

12 June 2026

Att: Planning Secretary – Major Projects

To Whom It May Concern,

**Re. SSD-65490715 Central Park Bradfield City Centre - Post Approval Document Submission
Condition C11 – Dilapidation Report**

Please find attached the post approval documents relating to the SSD Consent Condition C11. An extract of the relevant consent condition has been included below for reference:

PRE-CONSTRUCTION DILAPIDATION REPORTS

C11. Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier a Pre-Construction Dilapidation Report, prepared by a suitably qualified person. The report must include:

- (a) details of the current structural condition of all adjoining buildings, infrastructure and roads (including site frontages, footpaths, kerbs and gutters, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'.
- (b) Any entry on to private land is subject to the prior consent of the owner of the land. Any inspection of buildings on privately affected land must include details of the whole building where only part of the building may fall within the 'zone of influence'.

A copy of the report must be forwarded to the Planning Secretary and all of the affected property owners.

The purpose of this submission is to submit a copy of the Pre-Construction Dilapidation Report to the Planning Secretary for Information.

Included in this submission are the following documents:

1. Post Approval Lodgement Checklist
2. Dilapidation Report

Yours sincerely,

Alexandra Maher
Project Engineer

FDC Construction (NSW) Pty Ltd

Attachment 1 – Post Approval Lodgement Checklist

POST APPROVAL LODGEMENT CHECKLIST

Development Consent or Project Approval No: SSD-65490715		
Project Name: Central Park Bradfield City Centre		
Applicant Name: Bradfield Development Authority (formerly Western Parkland City Authority)		
Stage: 1 (single stage)		
Item	Comment	Provided (Y/N)
Cover Letter	A covering letter must be provided which includes: • why the matter/management plans are being submitted to the Department • if relevant, the staging to which the management plan/matter applies • the condition/s under which approval is being sought.	Y
Conditions Compliance Table	A conditions compliance table must be provided which references where each relevant condition of consent (including sub-plans) has been addressed in the management plan. The conditions compliance table must be as specific as possible (i.e. Section 2.4.1 not Section 2)	N/A
Evidence of Consultation	Where conditions require evidence of consultation with agencies this must be provided as an Appendix in the management plan. The management plan must include a section on how the agencies concerns have been addressed in the plan. It is important that this consultation is done prior to the management plan being submitted to the Department.	N/A
Best practice management, reasonable and feasible measures	Development consents will often require best practice management and/or all reasonable and feasible measures to prevent and/or minimise material harm to be implemented. The reviewer should be satisfied that the measures proposed meet these standards. All conditions should be considered in the preparation of the management plan. Specific construction and operating conditions must be incorporated into the management plan.	Y
Project Details	Key project description details described in the management plan must be consistent with the details in the environmental assessment and development consent.	Y
Plans/Figures	All figures and plans within the document must be legible and be in accordance with the approved plans.	Y
Management Plan Language	The management plan must be clear, concise and provide measurable outcomes. Terms such as 'may', 'plan to', 'should', 'where possible', 'attempt to implement', 'best endeavours' 'regular monitoring' are not to be used.	N/A
Document control	Management plans should include an up-to-date document control register or other means of version control, noting at a minimum the date and version number so that revisions can be tracked.	Y
Reviews	If you are submitting a revised management plan, please ensure it is clear where the changes to the plan have been made, either by highlighting the relevant sections, or tracked changes.	N/A

Signature: *Alexandra Maher*

Date: 12/06/2026

Attachment 2 – Dilapidation Report



Dilapidation Inspection Report

Prepared for

FDC Building

Council Assets – 215 Badgerys Creek Rd, Bradfield NSW 2556



WARATAH

Dilapidation Report

Summary

The dilapidation report for 215 Badgerys Creek Rd, Bradfield, conducted on June 4, 2026, identified minimal movement and damage across the inspected infrastructure. The report documented various defects primarily consisting of cosmetic issues rather than structural concerns.

Road Infrastructure

- Fine cracking observed on north kerb approximately 7 metres west from start
- Cracking to layback at southwest corner of south intersection
- Multiple instances of patched road base on Innovation South Road and Road 08

Footpath and Paving Issues

- Staining to pavers adjacent to service hatches at multiple locations (south end, northeast corner, and south end of Road 08)
- Mortar staining to pavers near service hatches and adjacent to seats
- Spray paint to pavers at pedestrian crossing and multiple locations on Road 08
- Abrasions to footpath adjacent to taxi parking and on Innovation North Road

Additional Defects

- Service cover removed from light pole on west side footpath
- Spray painting to gutter at west end drain on Innovation North
- Worn paint to bike lane markings and bike path arrow

Address

Council Assets - 215 Badgerys Creek Rd, Bradfield NSW 2556

Client

FDC Building

Conducted on

4 Jun 2026 22:44 UTC

Photo of front of dwelling or asset



Photo 1

Report reference

W03125.CA.DLP

Prepared by

Dax Love

Reviewed by Engineer

Cansu Bulbul

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Instructions

We confirm your instructions to inspect the safely accessible areas at the above address for the purpose of recording existing condition and any notable cracking, subsidence and damage

Existing condition

Is there any movement to the asset or area?

The surfaces appears generally sound and there is minimal movement and damage

Details of movement

Minimal cracking and movement generally throughout

A full description of the more notable cracking/movement and damage can be found in the 'Record of Inspection' section.

NB. We may not photograph or comment on surfaces, rooms or areas if there is no notable movement or damage present. This includes 'cracking up to 1 mm in width and/or considered non-structural or insignificant or rectifiable during routine maintenance.

Methodology

During our site inspections we observe the subject areas and/or assets in view from safely accessible ground levels only. We do not move or alter assets in any way to observe their condition.

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.

All photographs provided are unaltered and not digitally enhanced in any way.

When assessing any damage to structures and assets we do not use crack gauges or other measuring devices unless specifically instructed to do so in writing by our clients and in such circumstances our fees will be altered to allow for additional time required to document those areas in view.

We do not measure cracks in Council assets or transport infrastructure elements such as roads, kerb/guttering, rail corridors and airplane runways.

Any comments made relating to severity of cracks in buildings within our reports is based on reference to Tables C1 and C2 in AS2870-2011 – refer to Appendix A.

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 organization.

See end of report for photographic record

Our inspection is limited to the safely accessible exterior and interior habitable areas (if access is provided) of the property.

Our inspection does not include roof and voids etc. or areas where no inspection access is possible, e.g., those covered by stored goods, furniture including built-ins, paintings and floor coverings etc.

Recommendations

This report should be provided to all relevant project stakeholders

Record of inspection	
For the purposes of this report	the front of the structure faces West
General Panoramic Photos	
General Panoramic Photos 1	
Area photographed	Short road length to southeast corner
Start Location	At vegetation barrier southeast corner
End Location	T intersection at main road
Photos taken approximately at a distance of	5 metres

Add photos



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

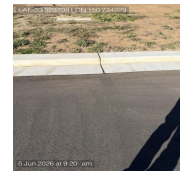


Photo 7

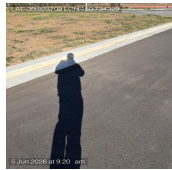


Photo 8



Photo 9



Photo 10



Photo 11

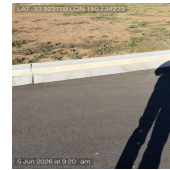


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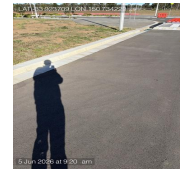


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33

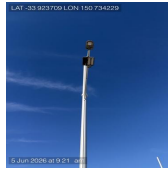


Photo 34



Photo 35

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

Approximately 7 metres west from start north kerb

Defect description

Fine crack



Photo 36



Photo 37



Photo 38

General Panoramic Photos 2

Area photographed

Road length running south to north off previous section approx. 170m in length

Start Location

Intersection with previous section

End Location

Intersection with next section

Photos taken approximately at a distance of

10 metres

Add photos



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71

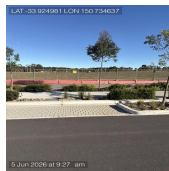


Photo 72



Photo 73



Photo 74



Photo 75



Photo 76

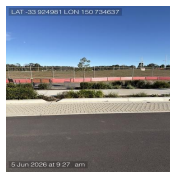


Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115

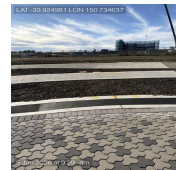


Photo 116



Photo 117



Photo 118

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location	Southwest corner of south intersection
Defect description	Cracking to layback



Photo 119

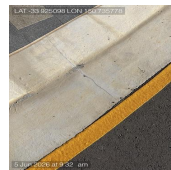


Photo 120



Photo 121



Photo 122

General Panoramic Photos 3

Area photographed	East side footpath adjacent road section mentioned above
Start Location	Short east west road section
End Location	As per above road section, intersection
Photos taken approximately at a distance of	10 metres

Add photos



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133

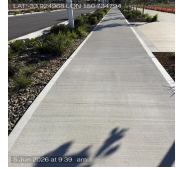


Photo 134



Photo 135



Photo 136



Photo 137



Photo 138

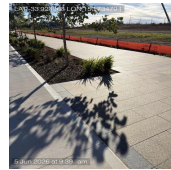


Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144

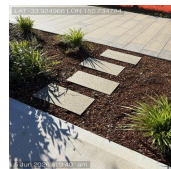


Photo 145



Photo 146



Photo 147



Photo 148

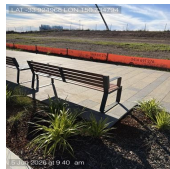


Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159

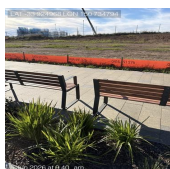


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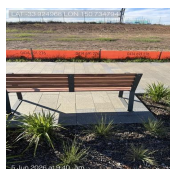


Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179



Photo 180



Photo 181



Photo 182



Photo 183

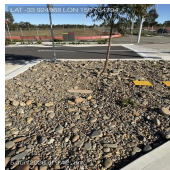


Photo 184



Photo 185



Photo 186



Photo 187



Photo 188



Photo 189



Photo 190



Photo 191



Photo 192



Photo 193

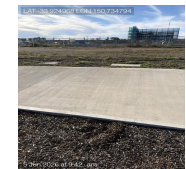


Photo 194



Photo 195



Photo 196



Photo 197



Photo 198

General Panoramic Photos 4

Area photographed

West side footpath to road section mentioned above

Start Location

Intersection with short east west road section

End Location

Intersection with northern east west road section

Photos taken approximately at a distance of

10 metres

Add photos



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203



Photo 204



Photo 205



Photo 206



Photo 207



Photo 208



Photo 209



Photo 210



Photo 211



Photo 212



Photo 213



Photo 214



Photo 215



Photo 216



Photo 217

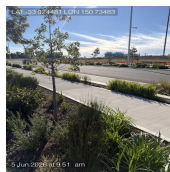


Photo 218



Photo 219



Photo 220



Photo 221



Photo 222



Photo 223



Photo 224



Photo 225



Photo 226



Photo 227

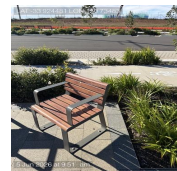


Photo 228



Photo 229



Photo 230



Photo 231



Photo 232



Photo 233



Photo 234



Photo 235

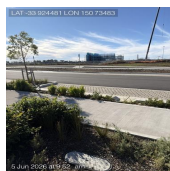


Photo 236



Photo 237



Photo 238



Photo 239



Photo 240

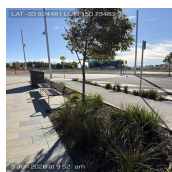


Photo 241



Photo 242



Photo 243



Photo 244



Photo 245



Photo 246



Photo 247



Photo 248



Photo 249



Photo 250



Photo 251



Photo 252



Photo 253

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location South end service hatches

Defect description Staining to pavers adjacent service hatches



Photo 254

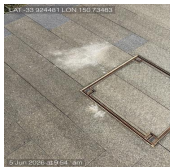


Photo 255



Photo 256

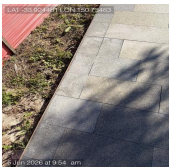


Photo 257



Photo 258

Items of significance and or damage to area photographed above 2

Location Northern end service hatches

Defect description Mortar staining



Photo 259



Photo 260



Photo 261



Photo 262

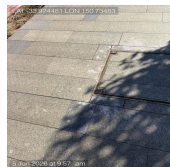


Photo 263



Photo 264

General Panoramic Photos 5

Area photographed East west section of road in middle of marked up map - Innovation South Road

Start Location Intersection with previous roadway

End Location Intersection with north south roadway section

Photos taken approximately at a distance of 10 metres

Add photos



Photo 265



Photo 266



Photo 267



Photo 268

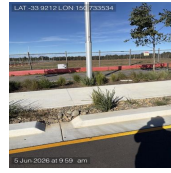


Photo 269

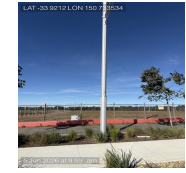


Photo 270



Photo 271



Photo 272



Photo 273



Photo 274



Photo 275



Photo 276



Photo 277



Photo 278



Photo 279



Photo 280



Photo 281

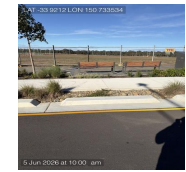


Photo 282



Photo 283

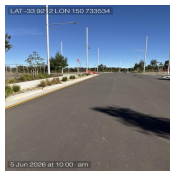


Photo 284



Photo 285



Photo 286



Photo 287



Photo 288



Photo 289

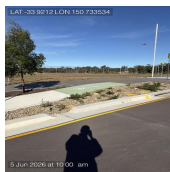


Photo 290



Photo 291



Photo 292



Photo 293



Photo 294



Photo 295



Photo 296



Photo 297



Photo 298



Photo 299



Photo 300



Photo 301



Photo 302



Photo 303



Photo 304

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

Northeast corner of road section

Defect description

Patched road base



Photo 305



Photo 306



Photo 307



Photo 308



Photo 309



Photo 310

Items of significance and or damage to area photographed above 2

Location

Middle road base section

Defect description

Patched road base



Photo 311



Photo 312



Photo 313

General Panoramic Photos 6

Area photographed

Footpath North side of east west road section

Start Location

Northeast corner of intersection

End Location

T intersection of innovation south and road 08

Photos taken approximately at a distance of

10 metres

Add photos



Photo 314



Photo 315



Photo 316



Photo 317



Photo 318



Photo 319



Photo 320



Photo 321



Photo 322



Photo 323



Photo 324



Photo 325



Photo 326



Photo 327



Photo 328



Photo 329



Photo 330



Photo 331



Photo 332



Photo 333



Photo 334



Photo 335



Photo 336

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

Northeast corner service hatches

Defect description

Staining to pavers adjacent to hatches



Photo 337

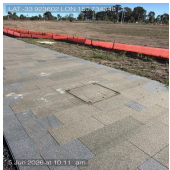


Photo 338



Photo 339

Items of significance and or damage to area photographed above 2

Location

Adjacent taxi parking

Defect description

Abrasions to footpath



Photo 340



Photo 341



Photo 342

Items of significance and or damage to area photographed above 3

Location

Hatches at intersection

Defect description

Mortar staining to pavers



Photo 343



Photo 344

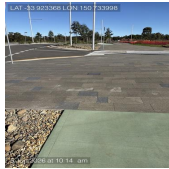


Photo 345



Photo 346



Photo 347

General Panoramic Photos 7

Area photographed

South footpath of Innovation South Road

Start Location

Corner with road 08

End Location

Bend/intersection

Photos taken approximately at a distance of

10 metres

Add photos



Photo 348



Photo 349



Photo 350



Photo 351



Photo 352



Photo 353



Photo 354



Photo 355



Photo 356



Photo 357



Photo 358



Photo 359



Photo 360



Photo 361

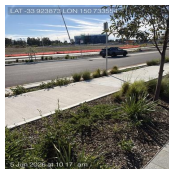


Photo 362



Photo 363



Photo 364



Photo 365



Photo 366



Photo 367



Photo 368



Photo 369



Photo 370



Photo 371



Photo 372



Photo 373



Photo 374



Photo 375



Photo 376



Photo 377



Photo 378



Photo 379



Photo 380



Photo 381



Photo 382

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

Adjacent seats.

