

20240111 25-27 Leeds Street, Rhodes - Pre-Demolition Dilapidation Survey of External Elevations and Carpark Area at 23 Leeds Street, Rhodes

MAJ-20240111-DS-REP-001-1E-R01

Complete

Job Reference Number	20240111
Doc Reference	MAJ-20240111-DS-REP-001-1E-R01
Conducted on	08.04.2025
Prepared by	Vincent Parel
Reviewed by	Lucia Doyle Zavatti

MAJ Consulting Pty Ltd trading as MAJCON ABN 48 590 058 985
Consulting Structural & Civil Engineers and Project Managers

T 02 9440 1900
A Suite 8, 19-23 Bridge Street, Pymble NSW 2073

Job Ref: 20240111

11/04/2025

Billbergia Building Pty. Ltd.
Suite 101, 25 Angas Street
Meadowbank, NSW 2114

Attention: Thomas Nader

RE: 25-27 LEEDS STREET, RHODES
PRE-DEMOLITION DILAPIDATION SURVEY OF EXTERNAL ELEVATIONS AND CARPARK AREA AT
23 LEEDS TREET, RHODES

1.0 Introduction

1.1 General

MAJ Consulting Pty Ltd was engaged by Billbergia Building Pty. Ltd. to provide a Dilapidation Survey of the conditions of the External Elevations and Carpark Area at 23 Leeds Street, Rhodes. This survey is in advance of any demolition works being carried out adjacent to the site located at 25-27 Leeds Street, Rhodes.

This survey and report are based upon observation of conditions photographed and recorded by MAJCON survey team on 08/04/2025.

1.2 Limitations of survey

This survey was limited to visible damage only. No attempt was made to assess the structural adequacy of members showing signs of deterioration. General orientation photographs were also produced to assist in identifying features.

The area was surveyed during daylight hours.

2.0 Photographs and Defects Records

The photographs contained in this report are indicative of the condition of the elements surveyed, and are not intended to document every crack or fault to the areas surveyed. However, every effort was made to photograph and log each visible defect.

The photographs and description of found defects in each inspected area are located in the **Defect Record Sheets** and a duplicate enlarged photograph is listed at the rear of this report in the **Media Summary section**.

The cracks are categorised according to AS2870 as below:

# OTHER DEFECTS	DAMAGE CLASSIFICATION IN ACCORDANCE WITH AS2870	
C – Corrosion M – Movement E – Evidence of Previous Repair D – Differential Movement O – Out of Plane F – Failed Finishes R – Rising Damp S – Spallin	* WALLS/CEILINGS	* FLOORS/ROADS/HORIZONTAL SURFACES
	0 = $\alpha < 0.1\text{mm}$ 1 = $0.1 < \alpha < 1.0\text{mm}$ 2 = $1.0 < \alpha < 5.0\text{mm}$ 3 = $5.0 < \alpha < 15.0\text{mm}$ 4 = $15.0 < \alpha < 25.0\text{mm}$	0 = $\alpha < 0.3\text{mm}$ 1 = $0.3 < \alpha < 1.0\text{mm}$ 2 = $1.0 < \alpha < 2.0\text{mm}$ 3 = $2.0 < \alpha < 4.0\text{mm}$ 4 = $4.0 < \alpha < 10.0\text{mm}$ 5 = $\alpha > 10.0\text{mm}$

3.0 Brief Description

The range of defects observed include, but not limited to:

- A. Cracks to wall (see photos 13-16, 34-37, 39-40-category 2)
- B. Stain to wall (see photo 17)
- C. Damage to wall (see photos 23-24, 30-31, 38, 41-44)
- D. Damage to kerb (see photos 62-63, 65-66, 134, 154-155)
- E. Crack to kerb (see photos 73-78, 98-99, 104-112-category 2,3)
- F. Cracks to slab (see photos 64, 88-89, 97, 113-14, 129-131, 139-140, 144-147, 152-153, 156-157, 161-168-category 3&4)
- G. Movement of slab (see photos 67-68, 120-124, 132-133)
- H. Damage to slab (see photos 70-72, 79-81)
- I. Damage to service cover (see photo 119)

The above is only a brief selection of defects observed and the remainder of defects found are listed in this report with associated photographs and should be read in conjunction with the defects record sheets for completeness.

