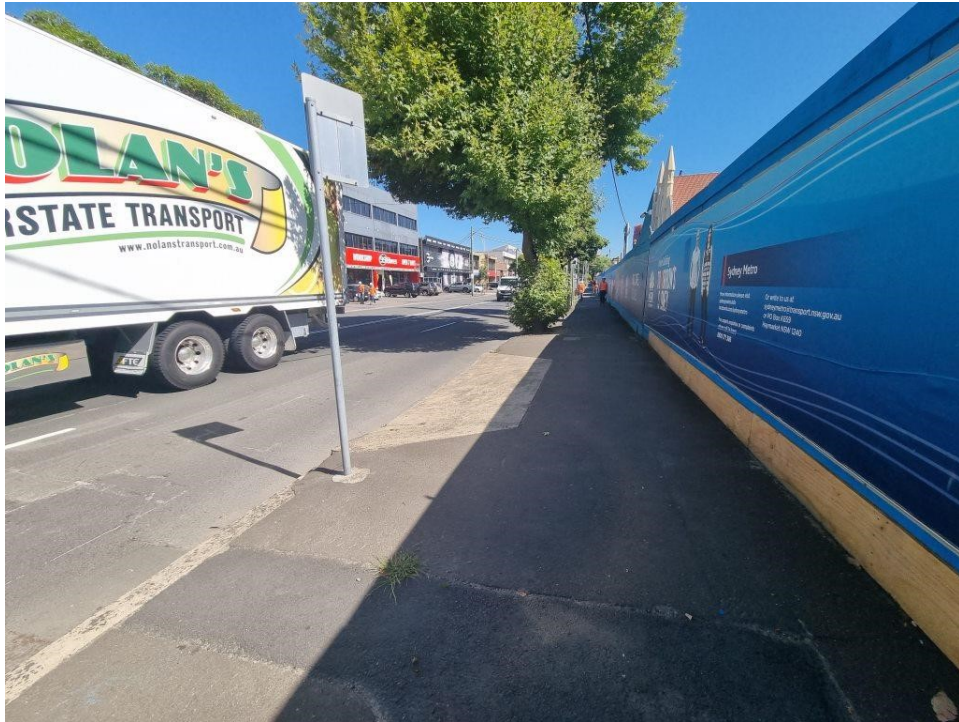


PHOTO 109

(Overview of Eastern footpath and road sign on Botany Road)



PHOTO 110

(Photo showing crack in driveway on Botany Road)



PHOTO 111

(Overview of Botany Road near intersection between Botany Road and Wellington Street)



PHOTO 112

(Overview of footpath and kerb along Botany Road near intersection between Botany Road and Wellington Street)



PHOTO 113

(Overview of footpath along Botany Road near intersection between Botany Road and Wellington Street)



PHOTO 114

(Overview of footpath and kerb along Botany Road)



PHOTO 115

(Photo showing cable pit on footpath along Botany Road)



PHOTO 116

(Photo showing cable pit on footpath along Botany Road)



PHOTO 117

(Overview of footpath, kerb and hydrant cover along Botany Road)



PHOTO 118

(Overview of footpath and kerb along Botany Road)



PHOTO 119

(Overview of kerb and stormwater pipe on Botany Road)



PHOTO 120

(Overview of footpath and kerb along Botany Road)



PHOTO 121
(Overview of footpath, kerb and tree along Botany Road)

