



DILAPIDATION REPORT

45 – 57 Moxon Road, Punchbowl 2196

Prepared for:

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Prepared by:

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Client Contact	

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A) INTRODUCTION:

Further to your request, a visual inspection was undertaken on the 15th of March 2024 at 49 - 57 Moxon Road, Punchbowl by Mustafa Bahrainwala. This inspection involved inspecting the condition of the existing property to the north and west of the proposed lot as well as an existing retaining wall located within the site. At the time of the inspection, the ambient conditions were cloudy with some rain towards the end of the inspection. The purpose of the inspection was to review the pre-development condition of the existing retaining wall that sits within the proposed lot as well as the condition of the existing property located to the north and west of the proposed site.

A second inspection was carried out on the 21st of May 2024 at the same address by Costin Roe Consulting. At the time of inspection, the weather was sunny with clear skies initially, becoming cloudy towards the end. Like the first phase, the second phase of the inspection involved documenting and high-level assessment of street infrastructure located at Moxon Road between Joyce Street and Craig Street and a private driveway located at the southern boundary of the proposed construction site.

B) LIMITATIONS:

This report has the following limitations:

- The inspection is a visual inspection only. It is not a structural report, however it is a photographic record of the main structural defects visible at the time of the inspection.
- We have not reported on cosmetic defects in finishes, joinery, finishings etc. The report does not contain an exhaustive list of all minor defects in the property which are found in all roads and assets (general wear and tear, hairline cracking, cosmetic blemishes etc.)
- No testing of materials, core drilling, structural sampling etc. has been carried out.
- Any measurements provided are approximate and are limited to the accuracy of the measuring device.

C) OBSERVATIONS:

For the dilapidation survey, the existing properties were divided into 4 zones to facilitate easier review and documentation. Each zone was examined individually and photographed with locations referencing photographs marked as well. All

photographs have been attached and is available in Appendix A while the respective markups have been included in Appendix B.

These zones are defined as follows:

Zone 1: Existing property located to the north of the proposed lot.

Zone 2: Existing property located to the west of the proposed lot.

Zone 3: Retaining wall located within proposed lot.

Zone 4: Existing street infrastructure located on Moxon Rd between Joyce Street and Craig Street and private driveway located south of proposed lot.



Image 1: Areas inspected (marked in red) with proposed site (marked in blue)

Zone 1 (North):

Inspection for Zone 1 involved walking from start to end, documenting condition of existing property as shown on Image 2.

