

# DILAPIDATION REPORT

For the Property at:

**WATERLOO CONGREGATIONAL CHURCH  
103 BOTANY ROAD  
WATERLOO NSW 2017**

For the works to be undertaken 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 have been engaged by John Holland to carry out a site inspection of the Waterloo Congregation Chapel and to prepare a dilapidation report prior to any excavation and construction works at the proposed development.

The purpose of the inspection and report is to document and record the general condition of the building together with any existing structural defects (such as cracks in walls or concrete slabs or evidence of settlement).

Our inspection was carried out by a suitably qualified engineer from our firm on 9 January 2023. We confirm this investigation does not include the review of any architectural or structural specifications or drawings of the property.

Please note that this report should be read in conjunction with the 'Conditions of Report' enclosed in section 4.0 of this report as well as the accompanying photos in Appendix A, both located at the rear of this report.

## **2.0 DESCRIPTION**

The property is a two storey church. The exterior areas consist of concrete footpaths at the front of the property. For the purpose of this report, we have assumed that the front elevation of the property faces West.

## **3.0 THE INSPECTION**

This report is based on a visual inspection of available and accessible areas of the property. The removal of coverings or testing of services and/or materials was not carried out at the time of our inspection. The inspection of the building elevations was performed primarily from ground level.

A written description of any observed defect or fault was recorded and, where practical, was photographed. Note that owing to the lighting conditions, the colour of the paint, and occasionally the size of the cracks, some cracking patterns were either difficult or not able to be captured using a camera. Such cracks are described in the text below as the resulting photographs may not be clear or could not show the defect. Similarly, all dimensions presented within this report are approximate without detailed survey information and measurement.



#### 4.0 SUMMARY OF OBSERVATIONS

The overall facade of the church is in fair condition. There is evidence of cracking of the walls, delamination of render and paint peeling on the Southern, Western and Eastern facades. Generally, these cracks are between 0.1mm and 0.5mm. The concrete steps towards the front entrance to the church has minor crazed cracking which were less than 0.1mm.

The internal brick walls of the church had paint peeling and cracking occur in several locations. These cracks were also generally 0.1mm to 0.5mm, with the exception of the crack above the windows in the upper level. The widths of these cracks unable to be measure during the inspection however, the cracks, particularly in Photo 69 appears to exceed 2.0mm in some areas. In the main room on the lower level, it was reported that the church had been broken into recently. The door on the eastern side of the main room was damaged in the process. Planks of timber have been nailed to secure the door and a wooden chair had been placed in front of the door. Additionally, the storage room at the back of the main room had a 1.0mm crack emanating from a window.

#### 5.0 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 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, CPEng, NER, RPEQ  
Director  
**DEMLAKIAN CONSULTING ENGINEERS**