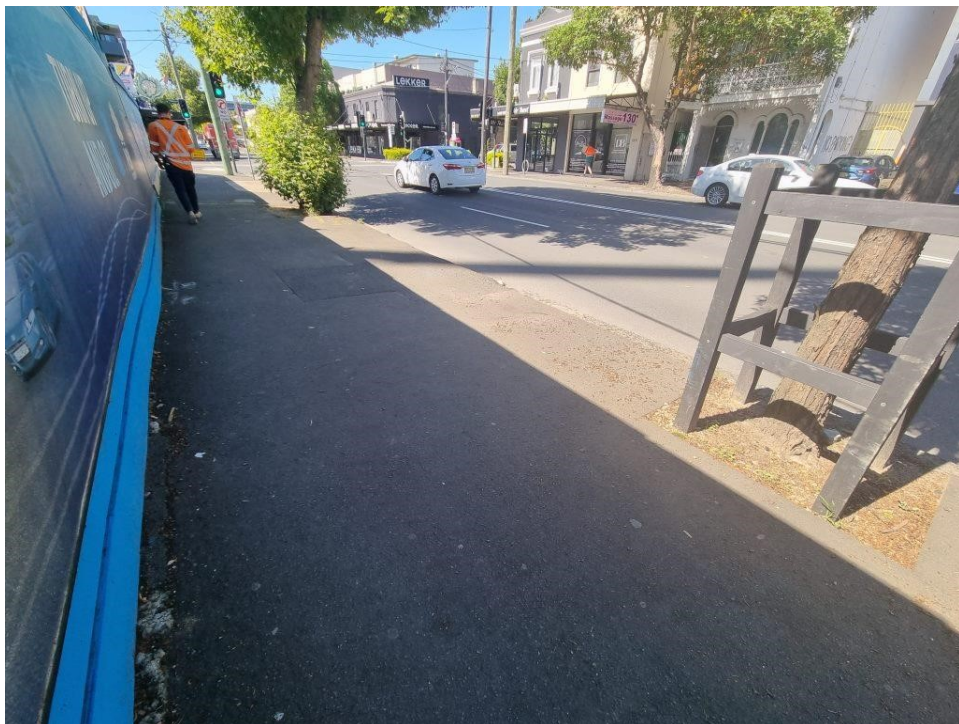


PHOTO 122
(Overview of footpath, kerb and tree along Botany Road)



PHOTO 123

(Overview of footpath, kerb and tree along Botany Road)

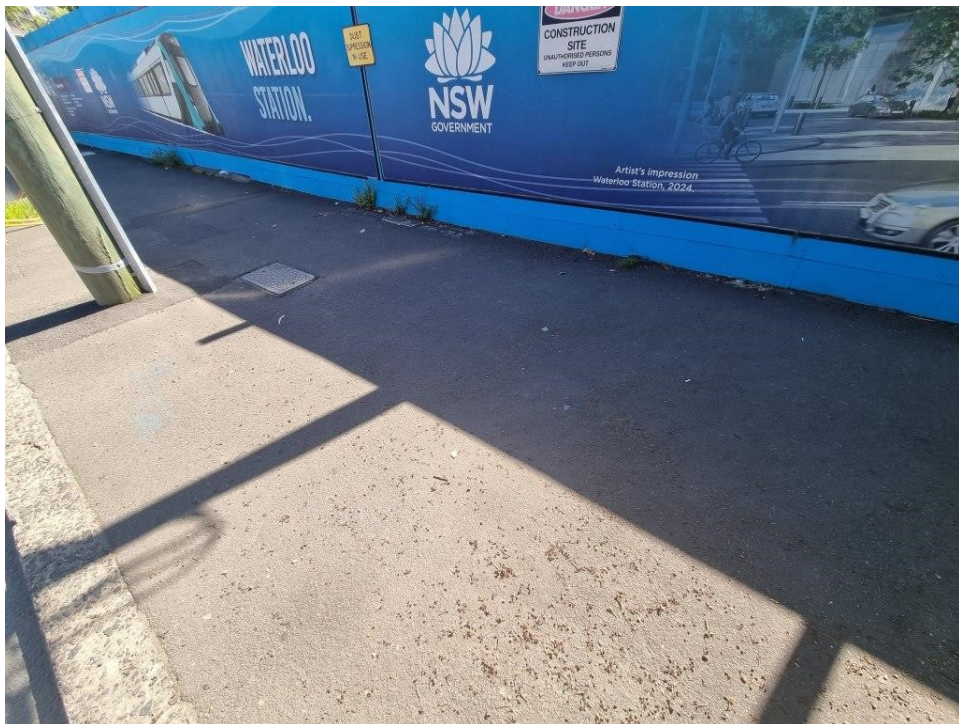


PHOTO 124

(Overview of footpath and kerb along Botany Road)