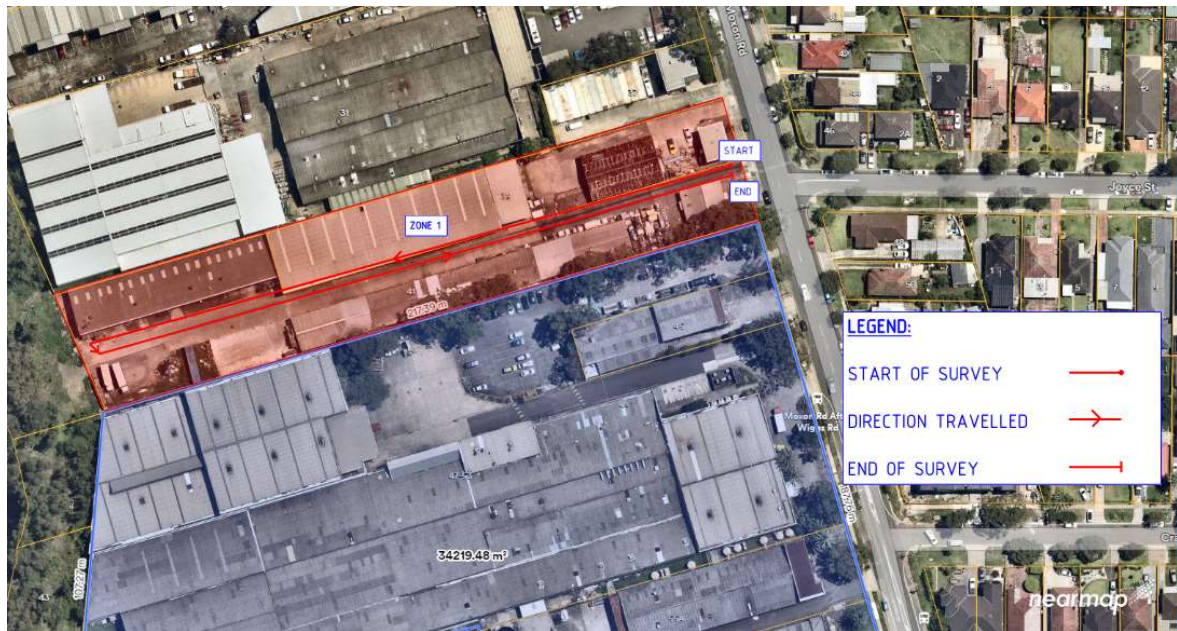


Image 2: Direction of dilapidation survey for Zone 1



Image 3: Dilapidation survey for Zone 1

Numbers indicated on Image 3 references the location and subsequent photos taken as part of the dilapidation survey. These have been referenced in the table below:

Location	Description	Photo
1	GENERAL VIEW OF 41 MOXON ROAD, LOOKING EAST	1
2	GENERAL VIEW OF 41 MOXON ROAD, LOOKING WEST	2
3	RESIDENTIAL PROPERTY LOCATED ON 41 MOXON ROAD	3
4	PEDESTRIAN FOOTPATH - MOXON ROAD, LOOKING SOUTH	4
5	ADJACENT PROPERTY, 39 MOXON ROAD, LOOKING NORTH	5
6	ADJACENT PROPERTY, 39 MOXON ROAD, LOOKING WEST	6
7	REAR VIEW OF RESIDENTIAL PROPERTY, LOOKING SOUTH	7
8	ACCESS ROAD, LOOKING WEST	8
9	EXISTING SHED LOCATED NORTH OF ACCESS ROAD	9
10	EXISTING HARDTAND LOCATED NORTH OF ACCESS WAY, LOOKING NORTH	10
11	INTERIOIR VIEW OF EXISTING SHED, LOOKING EAST	11
12	EXISTING OFFICE BUILDING LOCATED NORTH OF ACCESS WAY, LOOKING SOUTH	12
13	EXISTING OFFICE BUILDING LOCATED NORTH OF ACCESS WAY, LOOKING NORTH	13
14	EXISTING WAREHOUSE ENTRANCE LOCATED NORTH OF ACCESS WAY, LOOKING NORTH	14
15	EXISTING WAREHOUSE COMPLEX LOCATED NORTH OF ACCESS WAY, LOOKING NORTH	15
16	EXISTING WAREHOUSE COMPLEX LOCATED NORTH OF ACCESS WAY, LOOKING SOUTH	16
17	INTERIOR OF EXISTING WAREHOUSE COMPLEX LOCATED NORTH OF ACCESS WAY, LOOKING NORTH	17
18	INTERIOR OF EXISTING WAREHOUSE COMPLEX LOCATED NORTH OF ACCESS WAY, LOOKING NORTH	18
19	ROOF STEELWORK OF EXISTING WAREHOUSE COMPLEX, LOOKING WEST	19