# **APPENDIX A**

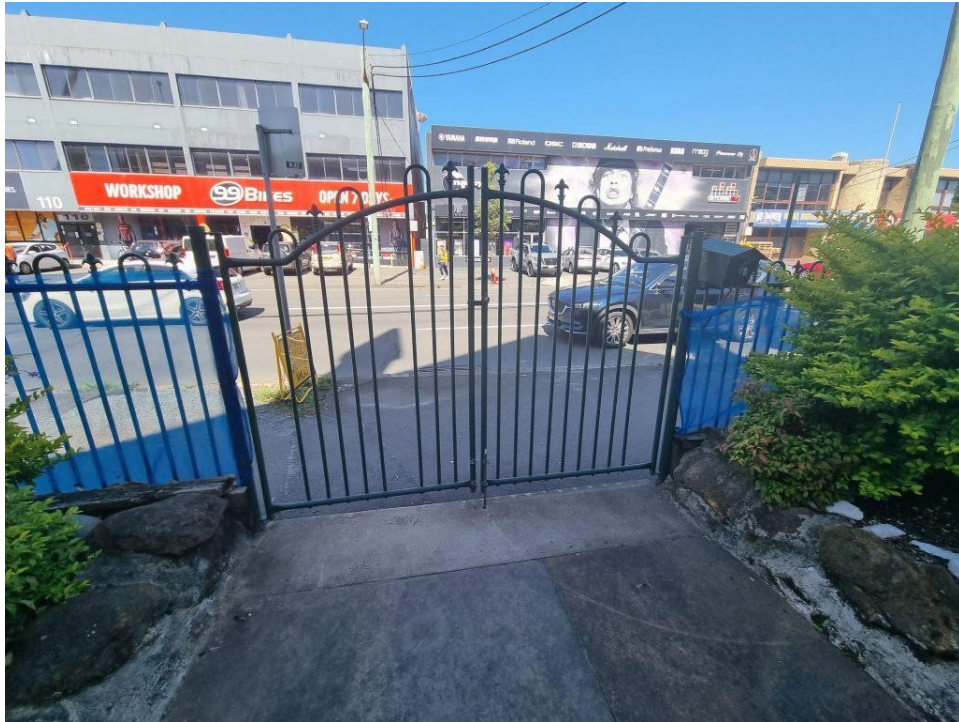
## **Photographs**



**PHOTO 1**  
(Overview of the Church fence)



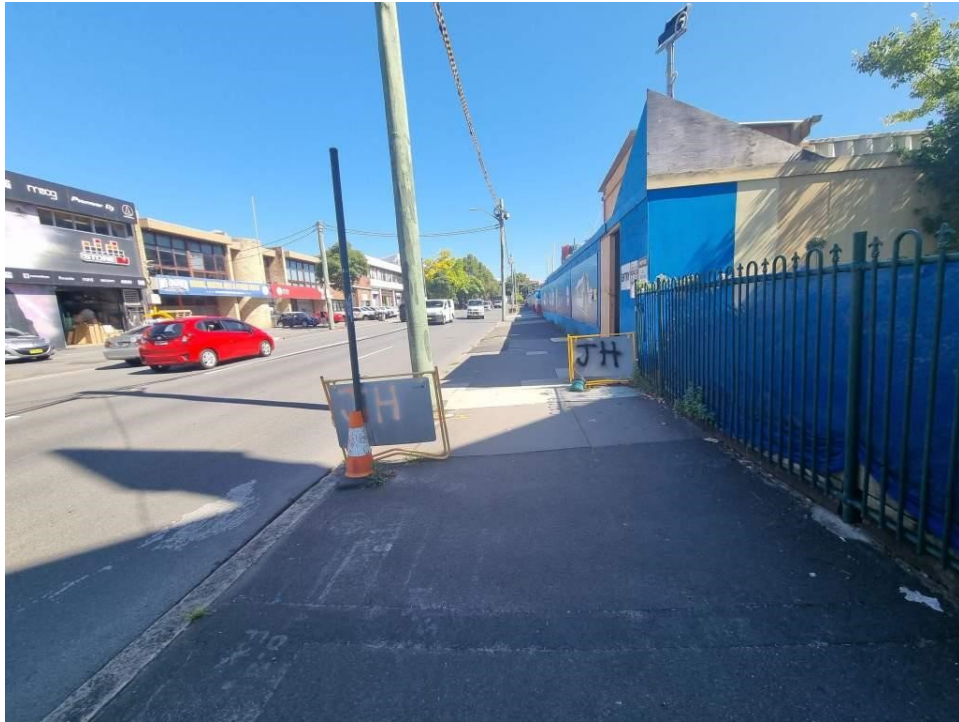
**PHOTO 2**  
(Overview of the Church fence and footpath on Botany Road)



**PHOTO 3**  
(Overview of Church fence and the main entrance)



**PHOTO 4**  
(Photo showing leaning fence with break of the fence railing creating a gap)



**PHOTO 5**

(Photo showing the footpath adjacent to the church)