PHOTO 125

(Overview of footpath and kerb along Botany Road)



PHOTO 126

(Overview of footpath and cable pit along Botany Road)



PHOTO 127

(Overview of footpath and kerb along Botany Road)



PHOTO 128

(Overview of footpath, road and road sign along Botany Road)



PHOTO 129

(Overview of road, signs and street light on Botany Road adjacent 110 Botany Road)



PHOTO 130

(Overview of footpath on Botany Road opposite 110 Botany Road)



PHOTO 131

(Overview of footpath and cable pits on Botany Road opposite 110 Botany Road)



PHOTO 132

(Overview of footpath on Botany Road opposite 110 Botany Road)



PHOTO 133

(Overview of cable pits on Botany Road opposite 110 Botany Road)

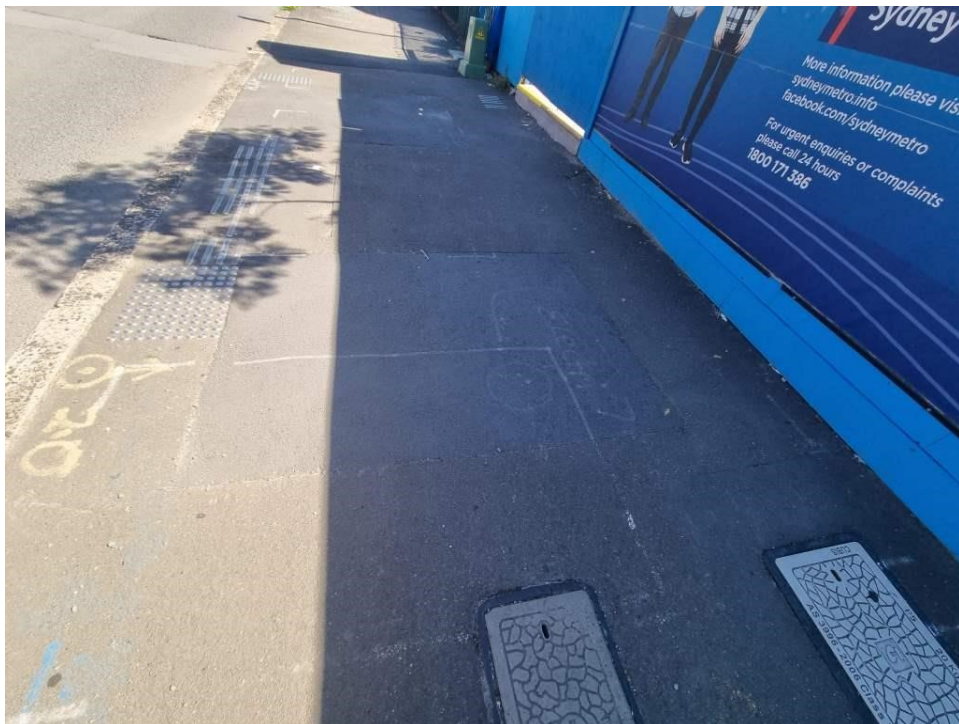


PHOTO 134

(Overview of footpath and cable pits on Botany Road opposite 110 Botany Road)



PHOTO 135

(Overview of footpath on Botany Road opposite 110 Botany Road)



PHOTO 136

(Overview of footpath on Botany Road opposite 110 Botany Road)



PHOTO 137

(Overview of footpath and road on Botany Road opposite 110 Botany Road)



PHOTO 138

(Overview of road on Botany Road opposite 110 Botany Road)



PHOTO 139

(Overview of road and kerb on Botany Road opposite 110 Botany Road)