Defect description

Mortar staining to pavers



Photo 383



Photo 384



Photo 385

General Panoramic Photos 8

Area photographed

Road 08

Start Location

South end

End Location

North end

Photos taken approximately at a distance of

10 metres

Add photos



Photo 386



Photo 387



Photo 388



Photo 389



Photo 390



Photo 391



Photo 392



Photo 393



Photo 394



Photo 395



Photo 396



Photo 397



Photo 398



Photo 399



Photo 400



Photo 401



Photo 402



Photo 403



Photo 404



Photo 405



Photo 406



Photo 407



Photo 408



Photo 409



Photo 410

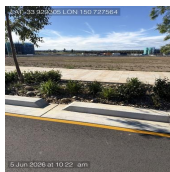


Photo 411



Photo 412



Photo 413



Photo 414



Photo 415



Photo 416



Photo 417



Photo 418



Photo 419

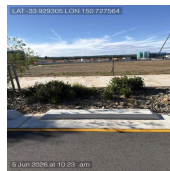


Photo 420



Photo 421

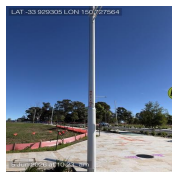


Photo 422



Photo 423



Photo 424

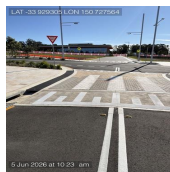


Photo 425



Photo 426



Photo 427



Photo 428



Photo 429



Photo 430



Photo 431



Photo 432



Photo 433



Photo 434



Photo 435



Photo 436



Photo 437



Photo 438



Photo 439

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

North end pedestrian crossing

Defect description

Spray paint to pavers



Photo 440



Photo 441

Items of significance and or damage to area photographed above 2

Location

Centre of road section most of run

Defect description

Patched road base

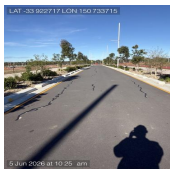


Photo 442



Photo 443



Photo 444

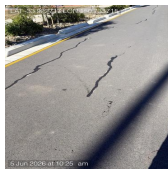


Photo 445



Photo 446



Photo 447



Photo 448

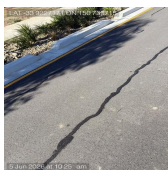


Photo 449

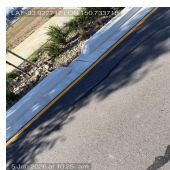


Photo 450



Photo 451



Photo 452



Photo 453



Photo 454



Photo 455



Photo 456



Photo 457



Photo 458

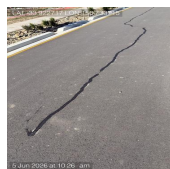


Photo 459



Photo 460



Photo 461

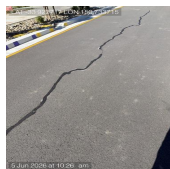


Photo 462

General Panoramic Photos 9

Area photographed

Footpath to east of road 08

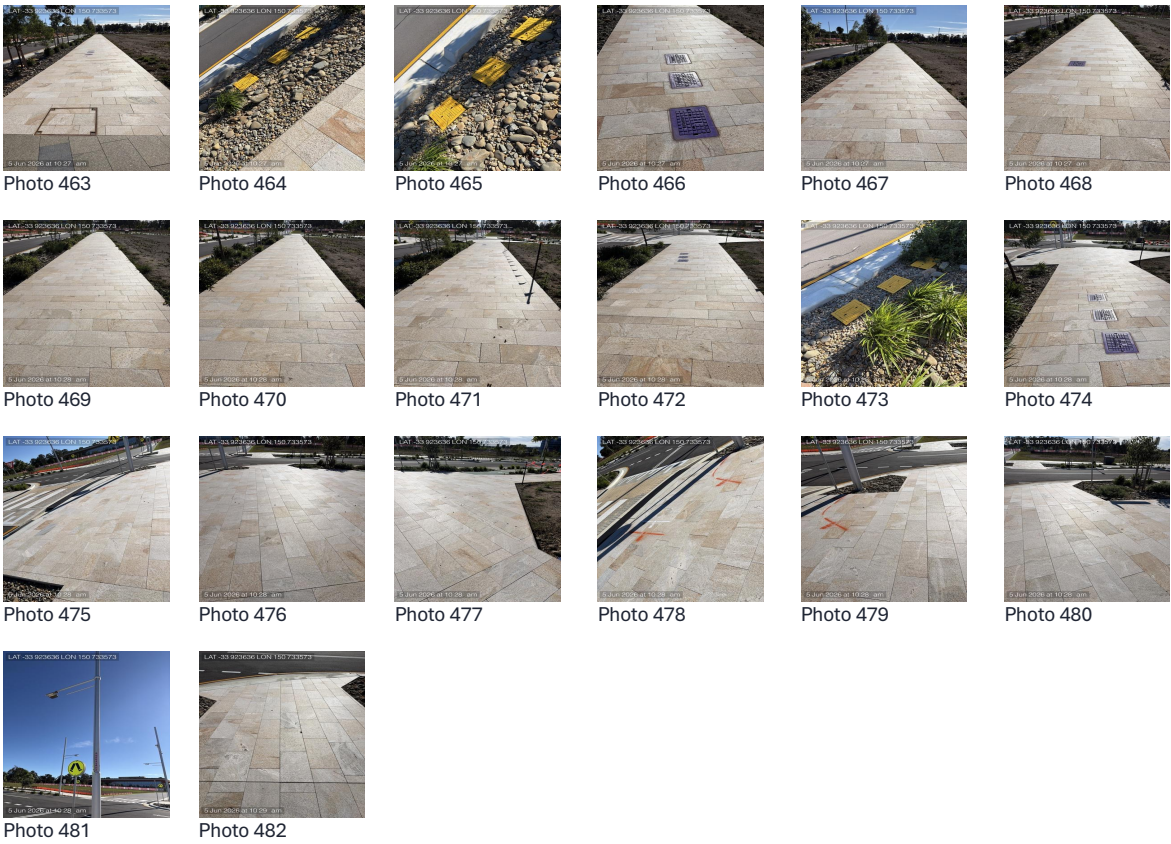
Start Location

South end

End Location

North end

Add photos

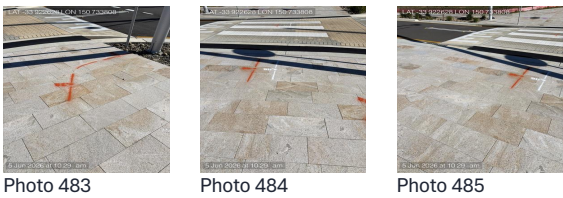


Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

LocationNorth end

Defect descriptionSpray paint to pavers



General Panoramic Photos 10

Area photographedWest side footpath to Road 08

Start LocationSouth end

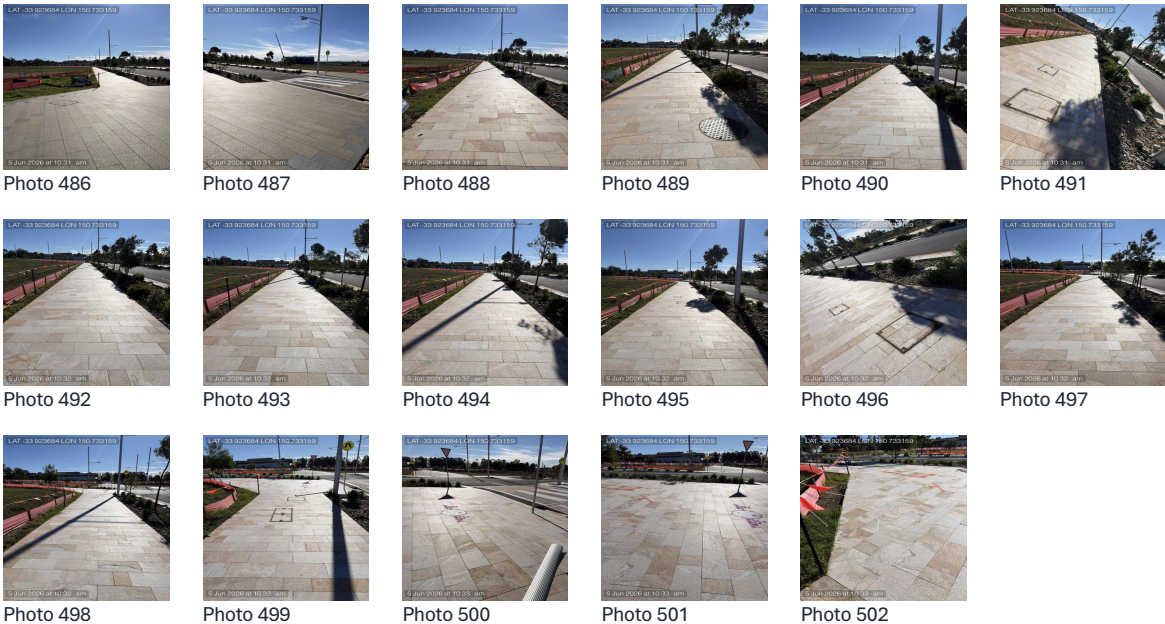
End Location

North end

Photos taken approximately at a distance of

10 metres

Add photos



Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

North end

Defect description

Service cover removed from light pole



Items of significance and or damage to area photographed above 2

Location

North end

Defect description

Spray paint to pavers



Photo 506



Photo 507



Photo 508

Items of significance and or damage to area photographed above 3

Location

South end

Defect description

Mortar staining to pavers adjacent hatches



Photo 509



Photo 510



Photo 511



Photo 512

General Panoramic Photos 11

Area photographed

Innovation North

Start Location

Intersection with Toad 08

End Location

Railway worksite

Photos taken approximately at a distance of

10 metres

Add photos



Photo 513



Photo 514



Photo 515



Photo 516



Photo 517



Photo 518



Photo 519



Photo 520



Photo 521



Photo 522



Photo 523



Photo 524



Photo 525



Photo 526



Photo 527



Photo 528



Photo 529



Photo 530



Photo 531



Photo 532

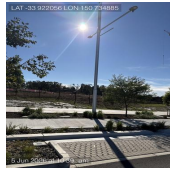


Photo 533



Photo 534



Photo 535



Photo 536



Photo 537



Photo 538



Photo 539



Photo 540



Photo 541



Photo 542



Photo 543



Photo 544



Photo 545



Photo 546

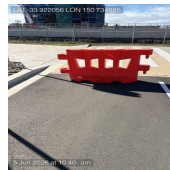


Photo 547



Photo 548



Photo 549



Photo 550



Photo 551

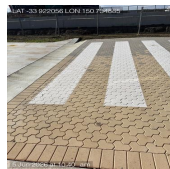


Photo 552



Photo 553



Photo 554

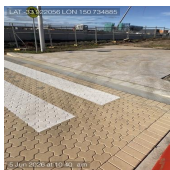


Photo 555

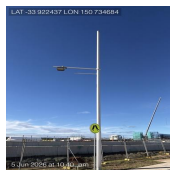


Photo 556



Photo 557

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

West end drain

Defect description

Spray painting to gutter



Photo 558



Photo 559

General Panoramic Photos 12

Area photographed

Footpath to north of innovation north road

Start Location

West end

End Location

East end

Photos taken approximately at a distance of

10 metres

Add photos



Photo 560



Photo 561



Photo 562



Photo 563



Photo 564



Photo 565



Photo 566



Photo 567



Photo 568



Photo 569



Photo 570



Photo 571



Photo 572



Photo 573



Photo 574



Photo 575



Photo 576



Photo 577



Photo 578



Photo 579



Photo 580



Photo 581



Photo 582

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

East end

Defect description

Abrasions to concrete



Photo 583

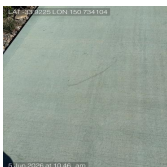


Photo 584



Photo 585

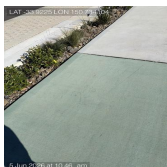


Photo 586



Photo 587

Items of significance and or damage to area photographed above 2

Location

West end hatches

Defect description

Staining to pavers



Photo 588



Photo 589



Photo 590



Photo 591

Items of significance and or damage to area photographed above 3

Location

West end

Defect description

Spray lain to pavers



Photo 592



Photo 593



Photo 594

General Panoramic Photos 13

Area photographed

Footpath south side of innovation North Road

Start Location

West end

End Location

East end at railway station site

Photos taken approximately at a distance of

10 metres

Add photos



Photo 595



Photo 596



Photo 597



Photo 598



Photo 599



Photo 600



Photo 601



Photo 602



Photo 603



Photo 604



Photo 605

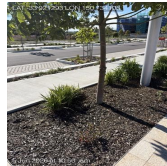


Photo 606



Photo 607



Photo 608



Photo 609



Photo 610



Photo 611



Photo 612



Photo 613



Photo 614



Photo 615



Photo 616



Photo 617



Photo 618



Photo 619

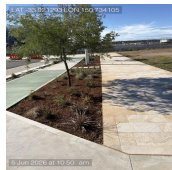


Photo 620



Photo 621



Photo 622



Photo 623



Photo 624



Photo 625



Photo 626



Photo 627



Photo 628

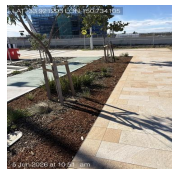


Photo 629



Photo 630



Photo 631



Photo 632

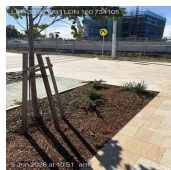


Photo 633

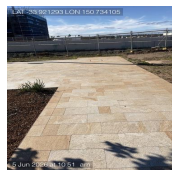


Photo 634



Photo 635



Photo 636



Photo 637

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

West end bike path

Defect description

Worn paint to arrow



Photo 638



Photo 639

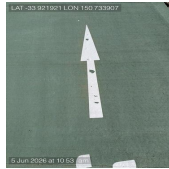


Photo 640

General Panoramic Photos 14

Area photographed

Center loop west

Start Location

East side

End Location

West side

Photos taken approximately at a distance of

continuously to capture all surfaces

Add photos



Photo 641



Photo 642

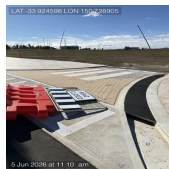


Photo 643



Photo 644



Photo 645



Photo 646



Photo 647



Photo 648



Photo 649



Photo 650



Photo 651



Photo 652



Photo 653

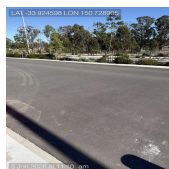


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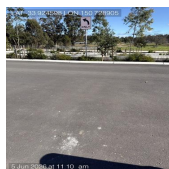


Photo 655

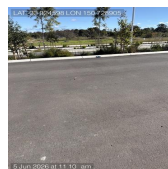


Photo 656



Photo 657



Photo 658



Photo 659



Photo 660

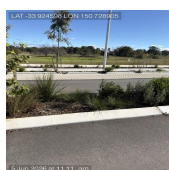


Photo 661

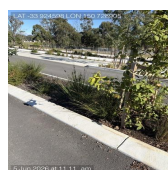


Photo 662



Photo 663

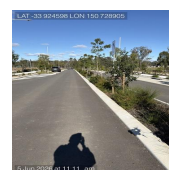


Photo 664



Photo 665



Photo 666



Photo 667



Photo 668



Photo 669



Photo 670



Photo 671



Photo 672



Photo 673



Photo 674



Photo 675



Photo 676



Photo 677



Photo 678



Photo 679



Photo 680



Photo 681



Photo 682



Photo 683



Photo 684



Photo 685

Items of significance and or damage to area photographed above

Items of significance and or damage to area photographed above 1

Location

Northwest corner service hatch

Defect description

Cracking to lid



Photo 686



Photo 687

Items of significance and or damage to area photographed above 2

Location

Northeast side

Defect description

Worn paint to bike lane markings



Photo 688



Photo 689

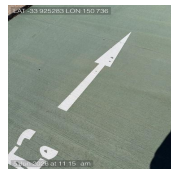


Photo 690

Were there areas where access was not gained?

No

Extract from AS2870-2011 Residential slabs and footings

CLASSIFICATION OF DAMAGE DUE TO FOUNDATION MOVEMENTS

(Normative)

Classification of damage with reference to wall is given in Table C1. Classification of damage with reference to concrete floors is given in Table C2.