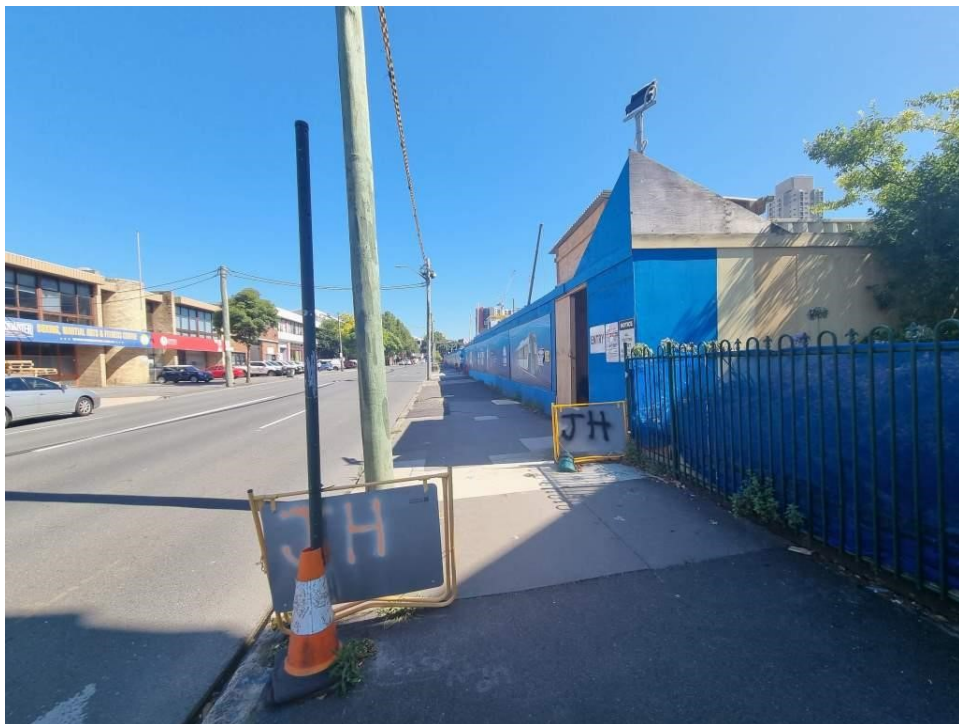


**PHOTO 6**

(Photo showing cracks in the road pavement)



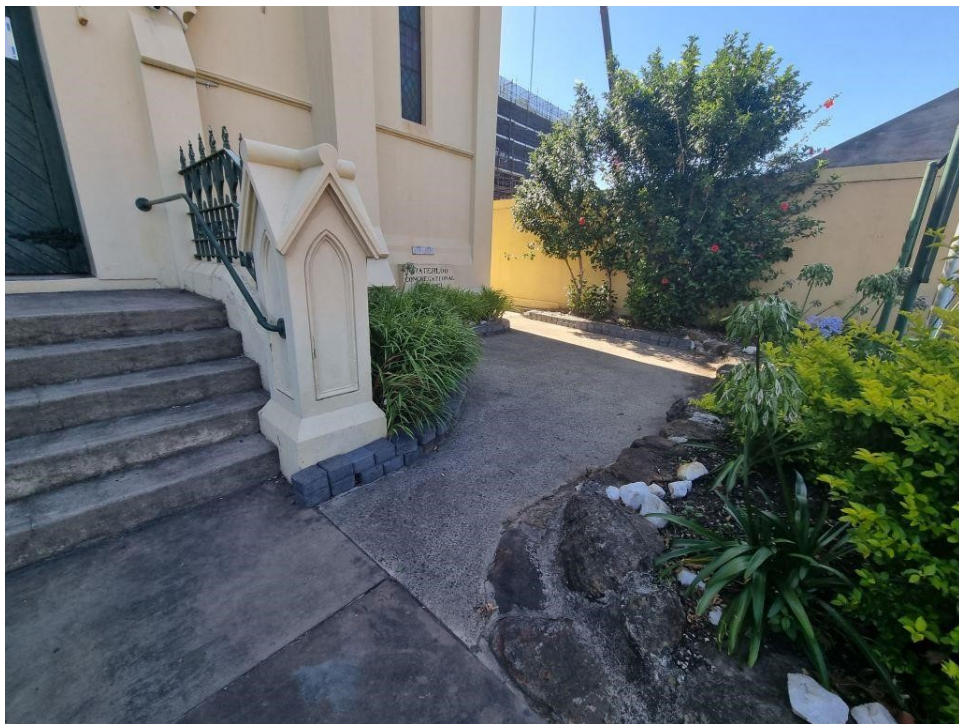
**PHOTO 7**  
(Overview of footpath on Botany Road)



**PHOTO 8**  
(Overview of footpath on Botany Road)



**PHOTO 9**  
(Overview of church fence and garden bed)



**PHOTO 10**  
(Overview of southern side of the front courtyard and garden bed)



**PHOTO 11**

(Overview of church southern side front porch and foot path)