PHOTO 140

(Overview of footpath and kerb on Botany Road adjacent Waterloo Congregation Church)



PHOTO 141

(Photo showing cracked footpath on Botany Road adjacent Waterloo Congregational Church)



PHOTO 142

(Photo showing boundary fence of Waterloo Congregational Church, cable pit and electrical box)



PHOTO 143

(Photo showing cracked footpath on Botany Road adjacent Waterloo Congregational Church)



PHOTO 144

(Overview of Botany Road footpath, road and sign adjacent to church facing South)



PHOTO 145

(Overview of Botany Road footpath and boundary fence adjacent to church facing South)



PHOTO 146

(Photo showing uneven footpath and stormwater inlet pit adjacent church)



PHOTO 147

(Photo showing uneven footpath and stormwater inlet pit adjacent church)



PHOTO 148

(Photo showing uneven footpath and stormwater inlet pit adjacent church)



PHOTO 149

(Overview of footpath adjacent church facing North)

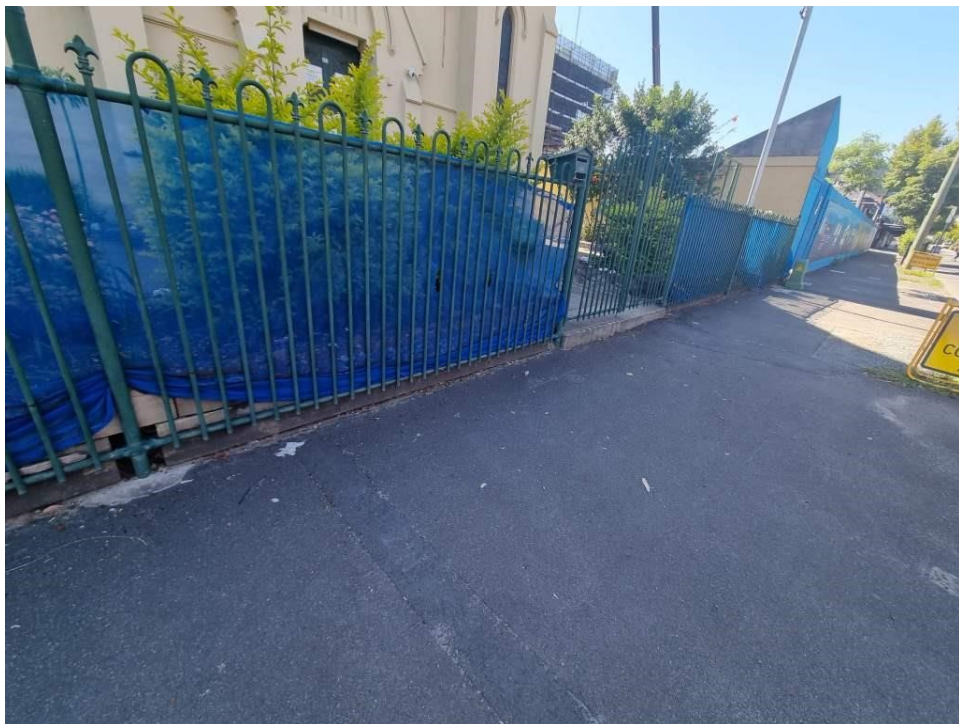


PHOTO 150

(Overview of boundary fence of church and footpath on Botany Road)



PHOTO 151

(Overview of footpath adjacent church facing North)



PHOTO 152

(Overview of footpath, road, kerb and stormwater inlet pit adjacent church facing South)



PHOTO 153
(Overview of road adjacent church)



PHOTO 154
(Overview of road, kerb and footpath adjacent church facing North)



PHOTO 155

(Overview of footpath adjacent church facing North)



PHOTO 156

(Overview of road and kerb adjacent church)



PHOTO 157

(Photo showing cable pit and crack on footpath adjacent boundary line of church on Botany Road)