TABLE C1
CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks	<0.1 mm	0 Negligible
Fine cracks that do not need repair	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15 mm to 25 mm but also depends on number of cracks	4 Severe

NOTES:

- 1 Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.
- 2 Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
- 3 In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

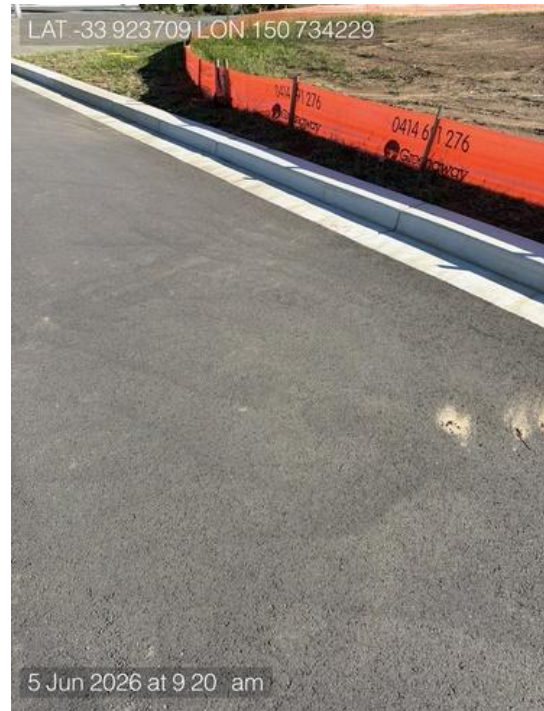


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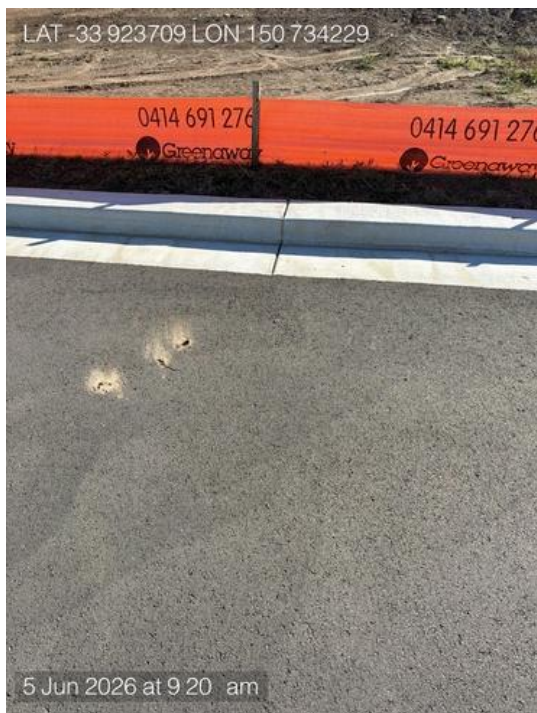


Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

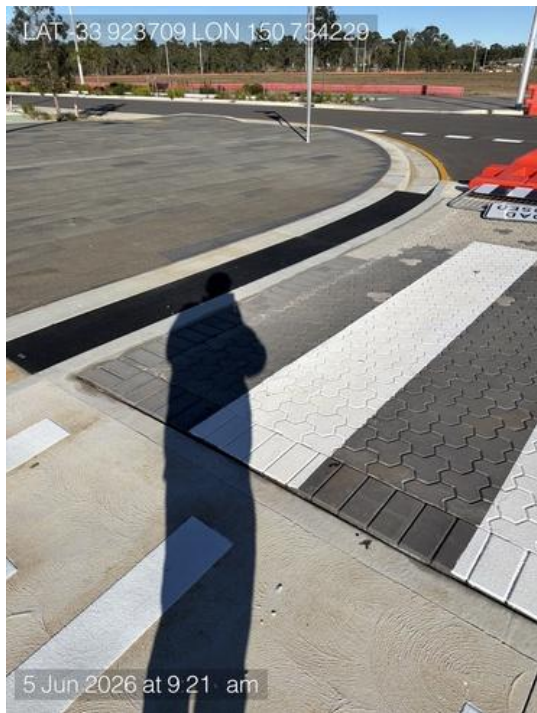


Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

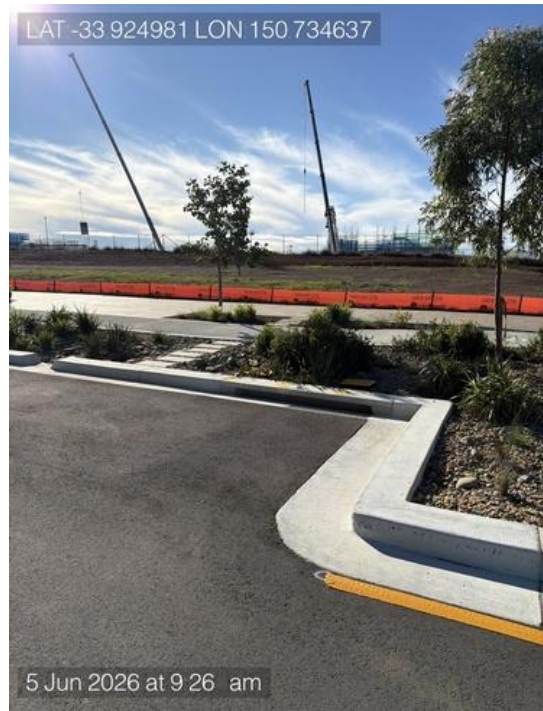


Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61

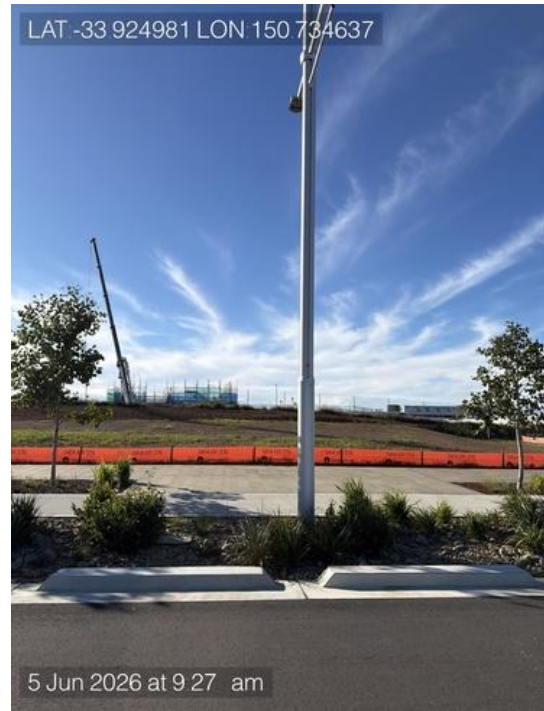


Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75

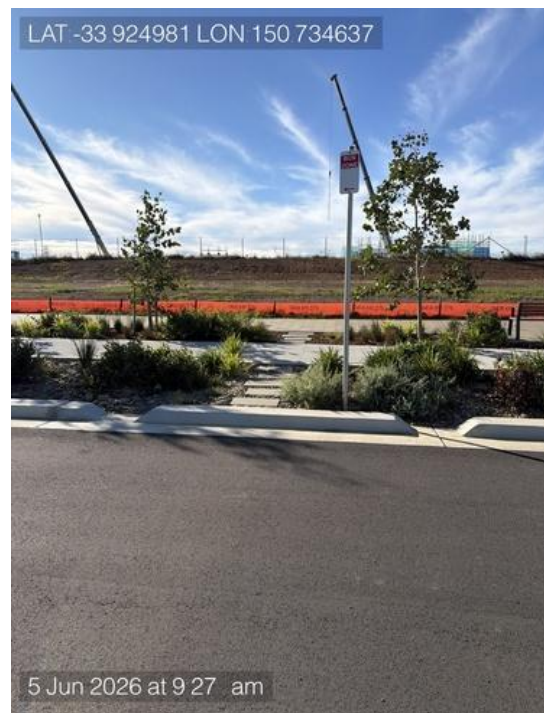


Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97

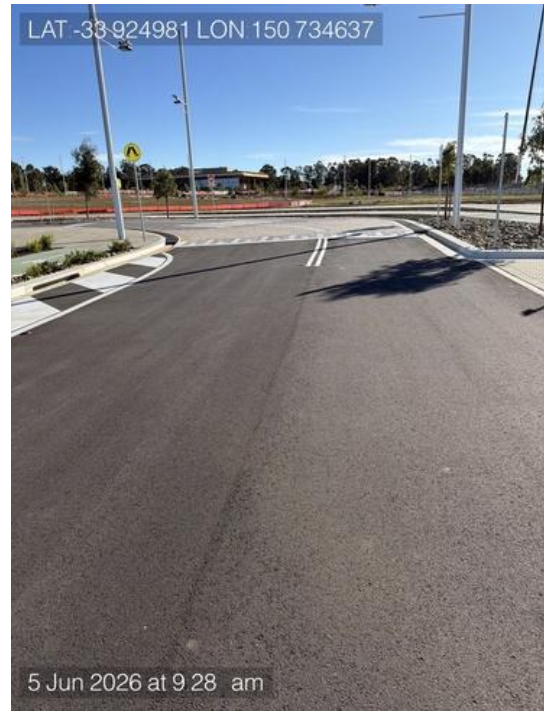


Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114

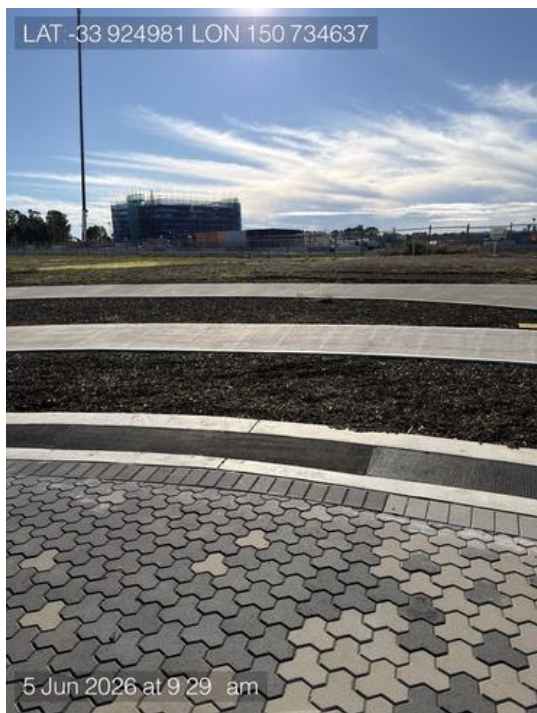


Photo 115



Photo 116

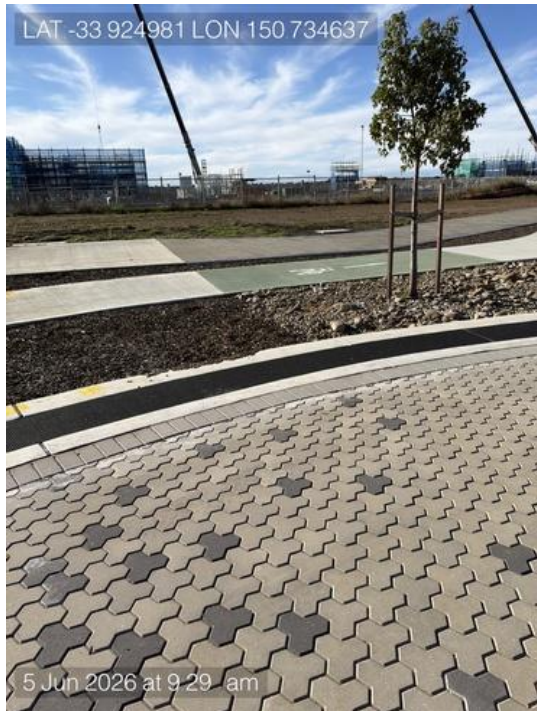


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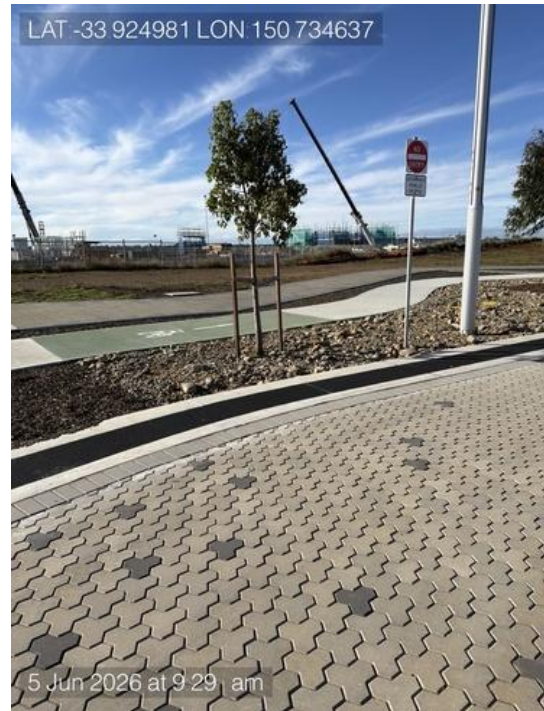