**PHOTO 12**

(Photo showing loose bricks of the front garden bed on the southern side)



**PHOTO 13**

(Photo showing handrail on front porch on the southern side)



**PHOTO 14**

(Overview of the external brick wall looking at the western side)



**PHOTO 15**  
(Overview of church brick wall)



**PHOTO 16**  
(Overview of church brick wall and garden bed on southern side of courtyard)



**PHOTO 17**  
(Overview of Church façade)



**PHOTO 18**  
(Overview of Church façade)



**PHOTO 19**

(Overview of current conditions of the step to the church  
Minor crazed cracking on the steps)



**PHOTO 20**

(Photo showing cracks on the hob below the handrail on the right hand side)



**PHOTO 21**

(Photo showing size of the cracks mentioned above 0.5mm)



**PHOTO 22**

(Photo showing cracks to the hob below the handrail on the left hand side.  
Delamination of the render is also observed.)



**PHOTO 23**

(Delamination of the render on the hob below the handrail mentioned above  
Cracking on the concrete behind the render 0.5mm)



**PHOTO 24**

(Overview of external façade of the church)



**PHOTO 25**

(Overview of railing and garden bed on northern side of courtyard)



**PHOTO 26**

(Photo showing minor cracking to the external wall)



**PHOTO 27**

(Photo showing cracks to external wall with width of 0.1mm)



**PHOTO 28**

(Overview of external wall and garden bed on northern side of courtyard)



**PHOTO 29**

(Cracking of the bottom section of the external wall behind the vegetation)

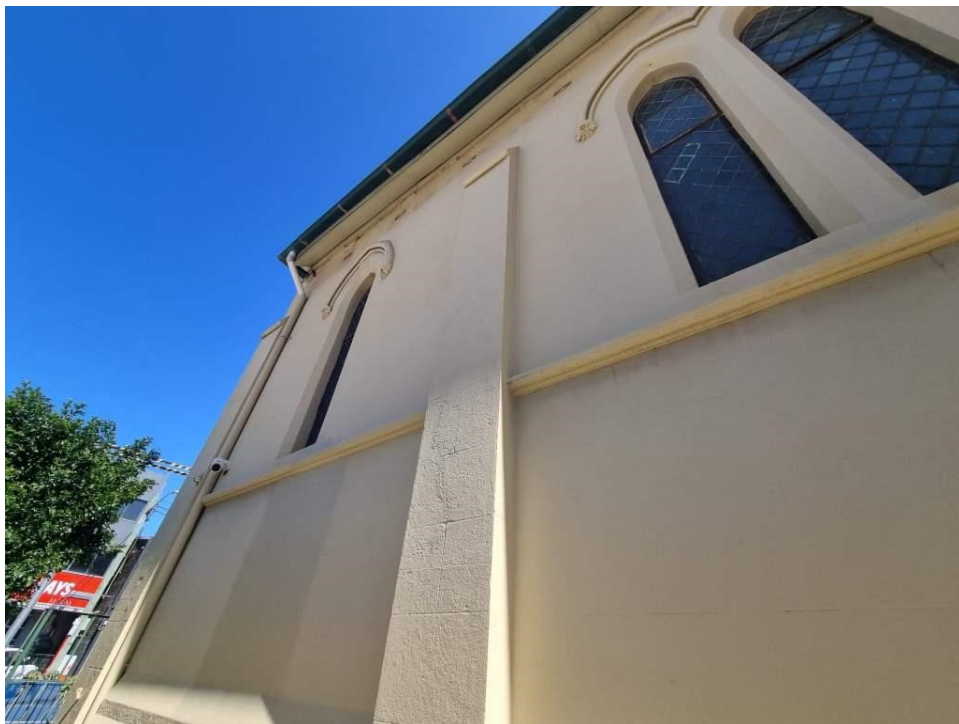


**PHOTO 30**

(Overview of the external wall on the northern side)



**PHOTO 31**  
(Overview of the Southern façade and footpath)



**PHOTO 32**  
(Overview of the Southern façade)



**PHOTO 33**

(Photo showing cracking to the bottom section of the wall on the Southern Façade)



**PHOTO 34**

(Overview of Southern façade and footpath)