20	ROOF STEELWORK OF EXISTING WAREHOUSE COMPLEX, LOOKING EAST	20
21	INTERNAL OFFICE LOCATED IN WAREHOUSE COMPLEX, LOOKING EAST	21
22	ROOF STEELWORK ON BRICK MASONRY PIER WITHIN WAREHOUSE COMPLEX, LOOKING NORTH	22
23	EXISTING WAREHOUSE COMPLEX LOCATED NORTH OF ACCESS WAY, LOOKING NORTH	23
24	STAIRCASE WITHIN EXISTING WAREHOUSE, LOOKING EAST	24
25	PORTAL FRAME ROOF STEELWORK LOCATED WITHIN EXISTING WAREHOUSE	25
26	PORTAL RAFTER & COLUMN LOCATED WITHIN EXISTING WAREHOUSE	26
27	LIGHTWEIGHT PANEL WALL LOCATED ON NORTH FACE OF EXISTING WAREHOUSE	27
28	LIGHTWEIGHT PANEL INTERTENANCY WALL LOCATED IN EXISTING WAREHOUSE, LOOKING WEST	28
29	PORTAL COLUMN LOCATED IN EXISTING WAREHOUSE, LOOKING WEST	29
30	EXISTING SHED LOCATED SOUTH OF ACCESS WAY, LOOKING SOUTH	30
31	NORTH WALL OF EXISTING WAREHOUSE OF ADJACENT PROPERTY, LOOKING SOUTH	31
32	0.4 MM CRACK ACROSS HARDT SAND ON ACCESS WAY	32
33	END OF ACCESS WAY, LOOKING WEST	33
34	APPROXIMATELY 1 M HIGH RETAINING WALL LOCATED ON SOUTHERN BOUNDARY OF PROPERTY	34
35	SPALLED HARDT SAND, LOCATED AT NORTH END OF ACCESS WAY, LOOKING NORTH	35
36	SPALLED HARDT SAND, LOCATED AT NORTH END OF ACCESS WAY, LOOKING NORTH	36

37	GENERAL VIEW OF HARDTSAND LOCATED AT NORTHERN END OF ACCESS WAY, LOOKING EAST	37
38	EXISTING SHED LOCATED SOUTH OF ACCESS WAY, LOOKING EAST	38
39	EXISTING SHED LOCATED AT SOUTH OF ACCESS WAY, LOOKING WEST	39
40	EXISTING SHED LOCATED AT SOUTH OF ACCESS WAY, LOOKING SOUTH	40
41	EXISTING SHED FACADE AND ROOF LOCATED SOUTH OF ACCESS ROAD, LOOKING SOUTH	41

Zone 2 (West):

Inspection for Zone 2 involved walking from start to end as shown on Image 4.



Image 4: Direction for dilapidation survey for Zone 2



Image 5: Dilapidation survey for Zone 2

Numbers indicated on Image 5 references the location and subsequent photos taken as part of the dilapidation survey. These have been documented in the table below (refer next page):

Location	Description	Photo
42	BADLY CRACKED PEDESTRIAN FOOTPATH, LOOKING WEST	42
43	EXISTING TENANCY ROOF STEELWORK ON MASONRY WALL, LOOKING SOUTH	43
44	EXISTING TENANCY ROOF STEELWORK ON MASONRY WALL, LOOKING EAST	44
45	EXISTING TENANCY ROOF PURLINS AND STEELWORK ON MASONRY WALL, LOOKING NORTH	45
46	EXISTING TENANCY MASONRY WALL, LOOKING NORTHEAST	46
47	EXISTING TENANCY EXTERIOR, LOOKING EAST	47
48	EXISTING TENANCY EXTERIOR, LOOKING EAST	48
49	EXISTING TENANCY EXTERIOR, LOOKING EAST	49
50	EXISTING TENANCY EXTERIOR, LOOKING EAST	50
51	EXISTING TENANCY BRICK MASONRY, LOOKING SOUTH	51
52	EXISTING TENANCY ROOF STEELWORK, LOOKING SOUTH	52
53	EXISTING TENANCY ROOF STEELWORK ON BRICK MASONRY PIERS, LOOKING NORTH	53
54	INTERNAL ACCESS WAY, LOOKING SOUTHEAST	54
55	EXISTING TENANCY ROOF STEELWORK, LOOKING EAST	55
56	EXISTING TENANCY ROOF STEELWORK ON BRICK MASONRY PIERS, LOOKING NORTH	56
57	EXISTING TENANCY ROOF STEELWORK TRUSS, LOOKING WEST	57
58	EXISTING TENANCY EXTERIOR, LOOKING EAST	58
59	EXISTING TENANCY EXTERIOR, LOOKING NORTH	59