Photo 118



Photo 119

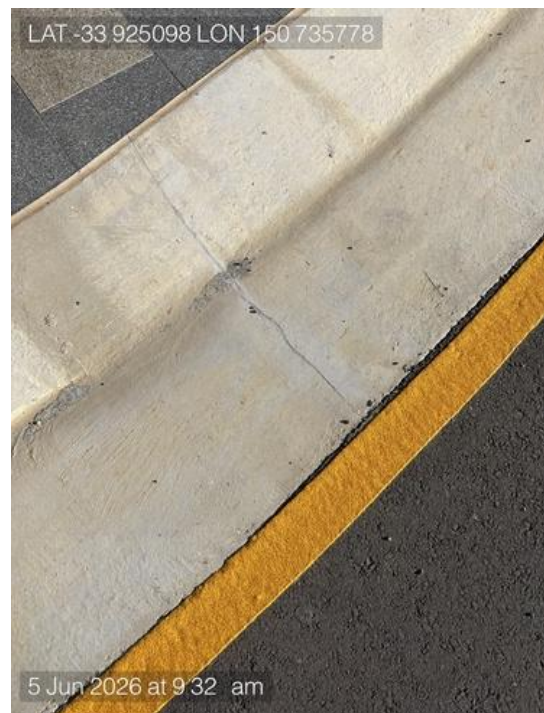


Photo 120



Photo 121

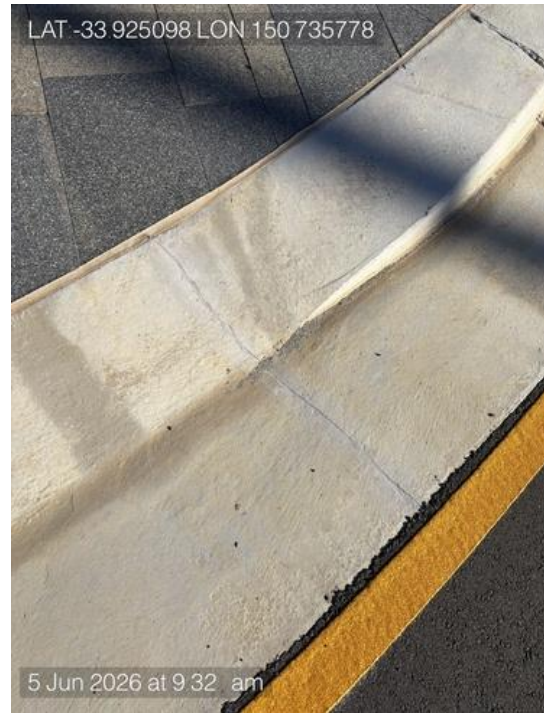


Photo 122



Photo 123



Photo 124



Photo 125

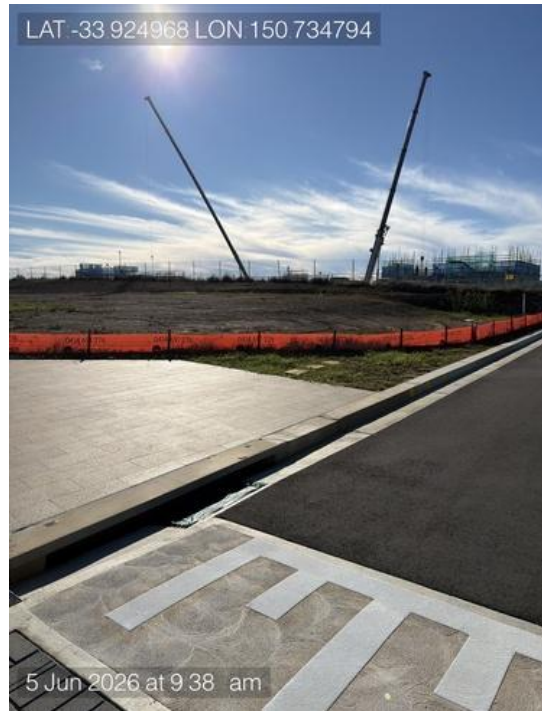


Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131

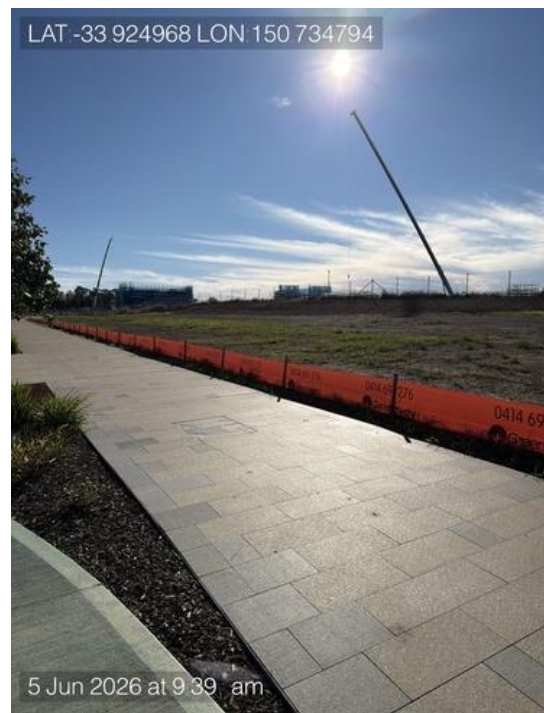


Photo 132



Photo 133

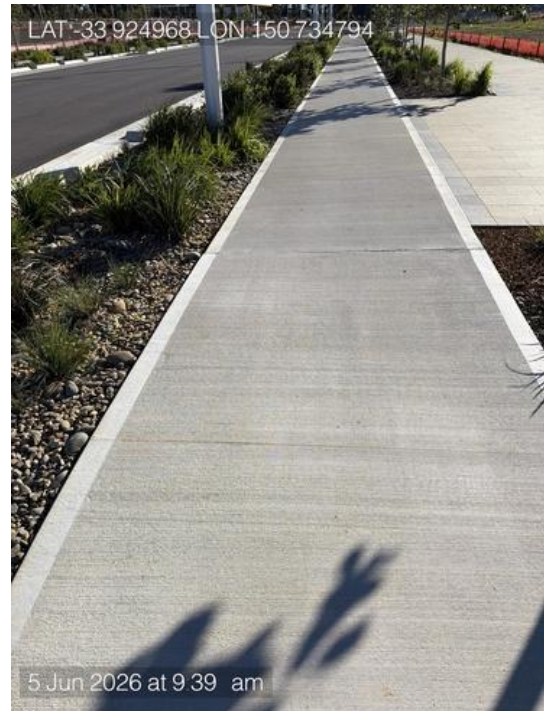


Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151

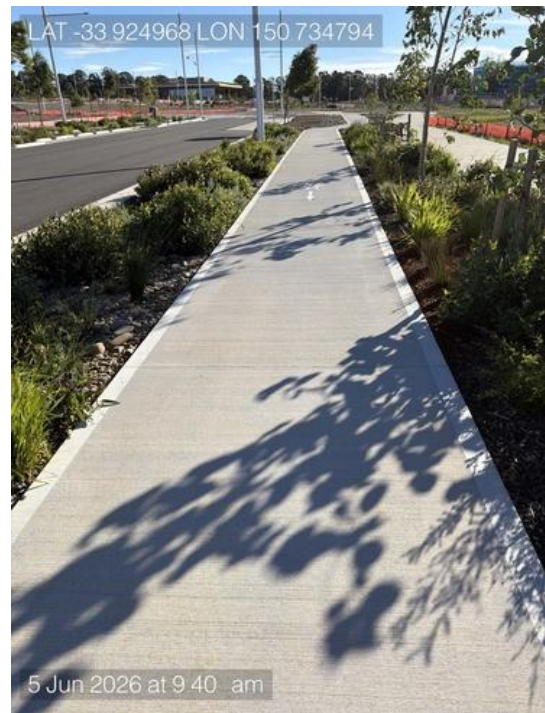


Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179



Photo 180



Photo 181



Photo 182



Photo 183



Photo 184



Photo 185



Photo 186



Photo 187



Photo 188

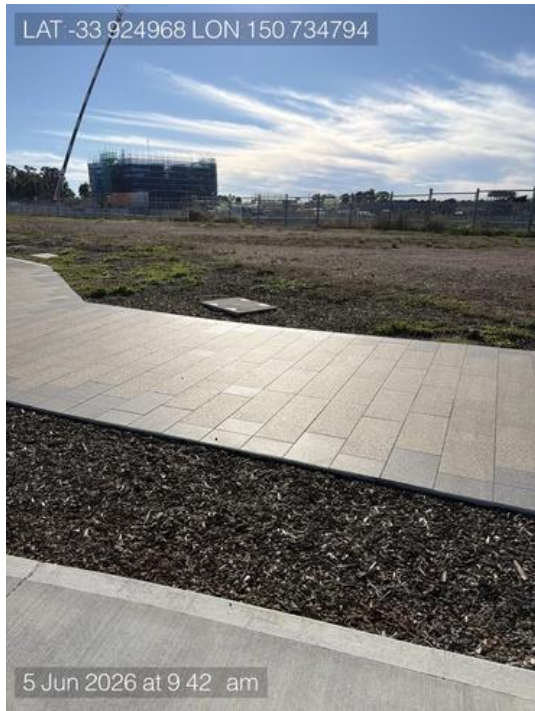


Photo 189



Photo 190



Photo 191



Photo 192



Photo 193



Photo 194



Photo 195



Photo 196



Photo 197

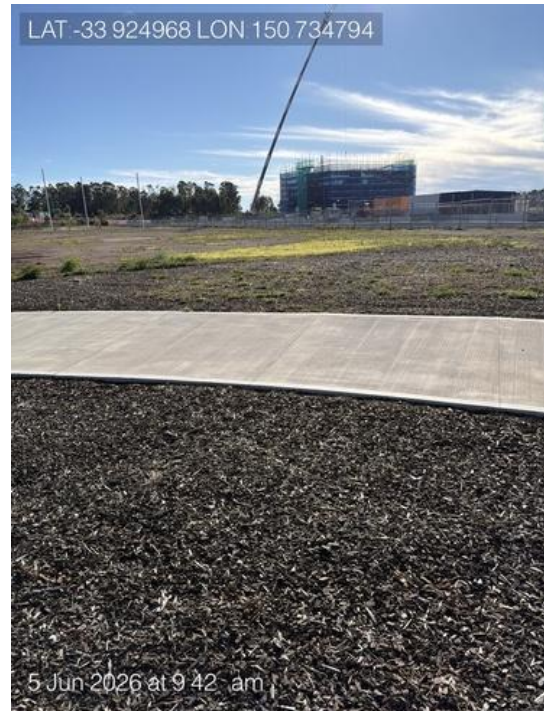


Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203



Photo 204



Photo 205



Photo 206



Photo 207



Photo 208



Photo 209



Photo 210



Photo 211



Photo 212



Photo 213



Photo 214



Photo 215



Photo 216



Photo 217



Photo 218



Photo 219



Photo 220

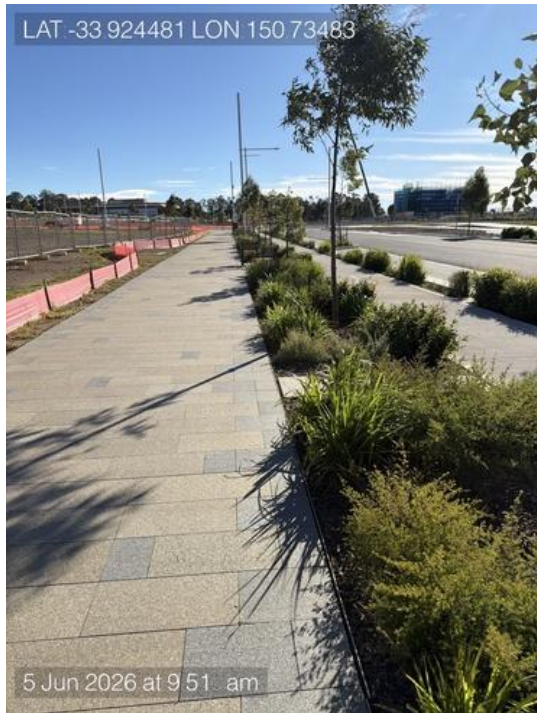


Photo 221



Photo 222



Photo 223



Photo 224



Photo 225



Photo 226



Photo 227



Photo 228



Photo 229



Photo 230



Photo 231



Photo 232



Photo 233

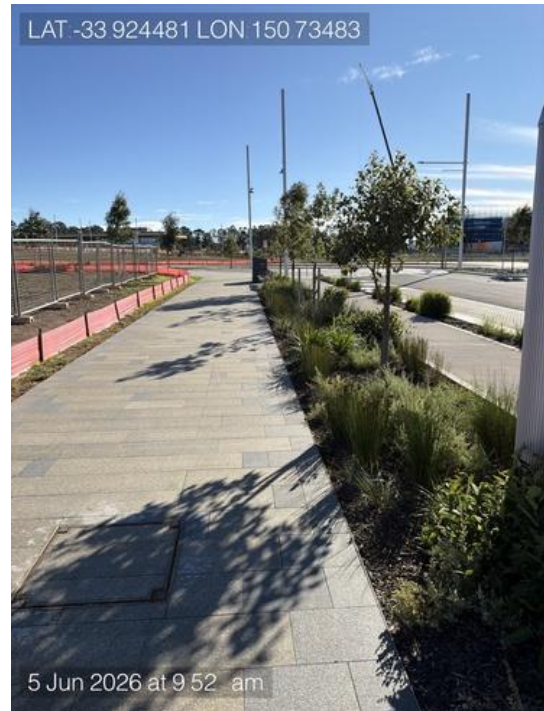


Photo 234



Photo 235



Photo 236



Photo 237



Photo 238



Photo 239



Photo 240



Photo 241



Photo 242



Photo 243



Photo 244

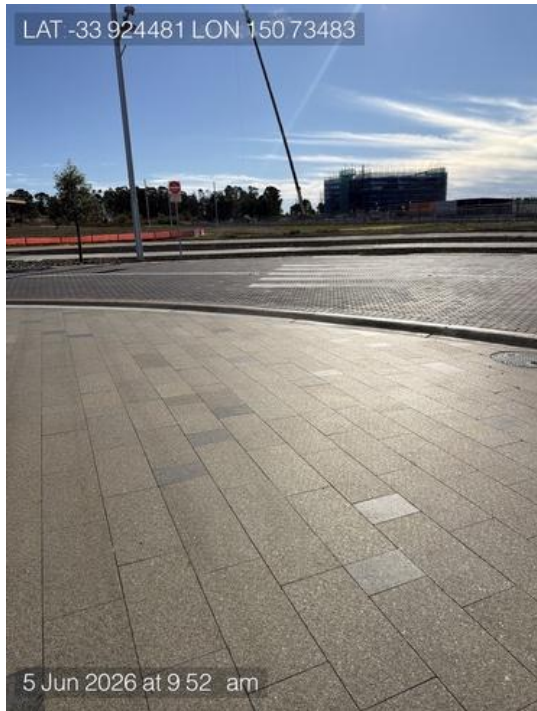


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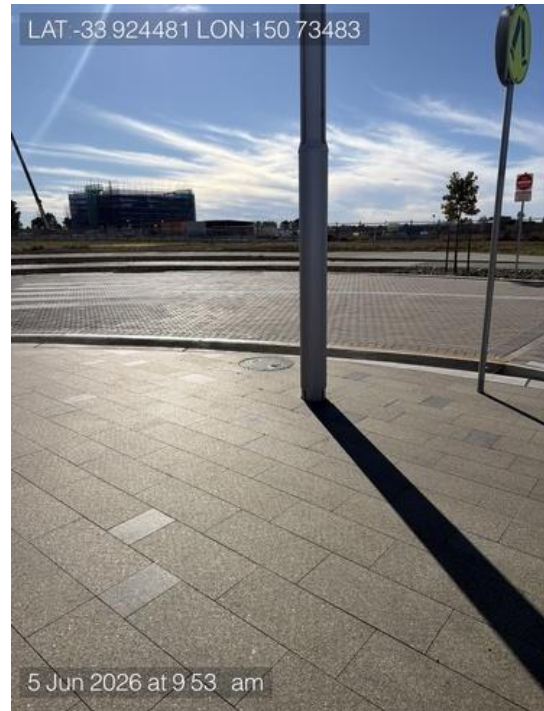


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Photo 247

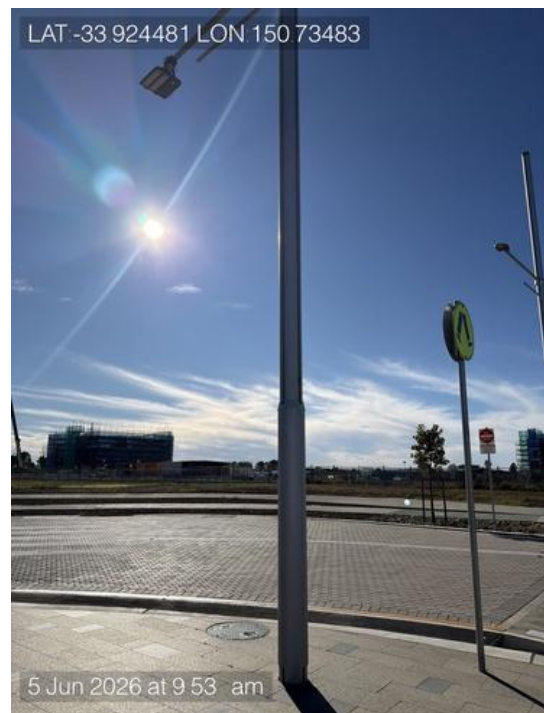


Photo 248



Photo 249



Photo 250



Photo 251

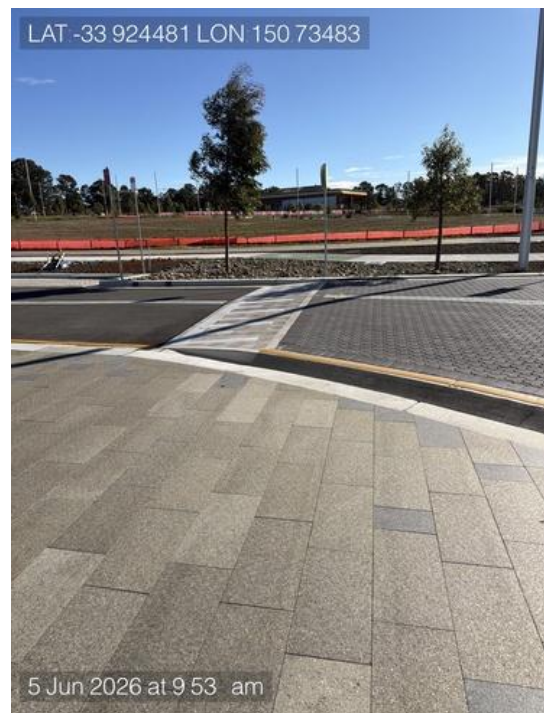


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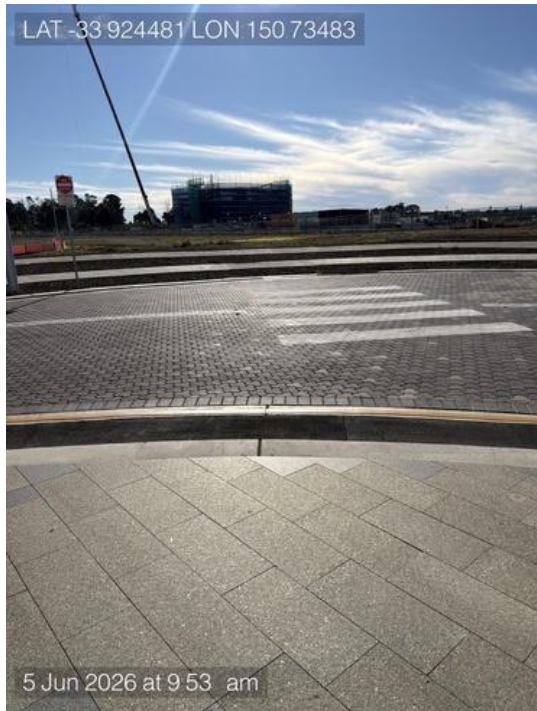