**PHOTO 35**  
(Overview of wooden door on Southern façade)



**PHOTO 36**  
(Photo showing bottom section of southern façade)



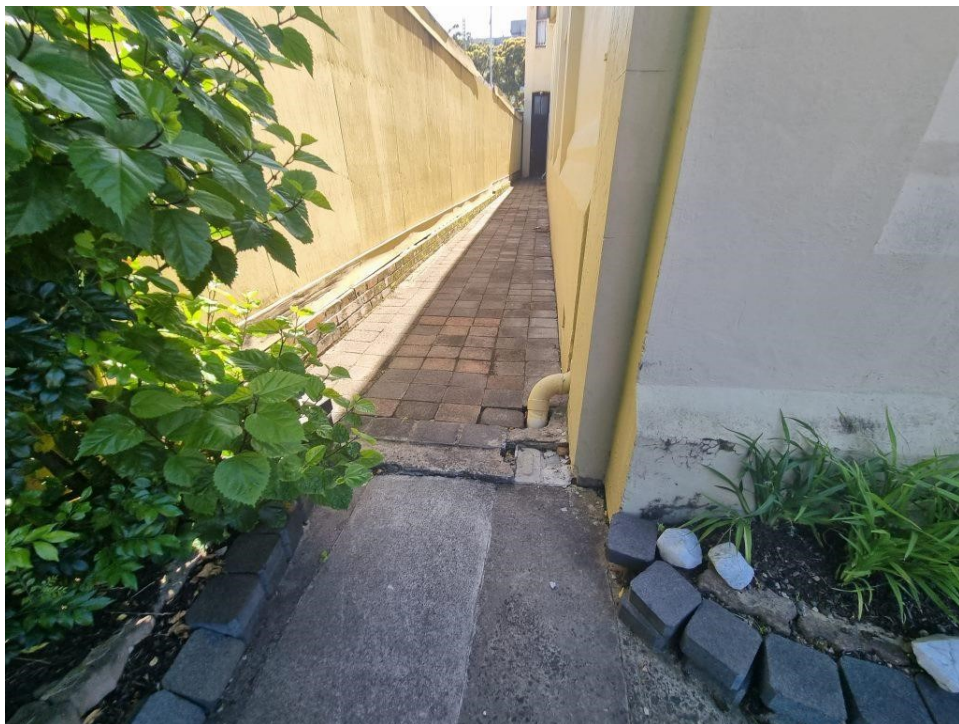
**PHOTO 37**  
(Overview of top section of southern façade)



**PHOTO 38**  
(Photo showing church southern façade and footpath looking west)



**PHOTO 39**  
(Overview of top section of wall on Northern façade)



**PHOTO 40**  
(Overview of Northern façade and footpath)



**PHOTO 41**  
(Overview of Northern façade and boundary line)



**PHOTO 42**  
(Photo showing cracks with a width of 0.1mm)



**PHOTO 43**  
(Overview of windows on Northern façade)



**PHOTO 44**  
(Photo showing current condition of footpath on northern side of the property)



**PHOTO 45**

(Photo showing cracking above the wooden door, unable to measure width of crack)



**PHOTO 46**

(Photo showing cracking above the wooden door, unable to measure width of crack)



**PHOTO 47**

(Overview photo of wooden door on Northeast entrance)



**PHOTO 48**

(Overview of façade on Northeast corner of building)



**PHOTO 49**

(Overview of footpath and northern façade looking west)



**PHOTO 50**

(Overview of internal brick wall)



**PHOTO 51**

(Overview of kitchen area back of the church on level 1)



**PHOTO 52**

(Photo showing door through to stairs adjacent to kitchen area)