60	EXISTING TENANCY EXTERIOR, LOOKING NORTHEAST	60
61	EXISTING TENANCY EXTERIOR AND PROPOSED PROPERTY BOUNDARY WALL, LOOKING NORTH	61
62	EXISTING TENANCY EXTERIOR, LOOKING NORTH	62
63	INTERNAL PROPERTY ACCESS WAY, LOOKING WEST	63
64	PROPOSED LOT EXISTING BOUNDARY WALL, LOOKING EAST	64
65	PROPOSED LOT EXISTING BOUNDARY WALL, LOOKING WEST	65
66	INTERNAL ACCESS WAY, LOOKING NORTH	66
67	INTERNAL ACCESS WAY, LOOKING WEST	67
68	WESTERN BOUNDARY WALL, LOOKING WEST	68
69	WESTERN BOUNDARY WALL, LOOKING NORTHWEST	69
70	EXISTING TENANCY EXTERIOR, LOOKING SOUTHWEST	70
71	EXISTING TENANCY EXTERIOR, LOOKING SOUTH	71
72	EXISTING TENANCY EXTERIOR, LOOKING SOUTH	72
73	EXISTING TENANCY ROOF STEELWORK, LOOKING WEST	73
74	EXISTING TENANCY ROOF STEELWORK AND BRICK MASONRY PIERS, LOOKING WEST	74
75	EXISTING TENANCY STEEL COLUMN, LOOKING SOUTH	75
76	EXISTING TENANCY ROOF STEELWORK, LOOKING EAST	76
77	EXISTING TENANCY ROOF STEELWORK AND END WALL, LOOKING WEST	77
78	EXISTING TENANCY ROOF STEELWORK AND PURLINS, LOOKING WEST	78
79	EXISTING TENANCY ROOF STEELWORK AND BRICK MASONRY PIERS, LOOKING SOUTH	79
80	EXISTING ROOF STEELWORK AND BRICK MASONRY PIER, LOOKING WEST	80

81	EXISTING TENANCY ROOF STEELWORK AND BRICK MASONRY PIERS, LOOKING SOUTH	81
82	EXISTING SOUTHERN BOUNDARY WALL, LOOKING EAST	82
83	INTERNAL ACCESS WAY, LOOKING EAST	83
84	EXISTING TENANCY SOUTHERN EXTERIOR FACE, LOOKING NORTH	84
85	EXISTING TENANCY EASTERN EXTERIOR FACE, LOOKING WEST	85
86	INTERNAL ACCESS WAY (PARKING LOT EXIT), LOOKING NORTH	86
87	INTERNAL ACCESS WAY, LOOKING NORTH	87
88	EXISTING TENANCY AND ACCESS WAY, LOOKING EAST	88

Zone 3 (Retaining wall):

Inspection for Zone 3 involved walking from start to end of the retaining wall as shown on Image 6.



Image 6: Dilapidation survey for Zone 3

Numbers indicated on Image 3 references the location and subsequent photos taken as part of the dilapidation survey. These have been documented in the table below:

Location	Description	Photo
89	START OF RETAINING WALL, LOOKING NORTH	89
90	RETAINING WALL, LOOKING NORTH	90
91	RETAINING WALL, LOOKING WEST	91
92	END OF RETAINING WALL, LOOKING EAST	92

Zone 4 (Neighbouring properties on Moxon Rd):

Inspection for Zone 4 involved inspecting the condition of the neighbouring properties, street infrastructure along Moxon Road between Joyce Street and Craig Street and a private driveway between the southern boundary of proposed site and Moxon Club. Refer image 7.