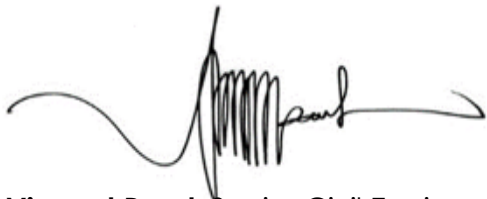
4.0 Structural Assessment to defects in Section 3.0

The structural assessment statement below of the found defects of Crack Categories are in accordance with AS 2870 -2011 Residential Slab and Footings Table C1 and Table C2
The found Crack Categories to walls, ceilings, floor were generally:

- A. Damage Category 0 (Negligible)
- B. Damage Category 1 (Very slight)
- C. Damage Category 2 (Slight)
- D. Damage Category 3 (Moderate)
- E. Damage Category 4 (Severe)

We trust this report is satisfactory for your requirements. Please do not hesitate to contact the undersigned should you have any further requirements.

Yours sincerely,
MAJ Consulting Pty Ltd



Vincent Parel, Senior Civil Engineer
BS Civil, ME-CE



Michael Jaroszewicz, Managing Director
BSc FICE FIE(Aust) CPEng NER APEC Engineer Int(Aust)
Design Practitioner NSW Building Practitioner (Victoria)
RPEQ

Overview Map of Survey



Figure 1: Satellite image of the site surveyed: Source: Google Earth Pro

Pre-Construction Dilapidation Survey

Area

Area 1

Type of Photo

General



Photo 1



Photo 2



Photo 3

Details

External elevations at southern
direction (middle)

Area 2

Type of Photo

General



Photo 4



Photo 5

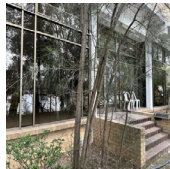


Photo 6

Details

External elevations at southern
direction (left side)

Area 3

Type of Photo

General

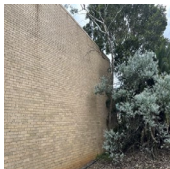


Photo 7



Photo 8



Photo 9

Details

External elevations at southern
direction (right side)

Area 4

Type of Photo

General



Photo 10



Photo 11



Photo 12

Details

General views of the wall at the western direction (right side)

Area 5

Type of Photo

Crack



Photo 13



Photo 14

Location

Wall

Number of Cracks

Typical

Average Length of Crack

1000 mm

Width of Crack

Category 2; $1.0 \text{ mm} < \alpha < 5.0 \text{ mm}$

Other Details

Area 6

Type of Photo

Crack

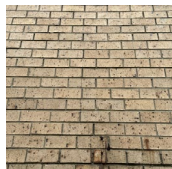


Photo 15



Photo 16

Location

Wall

Number of Cracks

Typical

Average Length of Crack

1200 mm

Width of Crack

Category 1; $0.1 \text{ mm} < \alpha < 1.0 \text{ mm}$

Other Details

Area 7

Type of Photo

Stain

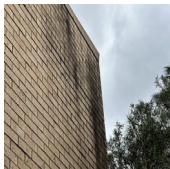


Photo 17

Location	Wall
Type of Stain	Water

Other Details

Area 8

Type of Photo	General
---------------	---------

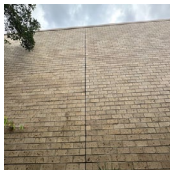


Photo 18

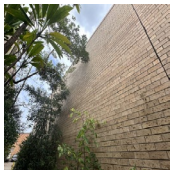


Photo 19

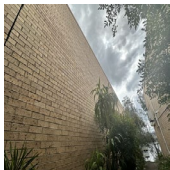


Photo 20

Details

General views of the wall at western direction (middle)