**PHOTO 53**  
(Overview of toilets on level 1 adjacent to stairs)



**PHOTO 54**  
(Photo showing paint peeling on wall on level 1)



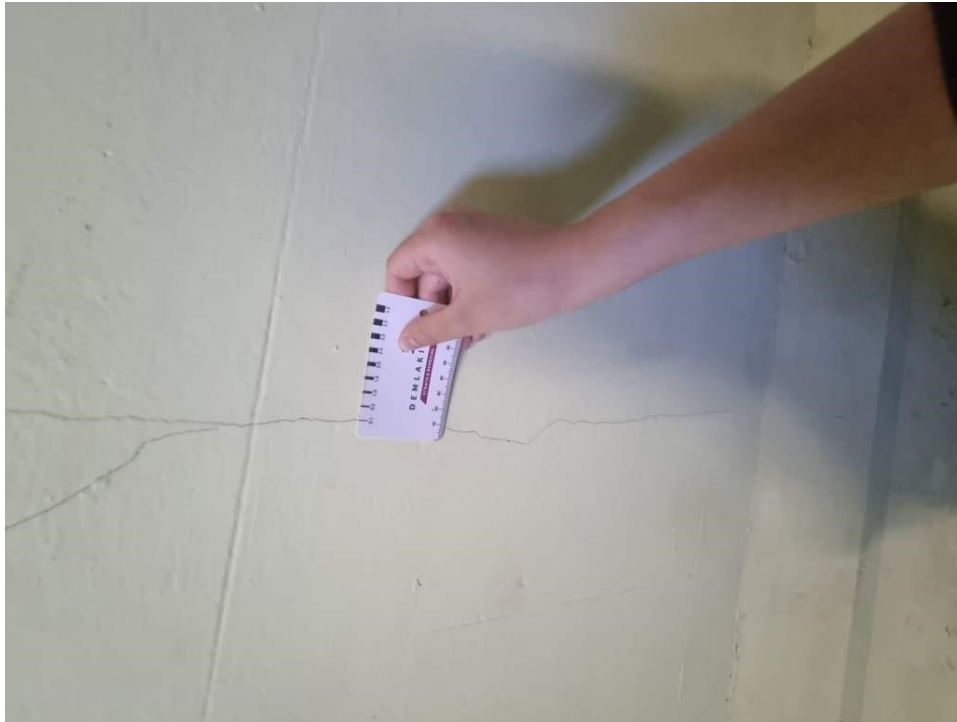
**PHOTO 55**

(Overview of wall and windows adjacent to the stairs)



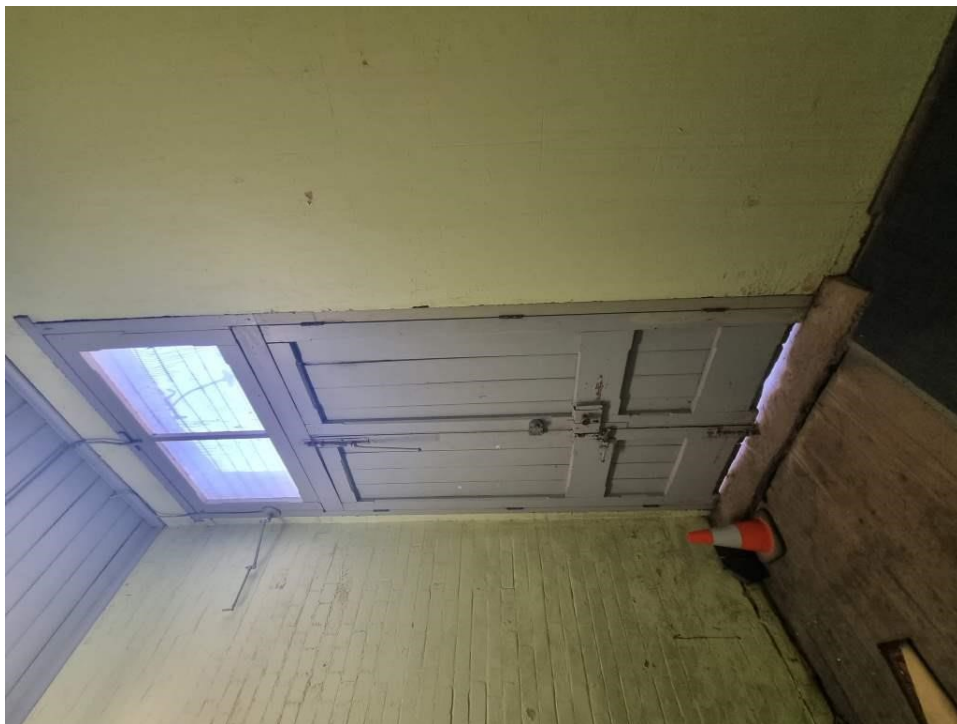
**PHOTO 56**

(Overview of windows adjacent to the stairs  
Paper on the window)