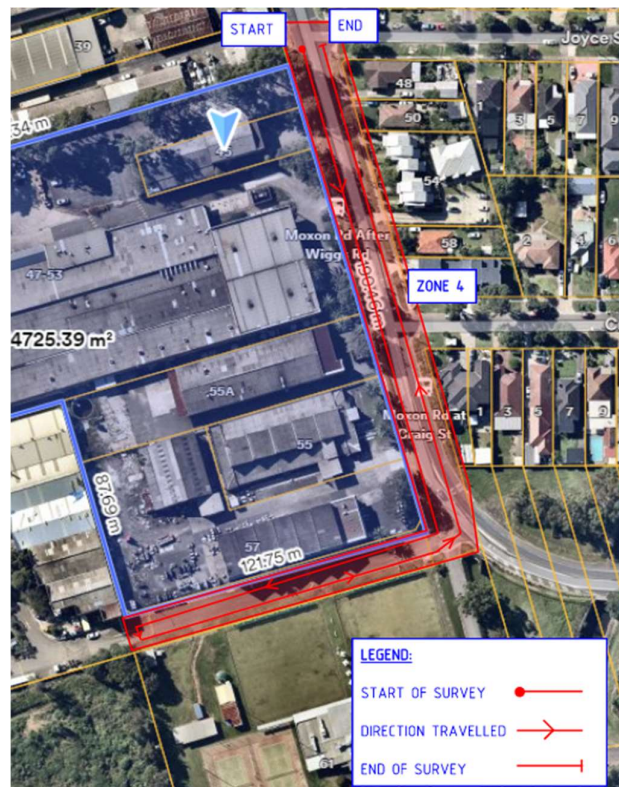


Image 7: Direction for dilapidation survey for Zone 4

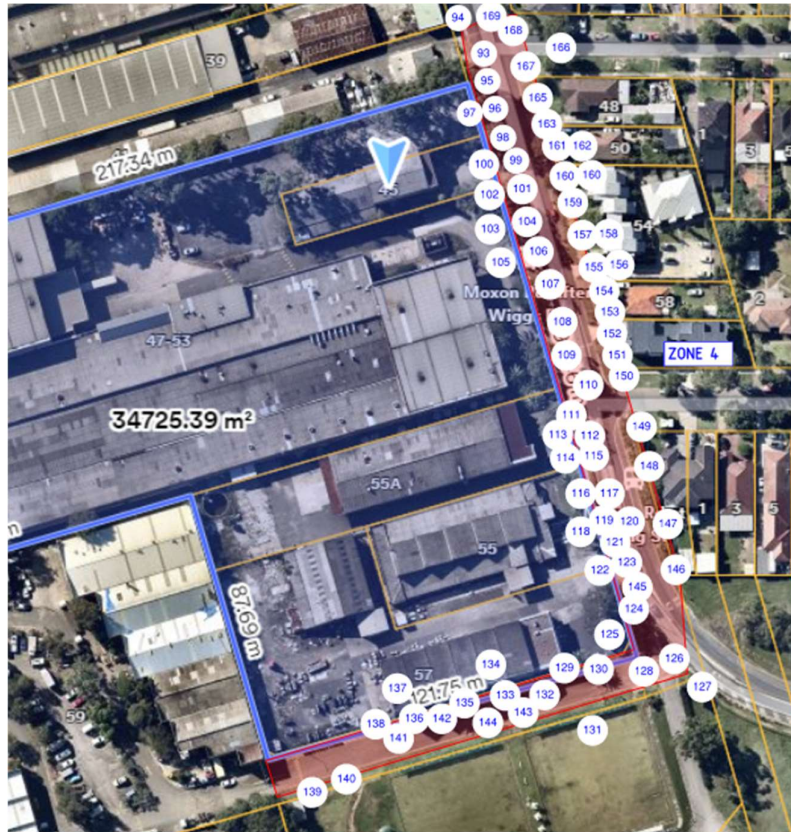


Image 8: Dilapidation survey for Zone 2

Location	Description	Photo
93	GENERAL VIEW OF 46 MOXON RD, LOOKING EAST	93
94	GENERAL VIEW OF 46 MOXON RD, LOOKING NORTH	94
95	PEDESTRIAN FOOTPATH ALONG MOXON RD, LOOKING SOUTH	95
96	CONCRETE PAVEMENT CRACKS, LOCATED AT DRIVEWAY OPPOSITE 46 MOXON RD	96
97	TELECOMMUNACATIONS PIT, LOCATED ALONG PEDESTRIAN FOOTPATH AT MOXON RD, LOOKING SOUTH	97
98	GENERAL VIEW OF PEDESTRIAN FOOTPATH ALONG MOXON RD, LOOKING NORTH	98
99	GENERAL VIEW OF JOYCE AND MOXON INTERSECTION, LOOKING NORTH-EAST	99
100	GENERAL VIEW OF PEDESTRIAN FOOTPATH OPPOSITE 48 MOXON RD, LOOKING SOUTH	100