Area 9

Type of Photo	Damage
---------------	--------



Photo 21



Photo 22

Location	Wall
----------	------

Details	Damage to brick wall
---------	----------------------

Other Details

Area 10

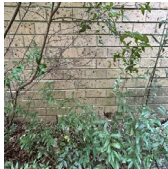
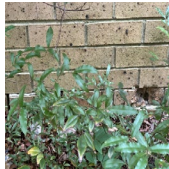
Type of Photo	Movement
---------------	----------

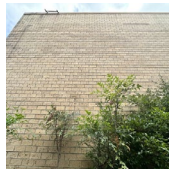
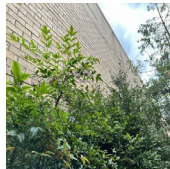


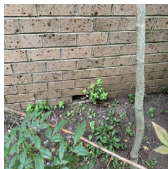
Photo 23



Photo 24

Location	Wall
Distance (mm)	5
Other Details	Outward movement of brick wall
Area 11	
Type of Photo	Damage
	
Photo 25	Photo 26

Location	Wall	
Details	Damage to brick wall	
Other Details		
Area 12		
Type of Photo	General	
		
Photo 27	Photo 28	Photo 29

Details	General views at the Western side (left side)
Area 13	
Type of Photo	Damage
	
Photo 30	Photo 31

Location	Wall
Details	Missing a piece of brick on the wall
Other Details	

Area 14

Type of Photo

General



Photo 32



Photo 33

Details

General views of the external elevations at entry door (right side)

Area 15

Type of Photo

Crack



Photo 34



Photo 35

Location

Wall

Number of Cracks

1

Average Length of Crack

2500 mm

Width of Crack

Category 2; $1.0 \text{ mm} < \alpha < 5.0 \text{ mm}$

Other Details

Area 16

Type of Photo

Crack



Photo 36



Photo 37

Location

Wall

Number of Cracks

1

Average Length of Crack

1000 mm

Width of Crack

Category 1; $0.1 \text{ mm} < \alpha < 1.0 \text{ mm}$

Other Details

Area 17

Type of Photo

Damage



Photo 38

Location

Wall

Details

Damage to brick wall

Other Details

Area 18

Type of Photo

Crack



Photo 39



Photo 40

Location

Wall

Number of Cracks

1

Average Length of Crack

1000 mm

Width of Crack

Category 1; $0.1 \text{ mm} < \alpha < 1.0 \text{ mm}$

Other Details

Area 19

Type of Photo

Damage



Photo 41

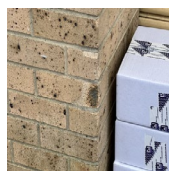


Photo 42

Location

Wall

Details

Damage to brick wall

Other Details

Area 20

Type of Photo

Damage



Photo 43



Photo 44

Location

Wall

Details

Damage to brick wall on top of the fire safety door

Other Details

Area 21

Type of Photo

General

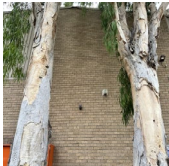


Photo 45



Photo 46



Photo 47

Details

General views of the elevation at middle side

Area 22

Type of Photo

General

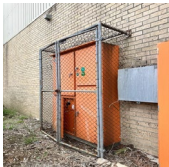


Photo 48



Photo 49

Details

General views of the electrical panel box

Area 23

Type of Photo

General

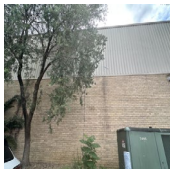


Photo 50

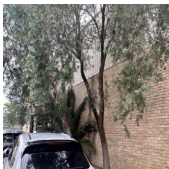


Photo 51



Photo 52

Details

General views of the building

Area 24

Type of Photo

General



Photo 53



Photo 54

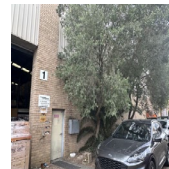


Photo 55

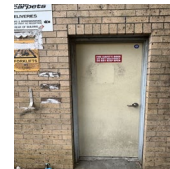


Photo 56



Photo 57



Photo 58

Details

General views of the elevations at the left side entry door

Area 25

Type of Photo

General

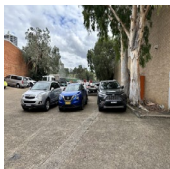


Photo 59



Photo 60



Photo 61

Details

General views of the driveway

Area 26

Type of Photo

Damage



Photo 62



Photo 63

Location

Other

Other Details

Damage to kerb

Area 27

Type of Photo

Crack



Photo 64

Location	Slab
Number of Cracks	Typical
Average Length of Crack	350 mm
Width of Crack	Category 4; $4.0 < a < 10.0$ mm
Other Details	Typical cracks to driveway