Photo 253



Photo 254



Photo 255

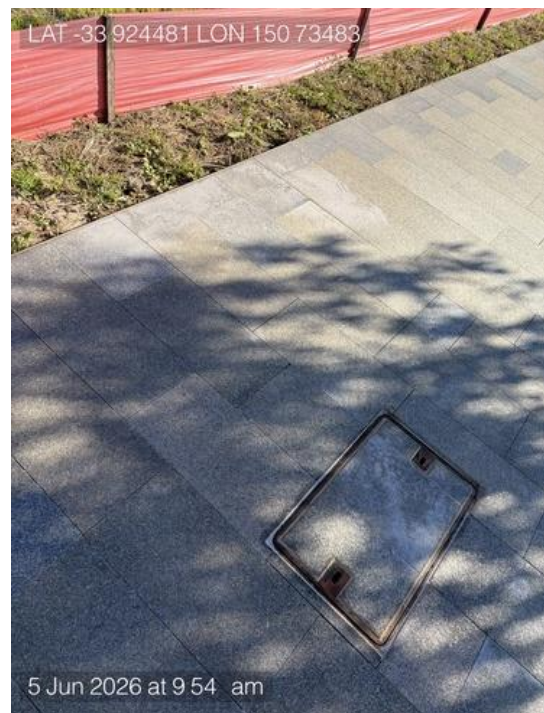


Photo 256



Photo 257



Photo 258



Photo 259



Photo 260



Photo 261



Photo 262



Photo 263



Photo 264



Photo 265



Photo 266



Photo 267



Photo 268

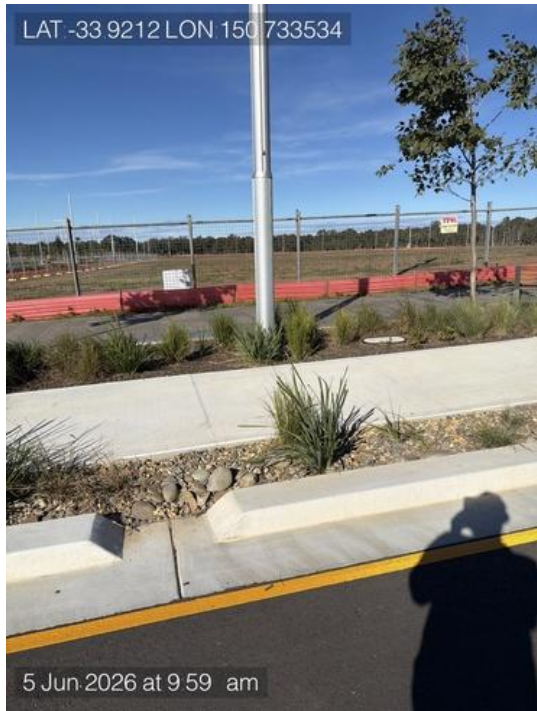


Photo 269



Photo 270



Photo 271



Photo 272



Photo 273



Photo 274



Photo 275



Photo 276



Photo 277



Photo 278



Photo 279



Photo 280



Photo 281

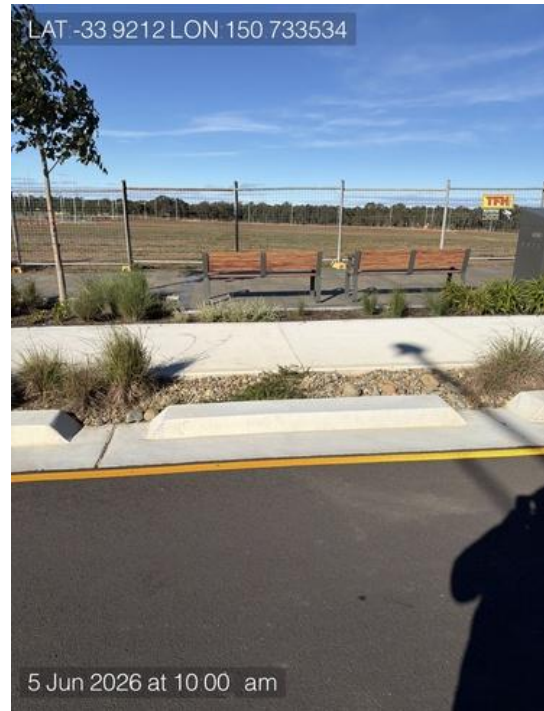


Photo 282



Photo 283



Photo 284



Photo 285



Photo 286



Photo 287



Photo 288



Photo 289



Photo 290



Photo 291



Photo 292



Photo 293



Photo 294



Photo 295



Photo 296



Photo 297



Photo 298



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Photo 300



Photo 301



Photo 302



Photo 303



Photo 304



Photo 305

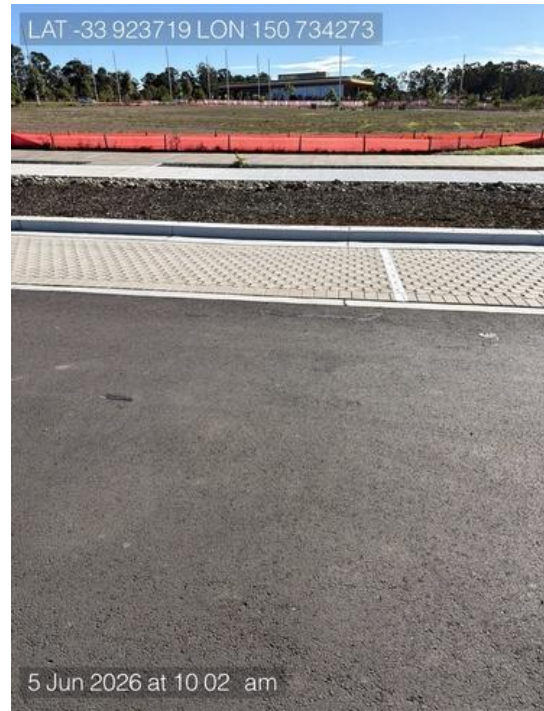


Photo 306



Photo 307



Photo 308



Photo 309



Photo 310



Photo 311



Photo 312



Photo 313



Photo 314



Photo 315



Photo 316



Photo 317



Photo 318



Photo 319



Photo 320



Photo 321



Photo 322



Photo 323



Photo 324



Photo 325



Photo 326



Photo 327



Photo 328



Photo 329



Photo 330



Photo 331



Photo 332



Photo 333



Photo 334



Photo 335



Photo 336



Photo 337



Photo 338



Photo 339



Photo 340



Photo 341



Photo 342



Photo 343



Photo 344



Photo 345



Photo 346



Photo 347



Photo 348



Photo 349



Photo 350



Photo 351



Photo 352



Photo 353



Photo 354



Photo 355



Photo 356

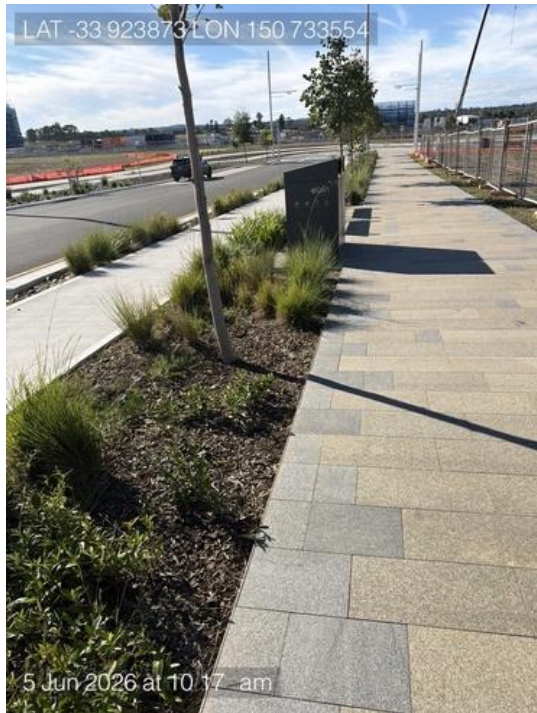


Photo 357



Photo 358

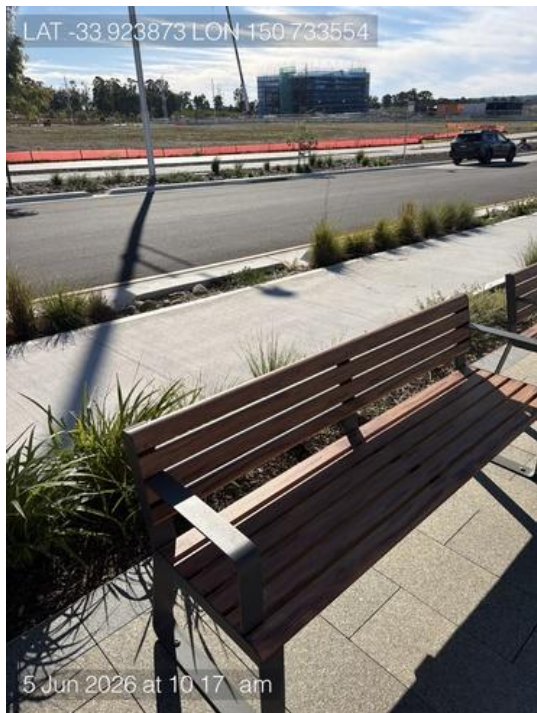


Photo 359

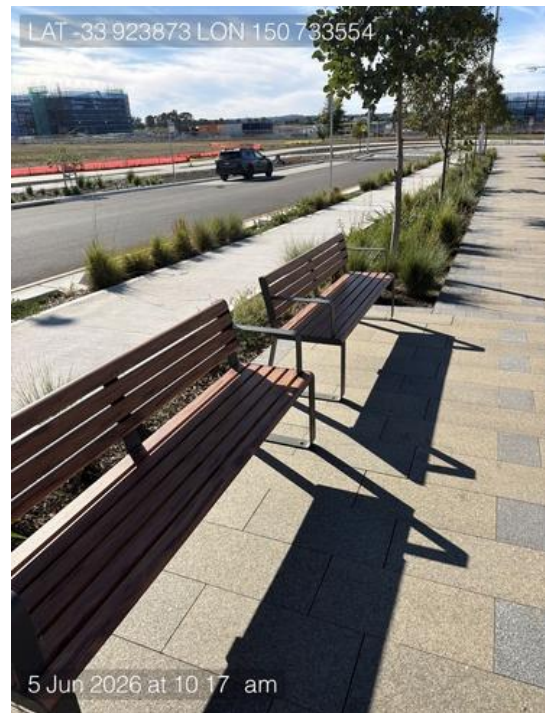


Photo 360



Photo 361



Photo 362



Photo 363



Photo 364



Photo 365



Photo 366



Photo 367

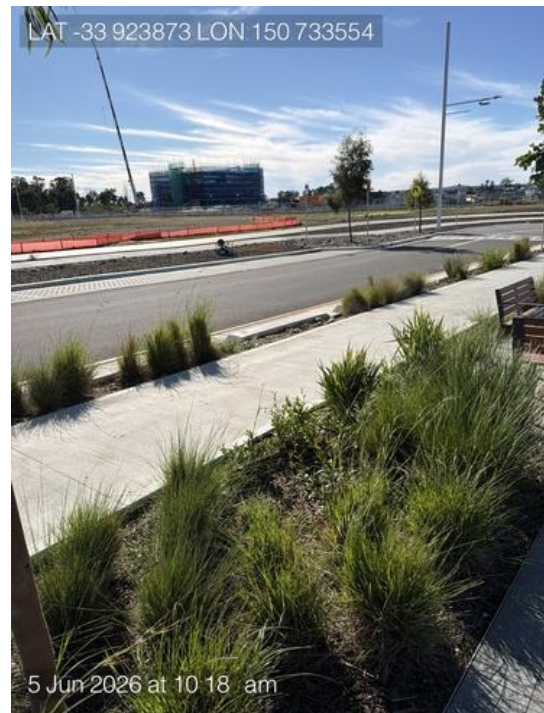


Photo 368



Photo 369



Photo 370



Photo 371



Photo 372



Photo 373



Photo 374



Photo 375

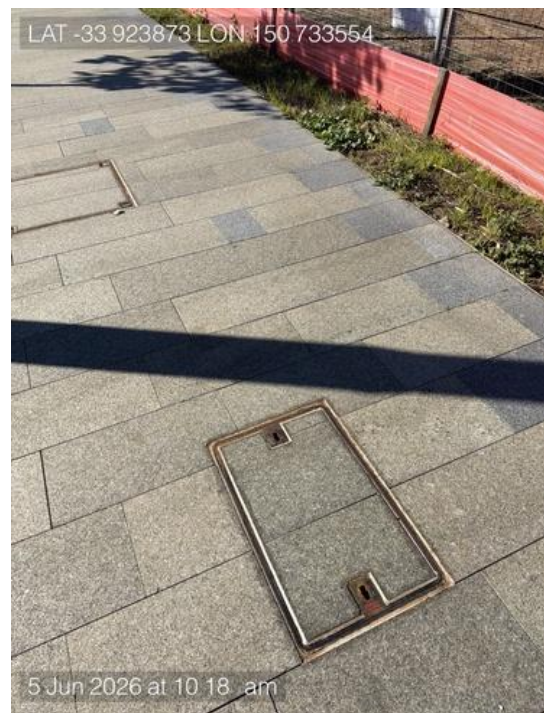


Photo 376



Photo 377



Photo 378



Photo 379

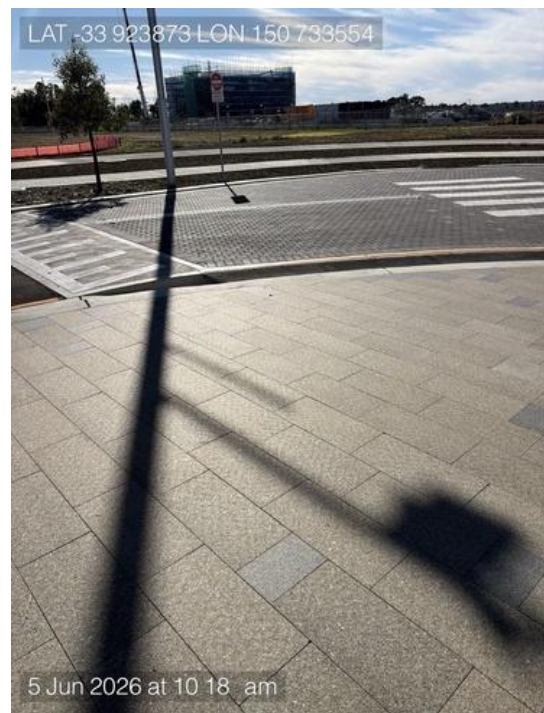


Photo 380

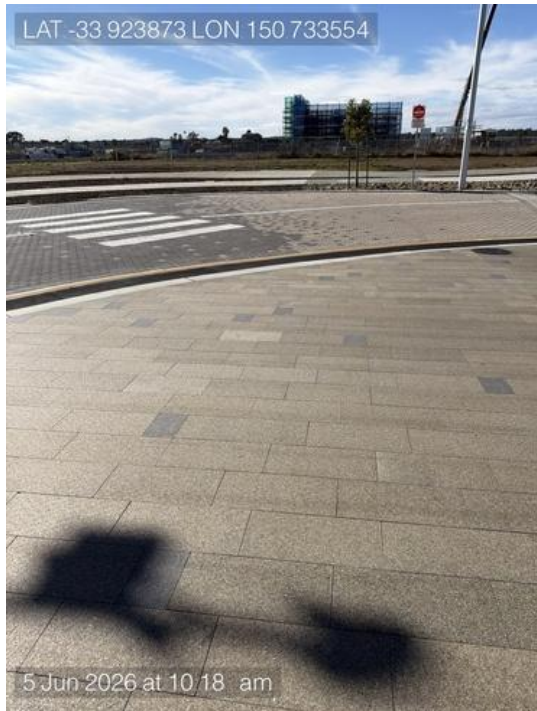


Photo 381



Photo 382



Photo 383



Photo 384



Photo 385



Photo 386



Photo 387



Photo 388