101	CONCRETE KERB HEAVING ALONG MOXON RD, LOOKING EAST	101
102	CONCRETE SURFACE CRACKS (1mm) AT DRIVEWAY OPPOSITE 50 MOXON RD	102
103	CONCRETE SURFACE CRACKING AT DRIVEWAY ALONG MOXON RD, LOOKING EAST	103
104	CONCRETE SURFACE CRACKS AT DRIVEWAY ALONG MOXON RD, LOOKING EAST	104
105	CONCRETE DEGRADATION AT DRIVEWAY OPPOSITE 50 MOXON RD, LOOKING NORTH	105
106	CONCRETE SPALLING AND CRACKING AT DRIVEWAY OPPOSITE 50 MOXON RD, LOOKING SOUTHEAST	106
107	TELEGRAPH POLE OPPOSITE 52 MOXON RD, LOOKING SOUTH	107
108	STOP VALVE PIT LOCATED OPPOSITE 52 MOXON RD, LOOKING NORTH	108
109	STOP VALVE PIT LOCATED ACCESS OPPOSITE 52 MOXON RD	109
110	GENERAL VIEW OF MOXON RD, LOOKING SOUTH	110
111	EXISTING TELECOMMUNICATIONS PIT, LOCATED OPPOSITE 54 MOXON RD	111
112	JOINT DEGRADATION AT DRIVEWAY OPPOSITE 56 MOXON RD, LOOKING NORTH	112
113	GENERAL VIEW OF MOXON RD, LOOKING SOUTHEAST	113
114	GENERAL VIEW OF 56 MOXON RD, LOOKING EAST	114
115	EXISTING TELECOMMUNICATIONS PITS, LOCATED ON PEDESTRIAN PATHWAY OPPOSITE 56 MOXON RD	115
116	GENERAL VIEW OF PEDESTRIAN PATHWAY ALONG MOXON RD, LOOKING NORTH	116
117	GENERAL VIEW OF CRAIG ST AND MOXON RD INTERSECTION, LOOKING SOUTH	117

118	EXISTING TELECOMMUNICATIONS PITS ALONG PEDESTRIAN PATHWAY, OPPOSITE 58 MOXON RD, LOOKING NORTH	118
119	TELEGRAPH POLE AND GENERAL VIEW OF MOXON RD, LOOKING NORTH	119
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121	DRIVEWAY OPPOSITE CRAIG ST AND MOXON RD INTERSECTION, LOOKING NORTH	121
122	STREETLIGHT AND DRIVEWAY OPPOSITE 62 MOXON RD, LOOKING NORTH	122
123	EXISTING GAS LINE ACCESS ALONG MOXON RD PEDESTRIAN PATHWAY	123
124	EXISTING TELECOMMUNICATIONS PIT ALONG MOXON RD PEDESTRIAN PATHWAY, LOOKING SOUTH	124
125	EXISTING STOP VALVE ACCESS ALONG MOXON RD PEDESTRIAN PATHWAY	125
126	BITUMEN WEATHERING AT DRIVEWAY ENTRY TO PRIVATE ALLEY, LOOKING SOUTH	126
127	GENERAL VIEW OF MOXON RD, LOOKING SOUTH	127
128	GENERAL VIEW OF PRIVATE ALLEY SOUTH OF PROPOSED SITE, LOOKING WEST	128
129	EXISTING INFRASTRUCTURE LOCATED WITHIN PROPOSED SITE, LOOKING NORTH	129
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132	GENERAL VIEW OF PRIVATE ALLEY, LOOKING WEST	132
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134	PAVEMENT CRACKING AT CORNER, ALONG PEDESTRIAN PATHWAY	134