**PHOTO 57**

(Photo showing cracking below the window.  
Cracks have a width of 0.1mm towards the bottom and 0.5mm closer towards the window)



**PHOTO 58**

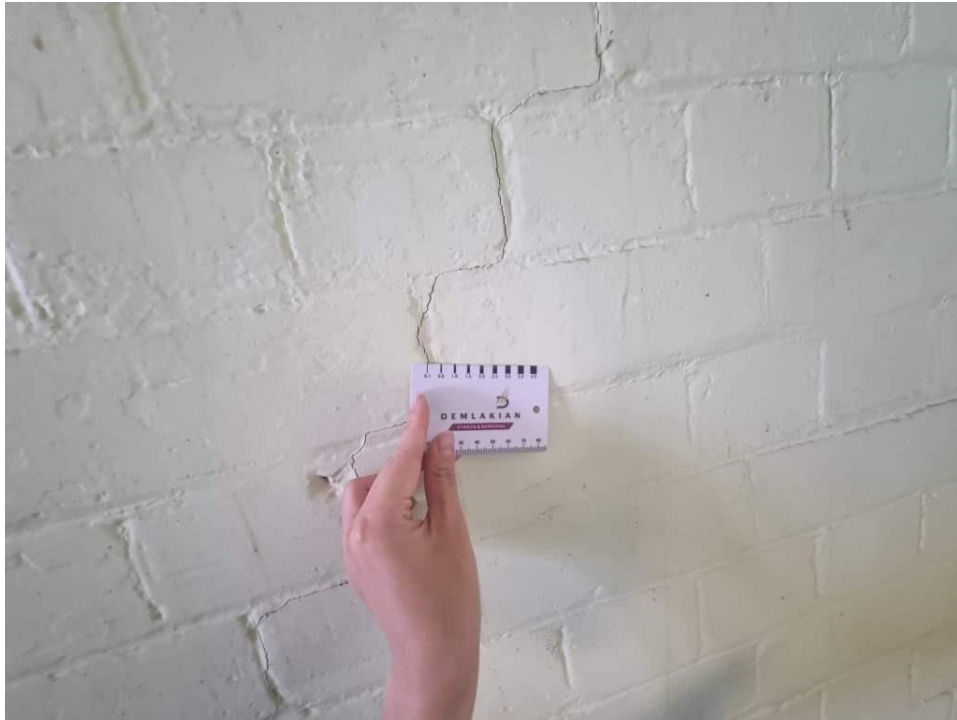
(Overview of wooden door adjacent to stairs)



**PHOTO 59**  
(Overview of stairs at the back of the building)



**PHOTO 60**  
(Photo showing cracking below the window adjacent to the stairs on level 2)



**PHOTO 61**

(Photo showing crack with a width of 0.1mm below the window)



**PHOTO 62**

9Photo showing cracking above the window. Unable to reach and measure the width)



**PHOTO 63**

(Photo of paint peeling on wall on level 2 of the back of the property)



**PHOTO 64**

(Close up of paint peeling mentioned above)



**PHOTO 65**

(Photo showing paint peeling deterioration and stain marks on left brick wall of storeroom)



**PHOTO 66**

(Photo showing crack on the wall. Unable to reach to measure width of the crack)



**PHOTO 67**

(Cracking to brickwork above the window.  
Unable to reach and measure width of crack)



**PHOTO 68**

(Photo showing 0.1mm crack below window)



**PHOTO 69**  
(Close up of brickwork crack above window)



**PHOTO 70**  
(Photo showing brickwork crack to top of wall on Level 2.  
Unable to reach and measure with of cracks)



**PHOTO 71**  
(Cracking to brick wall below the windows on level 2)



**PHOTO 72**  
(Photo showing cracks are 0.1mm in width)



**PHOTO 73**

(Photo showing peeling of paint on wall adjacent to stairs on level 2)



**PHOTO 74**

(Photo showing cracking up to 0.5mm on wall on level 2)



**PHOTO 75**

(Photo showing cracking and peeling paint of brick wall adjacent to stairs at the back of the property)