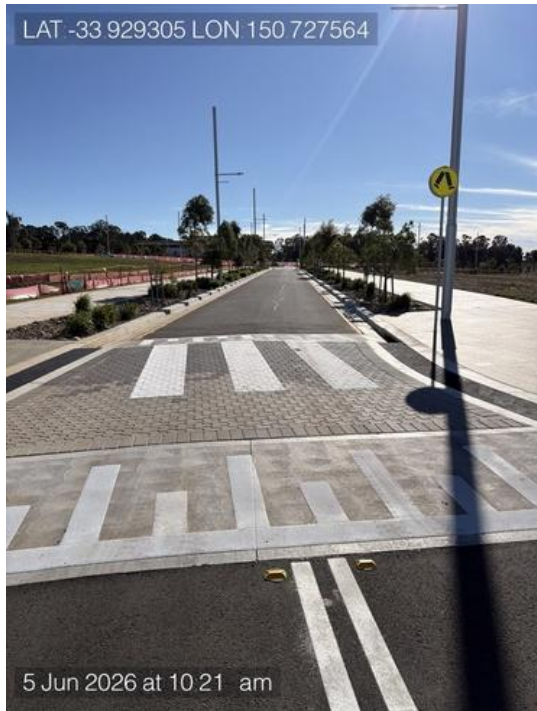


Photo 389



Photo 390



Photo 391



Photo 392



Photo 393



Photo 394



Photo 395



Photo 396



Photo 397



Photo 398



Photo 399



Photo 400



Photo 401



Photo 402



Photo 403



Photo 404



Photo 405

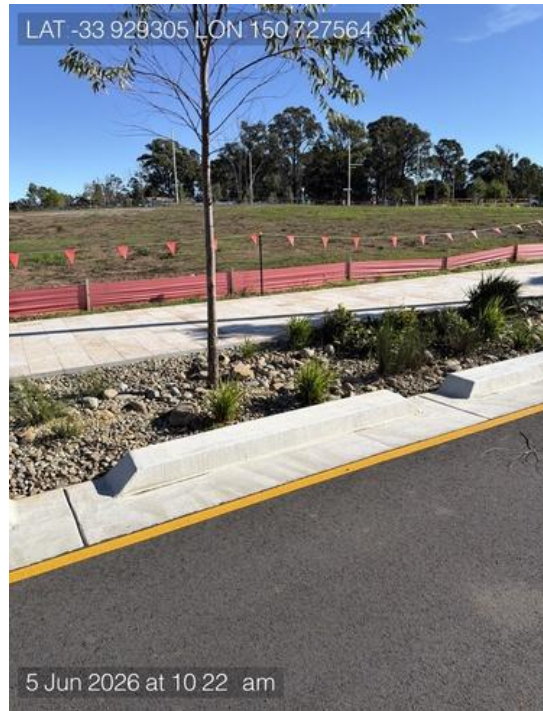


Photo 406



Photo 407



Photo 408



Photo 409



Photo 410



Photo 411



Photo 412



Photo 413



Photo 414



Photo 415



Photo 416



Photo 417



Photo 418



Photo 419



Photo 420



Photo 421



Photo 422



Photo 423



Photo 424



Photo 425



Photo 426



Photo 427



Photo 428



Photo 429



Photo 430



Photo 431



Photo 432



Photo 433

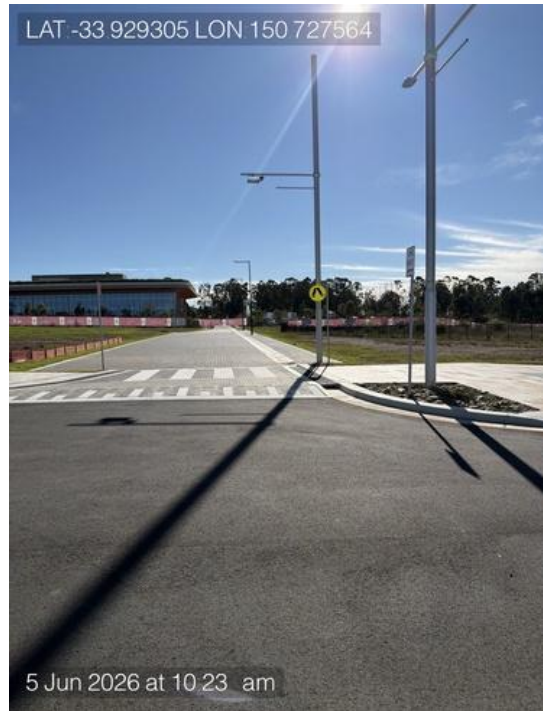


Photo 434



Photo 435



Photo 436



Photo 437



Photo 438



Photo 439



Photo 440



Photo 441



Photo 442



Photo 443



Photo 444



Photo 445



Photo 446



Photo 447



Photo 448



Photo 449



Photo 450



Photo 451



Photo 452



Photo 453



Photo 454



Photo 455



Photo 456



Photo 457



Photo 458



Photo 459



Photo 460



Photo 461



Photo 462



Photo 463



Photo 464



Photo 465



Photo 466



Photo 467

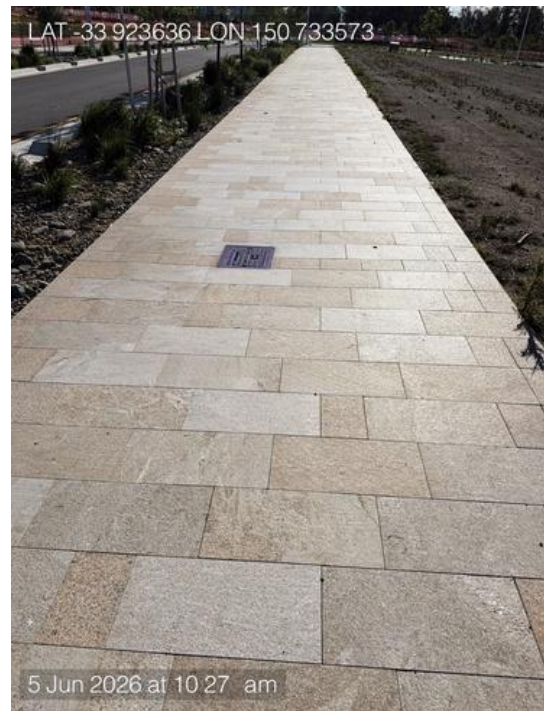


Photo 468



Photo 469



Photo 470

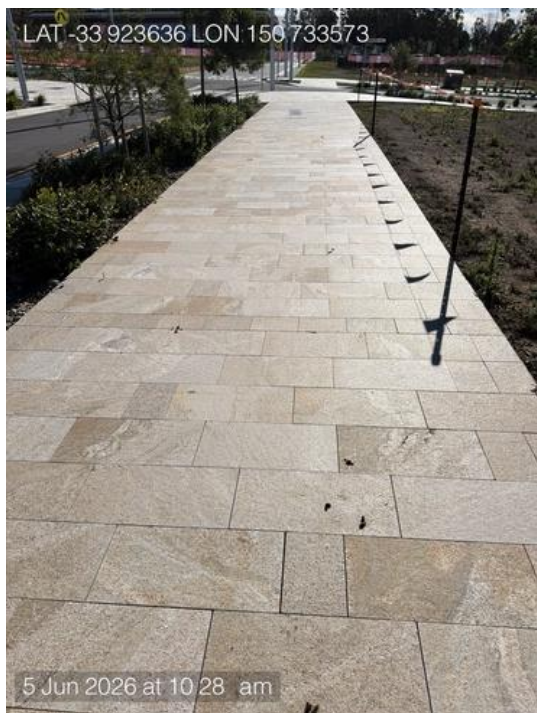


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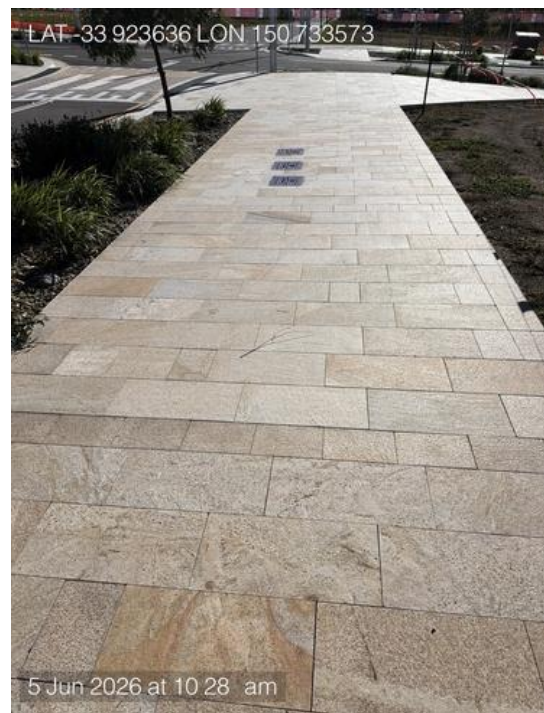


Photo 472



Photo 473



Photo 474

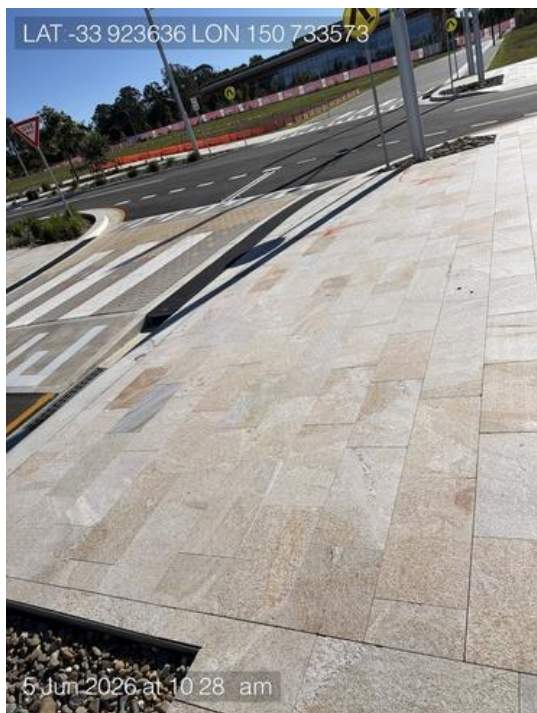


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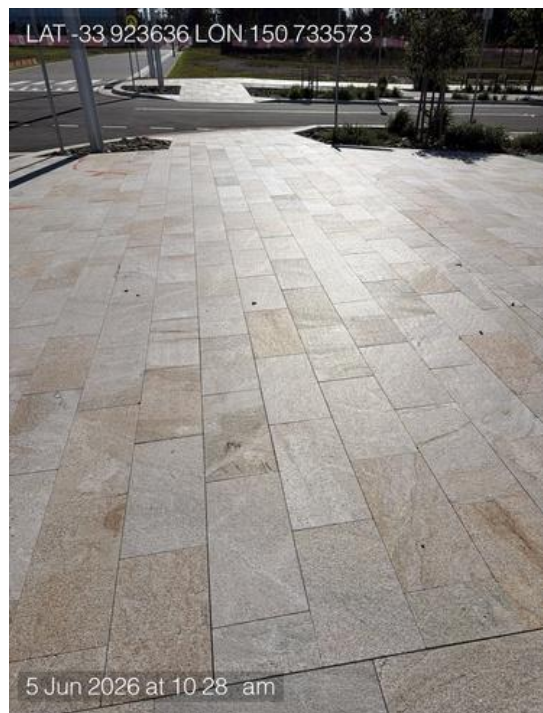


Photo 476



Photo 477

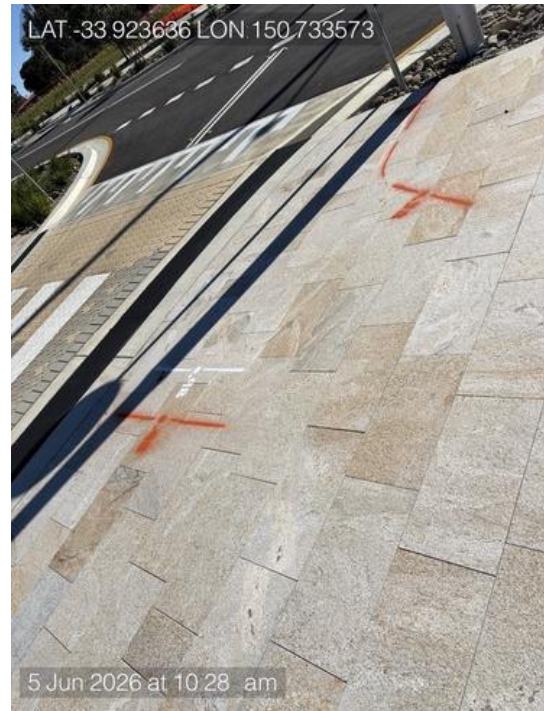


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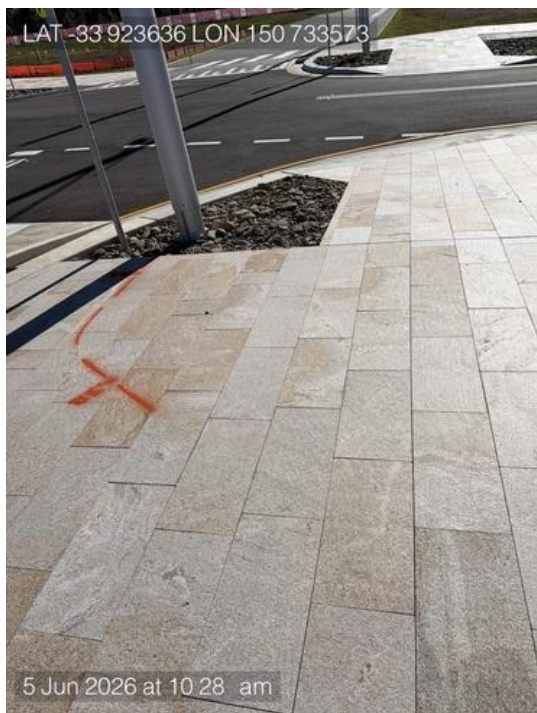


Photo 479



Photo 480



Photo 481

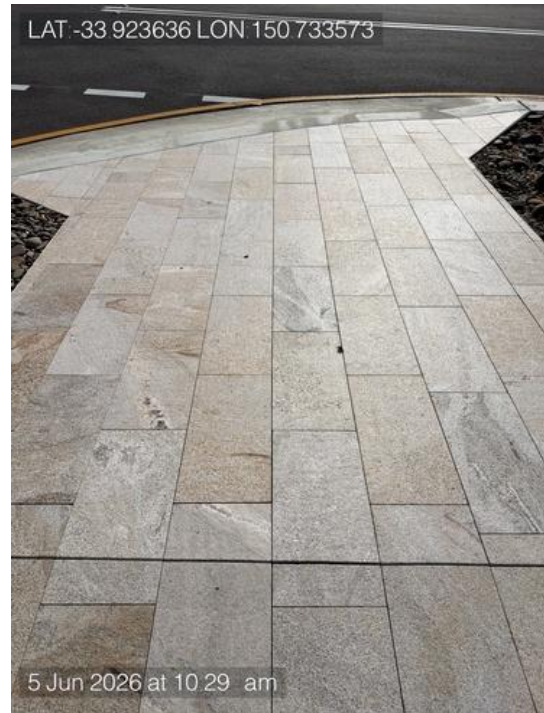


Photo 482



Photo 483

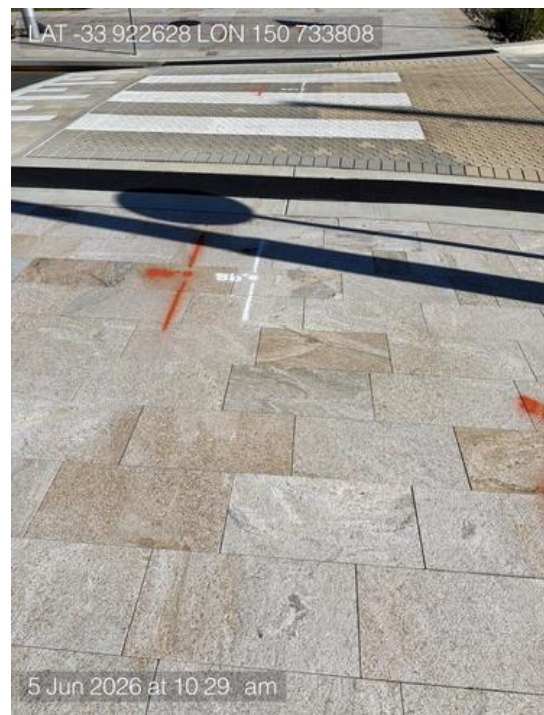


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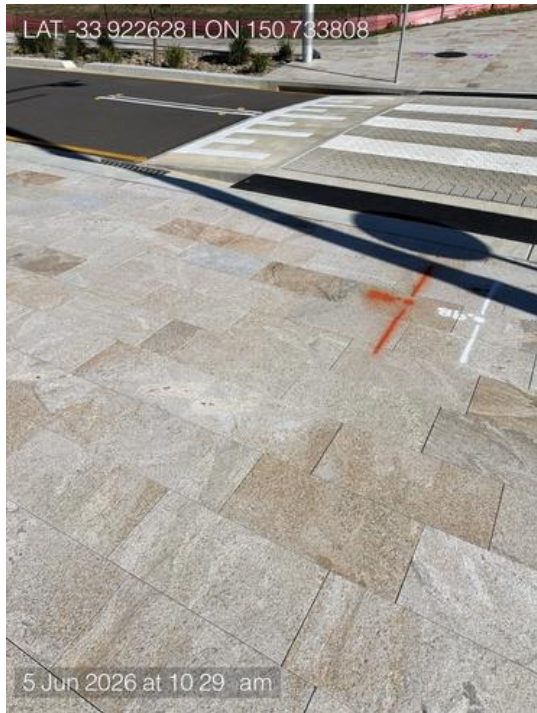


Photo 485



Photo 486



Photo 487



Photo 488



Photo 489

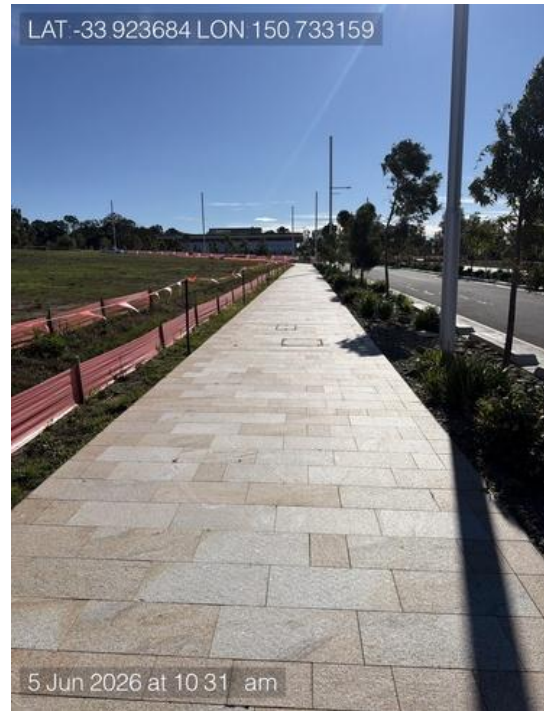


Photo 490



Photo 491



Photo 492

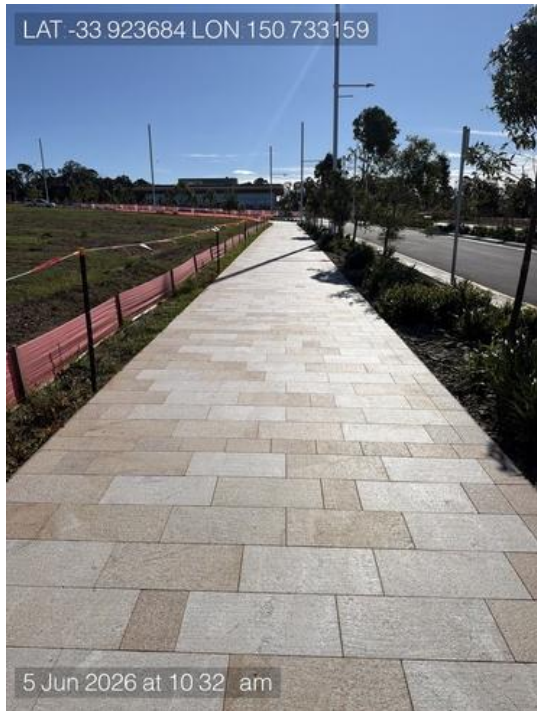


Photo 493

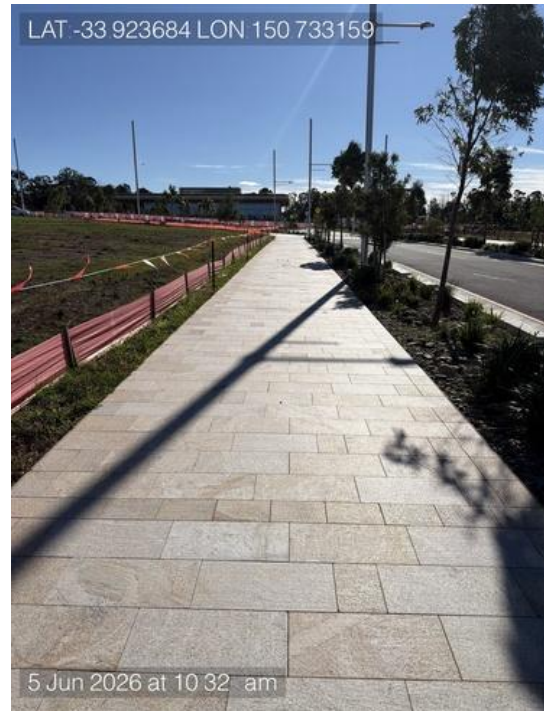


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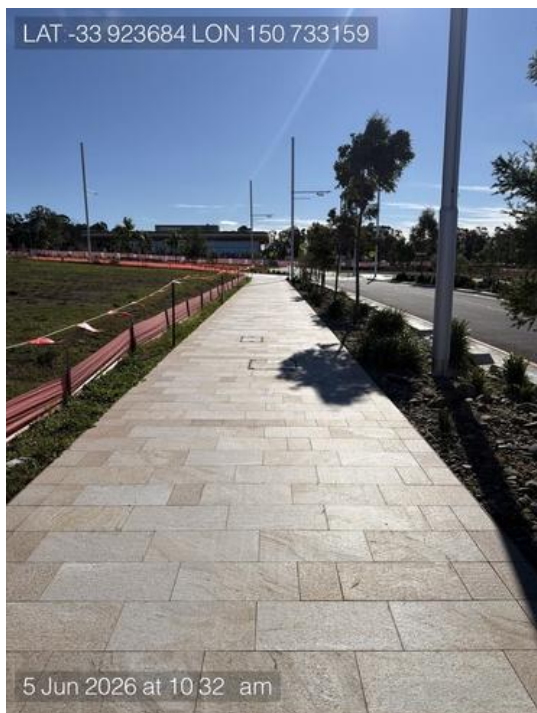