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142	CONCRETE PAVEMENT CRACKING AND SPALLING AT CORNER, LOCATED IN ALLEYWAY SOUTH OF PROPOSED SITE	142
143	CONCRETE PAVEMENT CRACKING AND DIFFERENTIAL MOVEMENT, LOCATED ALONG PEDESTRIAN PAVEMENT IN ALLEY	143
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147	GENERAL VIEW OF EXISTING INFRASTRUCTURE IN PROPOSED SITE, LOOKING SOUTHWEST	147
148	GENERAL VIEW OF MOXON RD AND CRAIG ST INTERSECTION, LOOKING NORTH	148
149	EXISTING FIRE HYDRANT POINT LOCATED ALONG MOXON RD PEDESTRIAN PATHWAY AT THE INTERSECTION TO CRAIG ST	149
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151	RESIDENTIAL PROPERTY LOCATED AT 60 MOXON RD	151
152	GENERAL VIEW OF PEDESTRIAN PATHWAY ALONG MOXON RD, LOOKING NORTH	152
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155	GENERAL VIEW OF RESIDENTIAL PROPERTIES AND PEDESTRIAN PATHWAY ALONG MOXON RD, LOOKING NORTH	155
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ASSESSMENT AND RECOMMENDATIONS:

Zone 1, located to the north of the proposed lot consists of a stand-alone residential house, a few steel sheds and 2 warehouses with offices attached. Costin Roe Consulting was allowed to inspect the interiors of both warehouses whereas the steel sheds were shut at the time of inspection. The buildings located on site generally appear to be in good condition. However, the internal access road, made of asphalt appears to be in poor condition with potholes sighted. The concrete hardstand located to the west of the property appears to be in poor condition with cracks and significant spalling spotted.

In accordance with clause 7.2 (Part 7) of the State Environmental Planning Policy, we note the presence of a single-storey steel shed located within 900 mm of the northern boundary of the proposed lot. This steel shed overlaps to an existing building located within the proposed lot that is marked for demolition by 10 m. At the time of inspection, the shed was locked, so the condition of its interiors could not be assessed. The exteriors appeared to be in acceptable condition, showing typical signs of aging for a building of its age. Provided that the demolition of the existing building is carried out in accordance with 'NSW Government - Code of Practice (Issue: August 2019)', there should have no adverse impact on the adjacent steel shed.

Zone 2 is similar to Zone 1, consisting of a series of warehouses with attached offices and a vehicle parking lot in the middle of the site. The buildings located on site generally appear to be in good condition. The internal access road, made of asphalt, is generally observed to be in good condition. However, a pedestrian footpath running parallel to the access road within the property appears to be in poor condition with major cracks spotted.

Zone 3 consists of a retaining wall ranging from 0 m to approximately 1.8 m high at the other end. This wall spans roughly 50 m and is located within the proposed lot. This retaining wall is constructed with 190 mm wide core filled block walls. The wall generally appears to be in good condition at the time of inspection.

Zone 4 involved a high-level inspection and assessment of the existing street infrastructure located along Moxon Road (between Joyce Road and Craig Street), along with the private driveway located between the southern edge of the proposed lot and Moxon Club. The street infrastructure sighted included kerbs, footpaths, streetlights, utility poles, traffic signage etc. Minor damage was observed to the footpaths and driveways in the form of cracks, spalling and some heaving

of the roadside kerb. This damage is typical given the age of concrete and the type and weight of vehicle operating over, as well other external factors. The streetlights, utility poles, traffic signage and the water, fire and telecommunication lines generally appear to be in good condition. The entrance to the private bitumen driveway shows heavy damage in the form of spalling, while the footpaths within shows minor damage in the form of cracks and some spalling at corners. The neighbouring houses on Moxon Road across from the proposed site generally appear to be in good condition.

We trust this report meets your current requirements and should you wish to discuss the matter further please do not hesitate to contact the undersigned.

Yours faithfully

COSTIN ROE CONSULTING PTY LTD



MUSTAFA BAHRAINWALA

Design Engineer