**PHOTO 76**

(Photo showing cracking and peeling paint of brick wall adjacent to stairs at the back of the property)



**PHOTO 77**

(Overview of church main room level 1, looking west)



**PHOTO 78**

(Overview of church main room level 1)



**PHOTO 79**  
(Overview of church main room windows)



**PHOTO 80**  
(Overview of church main room level 1)



**PHOTO 81**  
(Overview of church main room level 1)

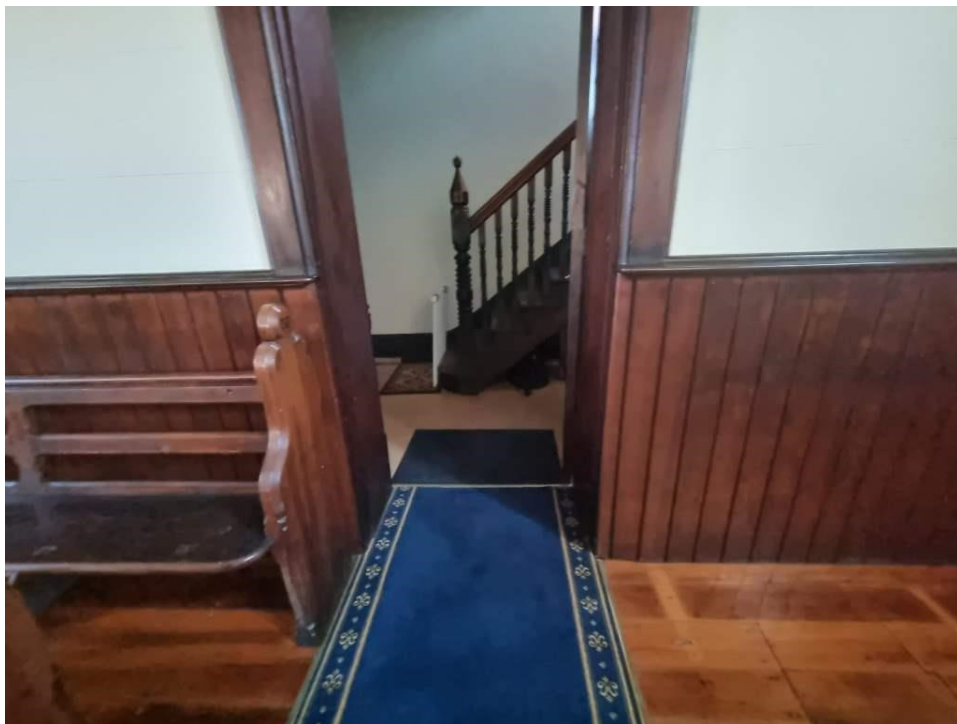


**PHOTO 82**  
(Overview of church main room, looking east)



**PHOTO 83**

(Photo showing door on southern side of main room secured with timber boards and wooden chair. It has been reported that the church had a recent break in, causing damage to the door)



**PHOTO 84**

(Overview of door to front of the property from the main room)



**PHOTO 85**  
(Overview of room adjacent to main area of church)



**PHOTO 86**  
(Photo showing crack in ceiling)



**PHOTO 87**

(Photo showing condition of wall and window on stairs to level 1 in main church room)



**PHOTO 88**

(Photo showing crack up to 1.5mm below corner of window)



**PHOTO 89**  
(Overview of ceiling in main church room)



**PHOTO 90**  
(Overview of ceiling in main church room)



**PHOTO 91**

(Overview of main church room from level 2, looking east)



**PHOTO 92**

(Overview of main church room Level 2)



**PHOTO 93**

(Photo showing cracks on bottom section of wall on Southern facade)



**PHOTO 94**

(Photo showing cracks on bottom section of wall on Southern facade)



**PHOTO 95**

(Photo showing cracks on bottom section of wall on Southern facade)



**PHOTO 96**

(Photo showing cracks on bottom section of wall on Southern façade towards southeast corner)



**PHOTO 97**

(Photo showing 0.1mm cracks on southern facade)



**PHOTO 98**

(Photo showing 0.1mm cracks on southern facade)



**PHOTO 99**

(Photo showing 0.1mm cracks on southern facade)



**PHOTO 100**

(Photo showing 0.1mm cracks on southern façade)