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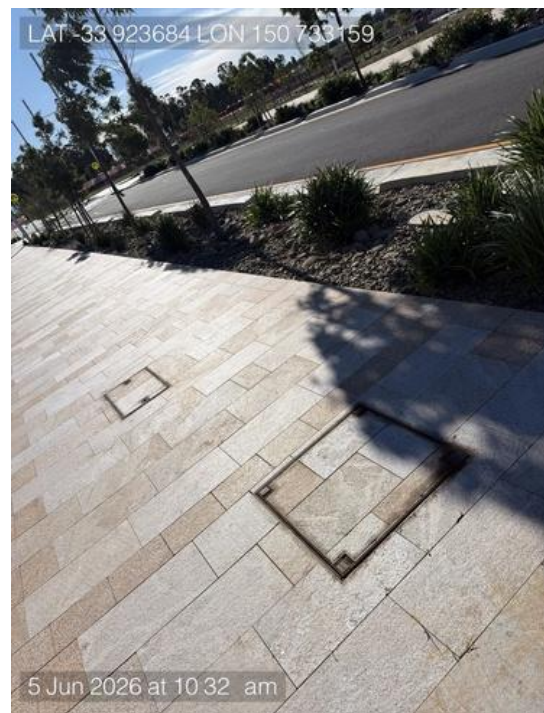


Photo 496



Photo 497

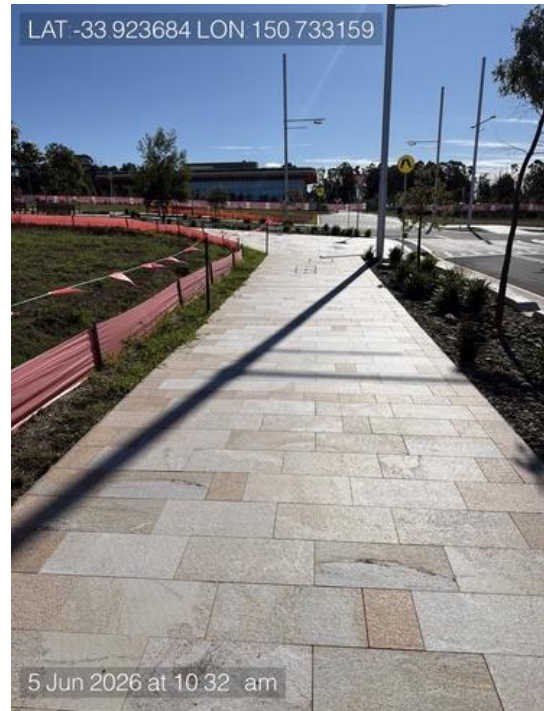


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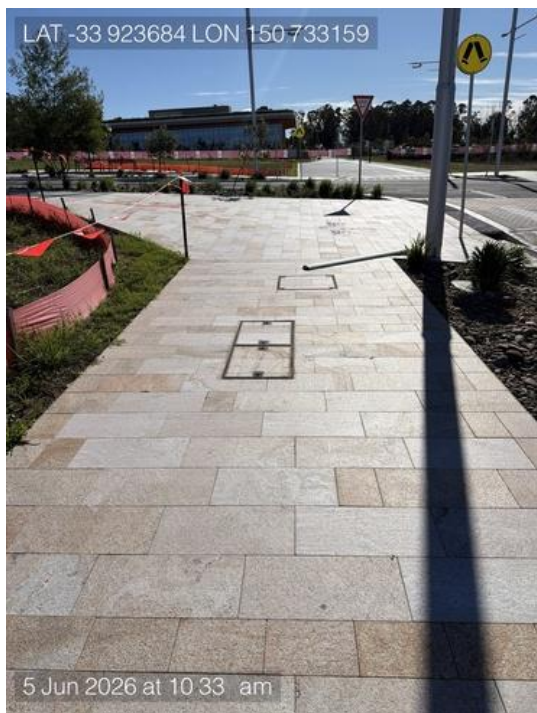


Photo 499

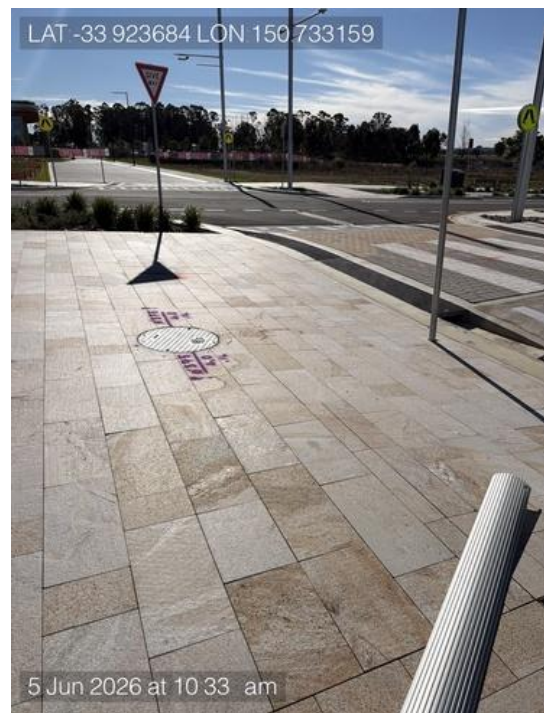


Photo 500

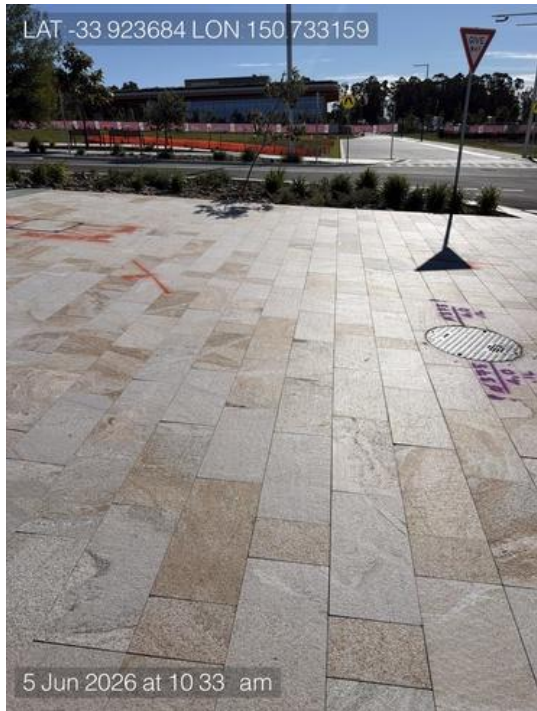


Photo 501



Photo 502



Photo 503



Photo 504



Photo 505



Photo 506

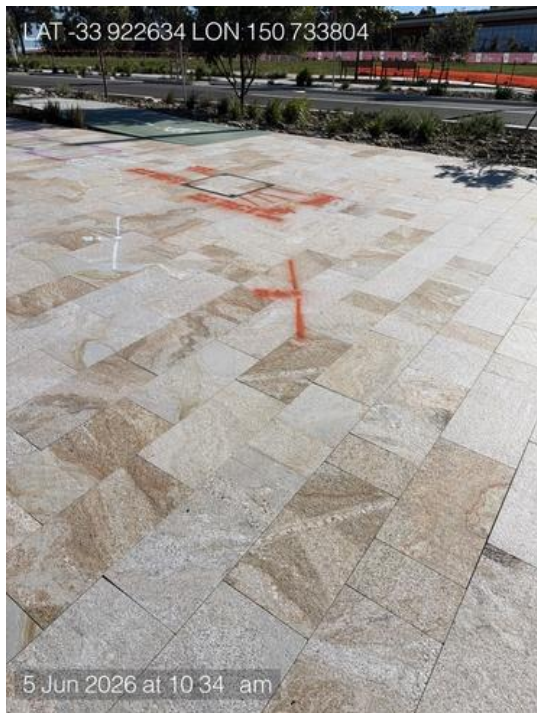


Photo 507



Photo 508



Photo 509



Photo 510



Photo 511



Photo 512



Photo 513



Photo 514



Photo 515



Photo 516



Photo 517



Photo 518



Photo 519



Photo 520



Photo 521



Photo 522



Photo 523



Photo 524



Photo 525



Photo 526



Photo 527



Photo 528



Photo 529



Photo 530



Photo 531



Photo 532



Photo 533



Photo 534



Photo 535



Photo 536



Photo 537



Photo 538



Photo 539



Photo 540



Photo 541



Photo 542



Photo 543



Photo 544



Photo 545



Photo 546



Photo 547



Photo 548



Photo 549



Photo 550



Photo 551

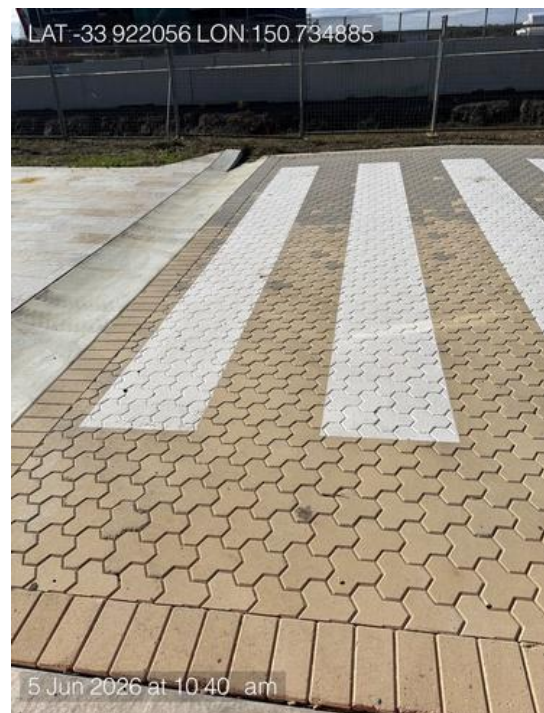


Photo 552



Photo 553



Photo 554



Photo 555



Photo 556



Photo 557



Photo 558



Photo 559



Photo 560



Photo 561



Photo 562



Photo 563



Photo 564

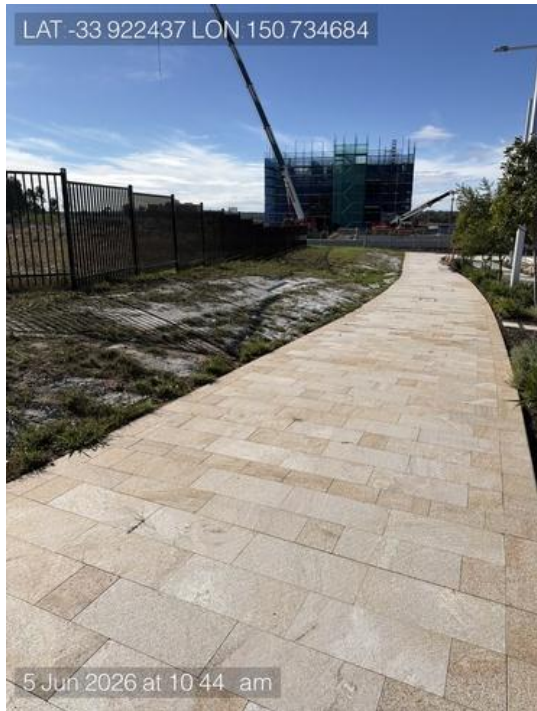


Photo 565



Photo 566



Photo 567



Photo 568



Photo 569



Photo 570



Photo 571



Photo 572



Photo 573

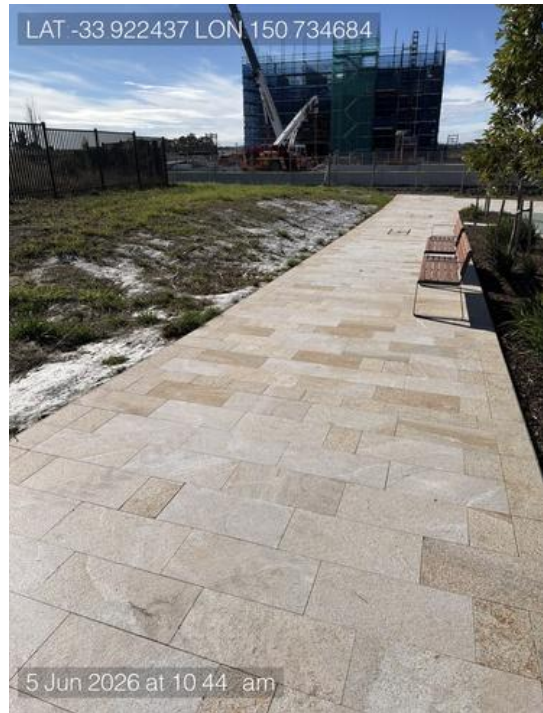


Photo 574

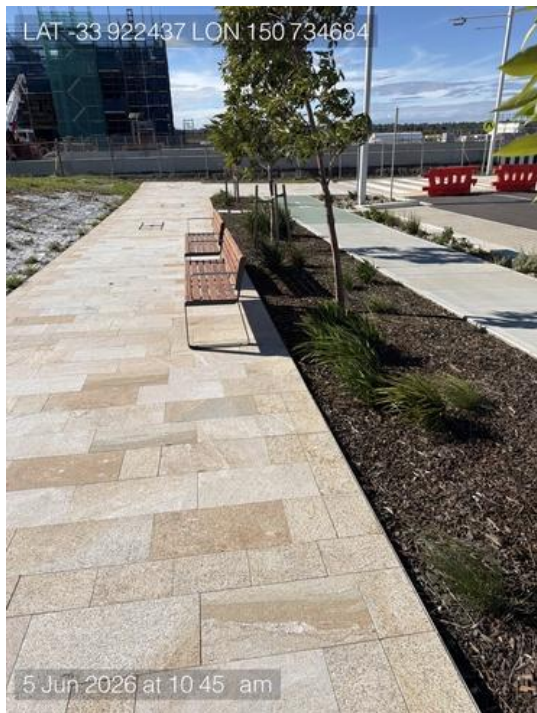


Photo 575



Photo 576



Photo 577



Photo 578



Photo 579



Photo 580



Photo 581



Photo 582



Photo 583



Photo 584



Photo 585



Photo 586



Photo 587



Photo 588



Photo 589

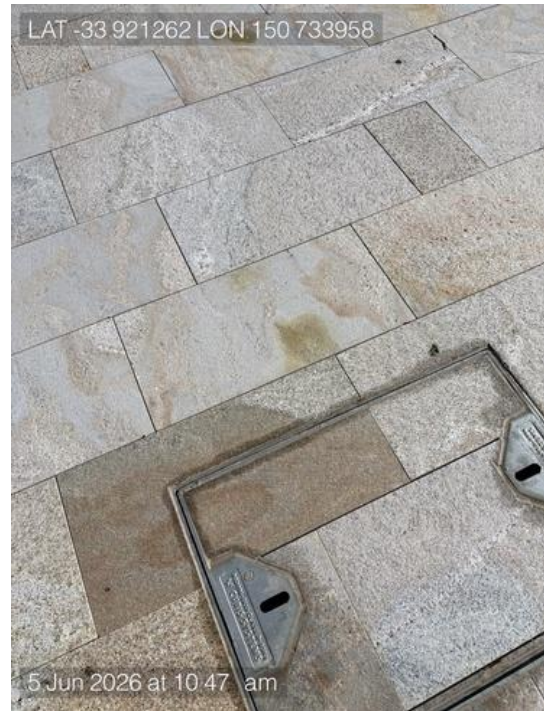


Photo 590



Photo 591



Photo 592



Photo 593



Photo 594



Photo 595



Photo 596



Photo 597



Photo 598



Photo 599



Photo 600



Photo 601



Photo 602



Photo 603



Photo 604



Photo 605



Photo 606



Photo 607



Photo 608



Photo 609



Photo 610



Photo 611



Photo 612



Photo 613



Photo 614



Photo 615



Photo 616

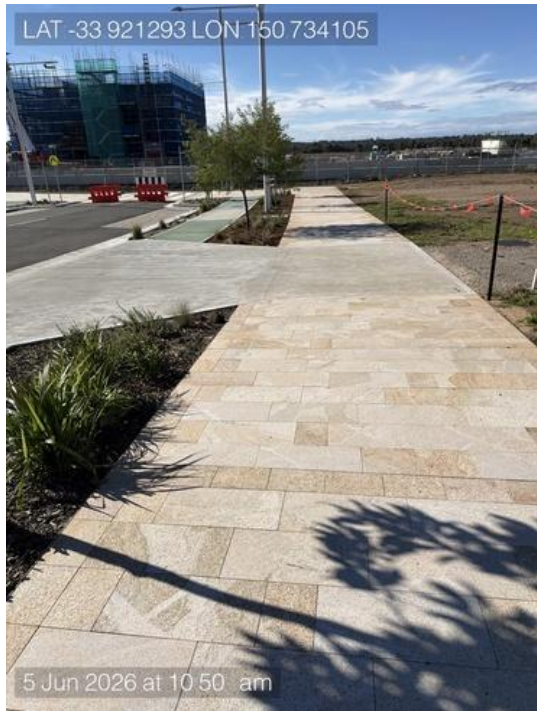


Photo 617



Photo 618



Photo 619



Photo 620



Photo 621



Photo 622



Photo 623



Photo 624



Photo 625



Photo 626

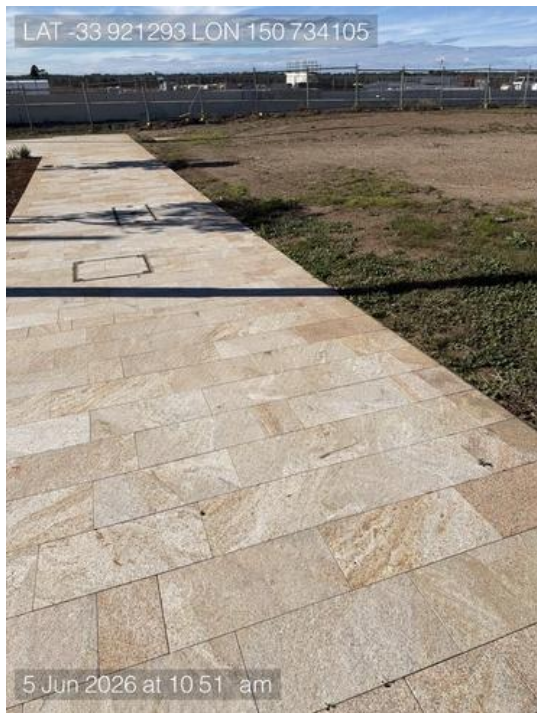


Photo 627



Photo 628

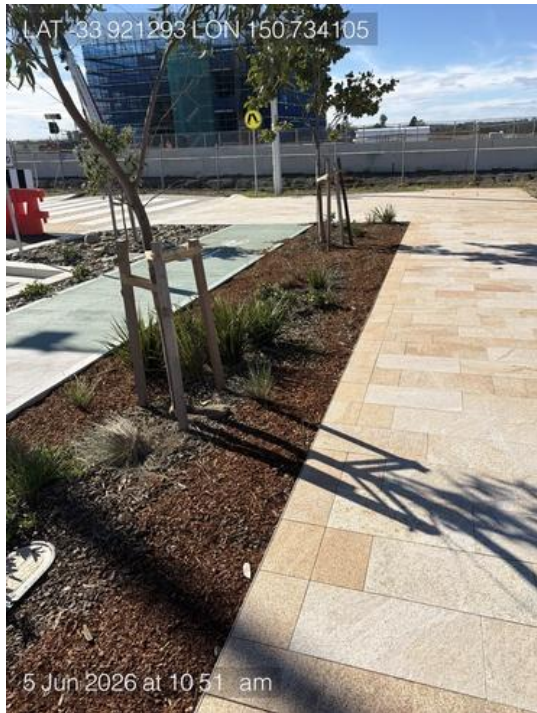


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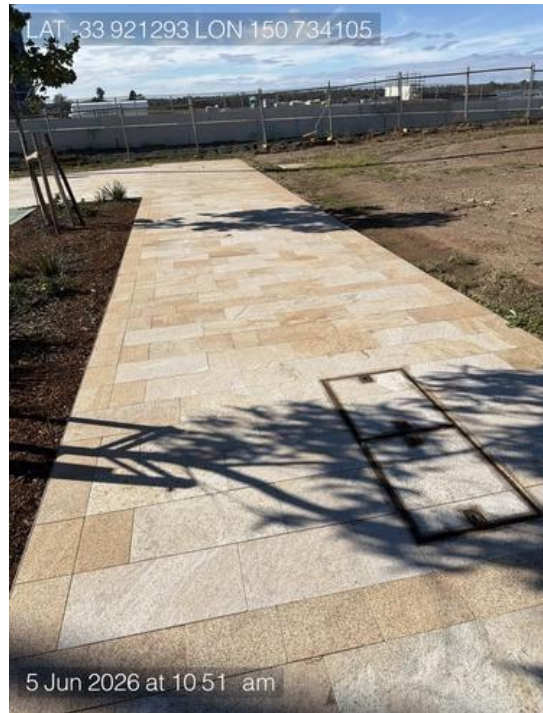


Photo 630



Photo 631



Photo 632



Photo 633



Photo 634



Photo 635



Photo 636



Photo 637



Photo 638



Photo 639

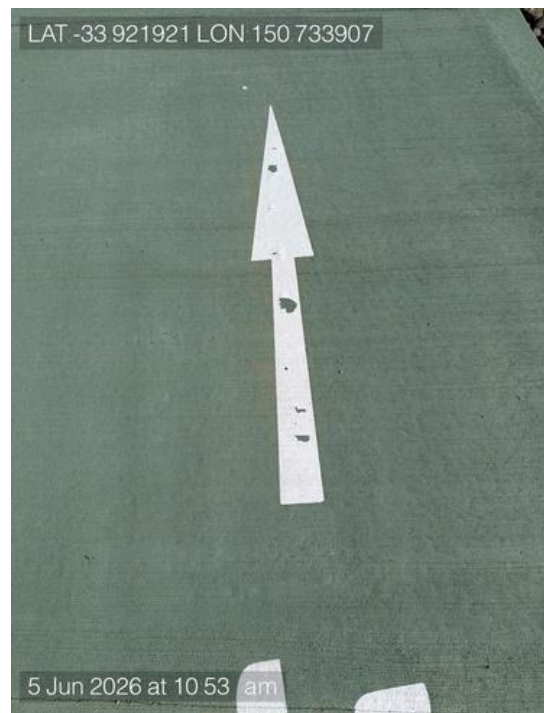


Photo 640



Photo 641



Photo 642



Photo 643



Photo 644



Photo 645



Photo 646



Photo 647



Photo 648



Photo 649



Photo 650



Photo 651



Photo 652



Photo 653



Photo 654



Photo 655

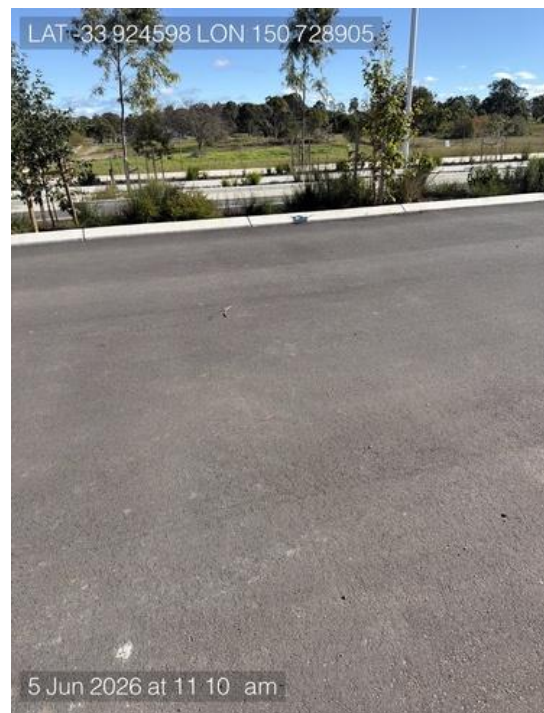


Photo 656



Photo 657

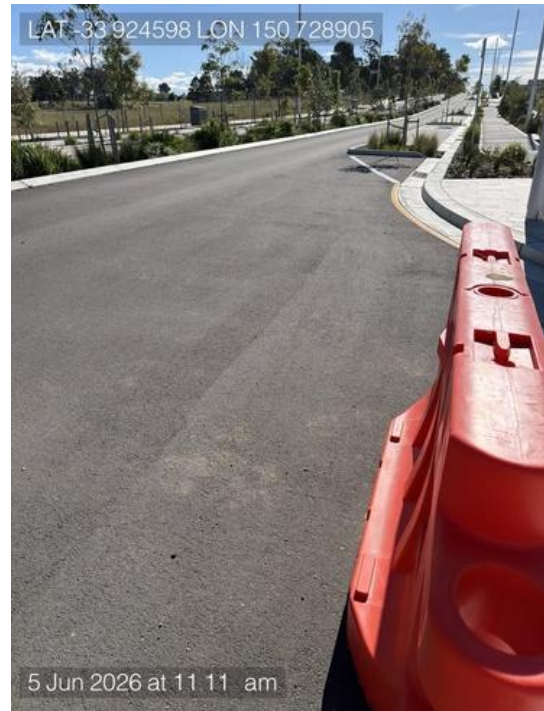


Photo 658



Photo 659



Photo 660



Photo 661

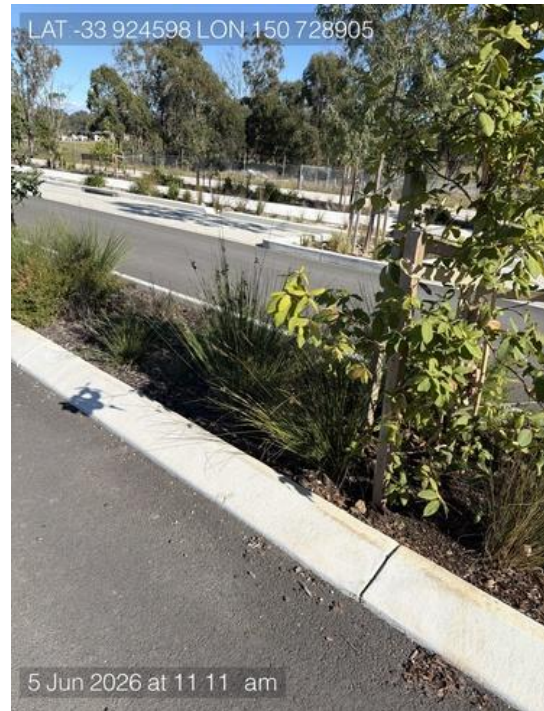


Photo 662



Photo 663



Photo 664

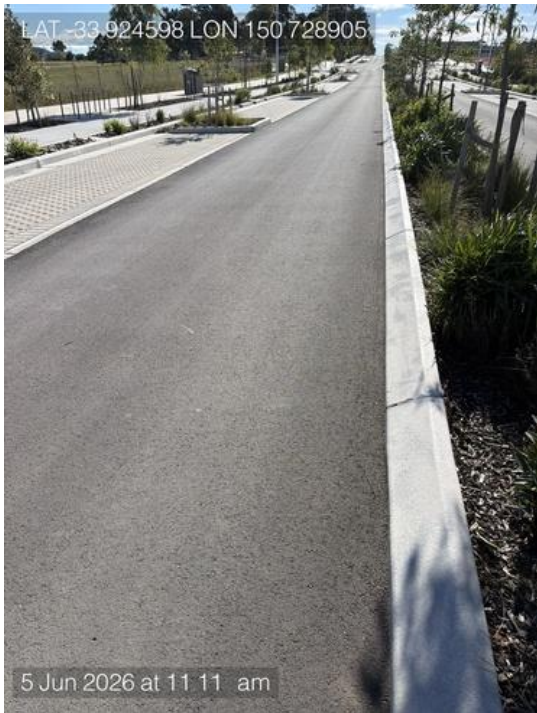


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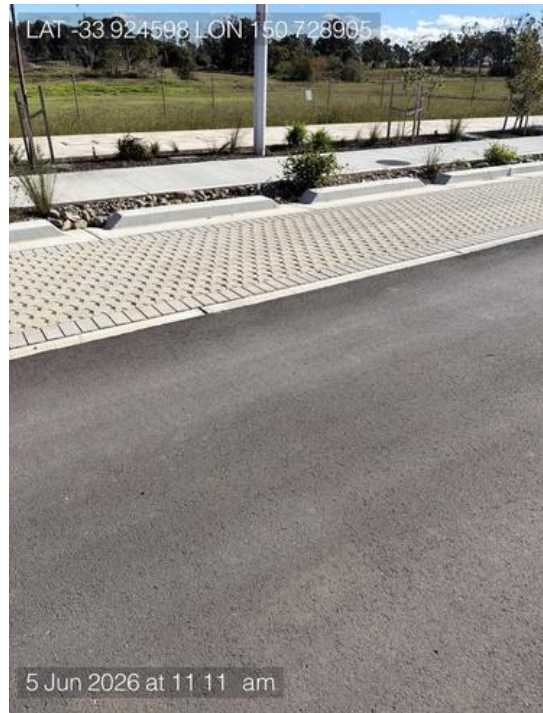


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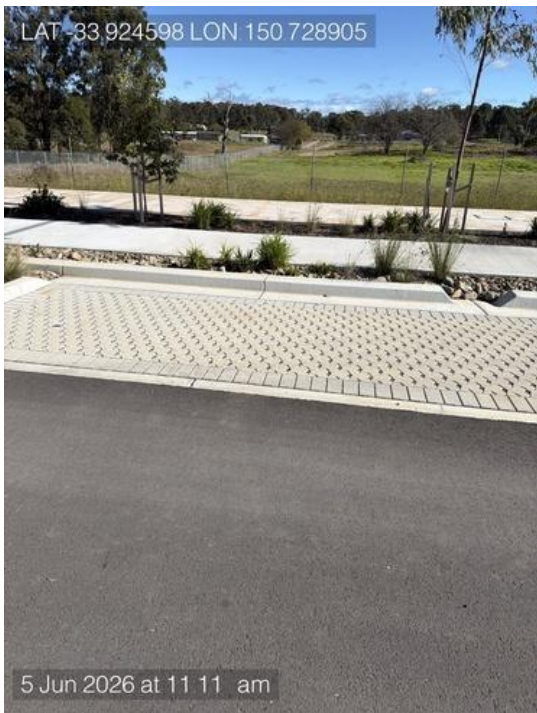


Photo 667



Photo 668



Photo 669



Photo 670



Photo 671



Photo 672



Photo 673



Photo 674



Photo 675



Photo 676



Photo 677



Photo 678



Photo 679



Photo 680



Photo 681



Photo 682



Photo 683

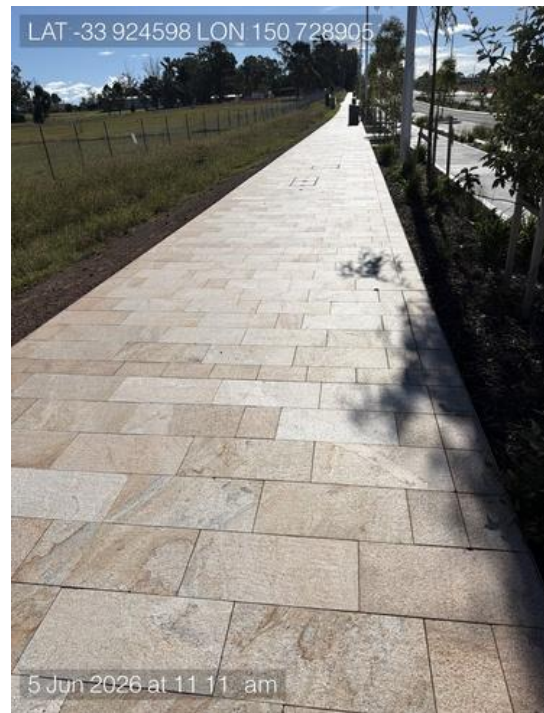


Photo 684



Photo 685



Photo 686



Photo 687



Photo 688



Photo 689

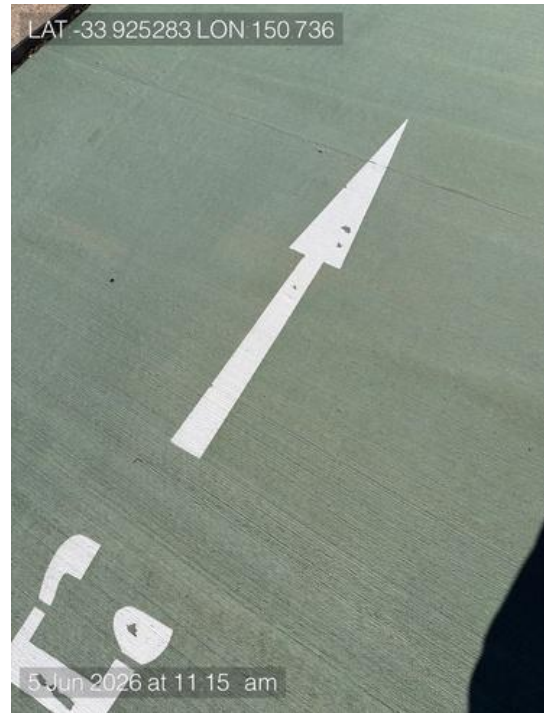


Photo 690