Area 28

Type of Photo

Damage



Photo 65

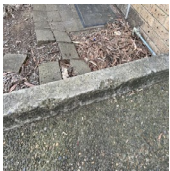


Photo 66

Location	Other
Other Details	Damage to kerb
Area 29	
Type of Photo	Movement



Photo 67



Photo 68

Location	Slab
Distance (mm)	50
Other Details	

Area 30

Type of Photo

Damage



Photo 69

Location	Other
----------	-------

Other Details	Damage paver bricks
---------------	---------------------

Area 31

Type of Photo	Damage
---------------	--------



Photo 70

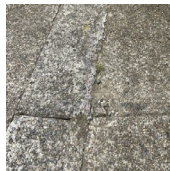


Photo 71

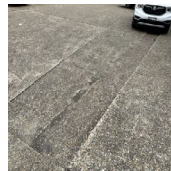


Photo 72

Location	Slab
----------	------

Other Details

Area 32

Type of Photo	Crack
---------------	-------



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78

Location	Other
----------	-------

Number of Cracks	Typical
------------------	---------

Average Length of Crack	250 mm
-------------------------	--------

Width of Crack	Category 3; $2.0 < a < 4.0$ mm
----------------	--------------------------------

Other Details	Typical cracks to kerb
---------------	------------------------

Area 33

Type of Photo	Damage
---------------	--------



Photo 79



Photo 80



Photo 81

Location	Slab
----------	------

Other Details	Crack and damage to kerb and driveway slab
---------------	--

Area 34

Type of Photo	General
---------------	---------

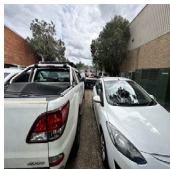


Photo 82



Photo 83



Photo 84

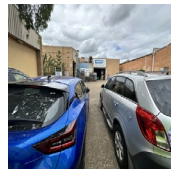


Photo 85

Details	General views of the driveway
---------	-------------------------------

Area 35

Type of Photo	General
---------------	---------



Photo 86



Photo 87

Details	General views of the power supply
---------	-----------------------------------

Area 36

Type of Photo	Crack
---------------	-------



Photo 88



Photo 89

Location	Slab
----------	------

Number of Cracks	1
------------------	---

Average Length of Crack	500 mm
-------------------------	--------

Width of Crack

Category 3; $2.0 < a < 4.0$ mm

Other Details

Area 37

Type of Photo

General



Photo 90

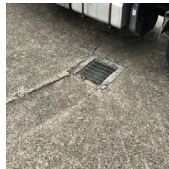


Photo 91



Photo 92

Details

General views of the cover and stormwater pit

Area 38

Type of Photo

General



Photo 93

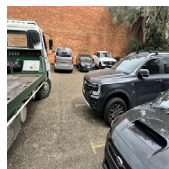


Photo 94



Photo 95

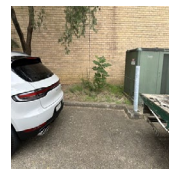


Photo 96

Details

General views of the driveway

Area 39

Type of Photo

Crack

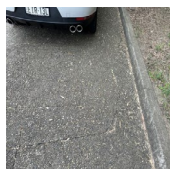


Photo 97

Location

Slab

Number of Cracks

Typical

Average Length of Crack

1200 mm

Width of Crack

Category 4; $4.0 < a < 10.0$ mm

Other Details

Typical crack to driveway slab

Area 40

Type of Photo

Crack



Photo 98



Photo 99

Location	Other
Number of Cracks	1
Average Length of Crack	250 mm
Width of Crack	Category 2; $1.0 < a < 2.0$ mm
Other Details	Crack to kerb

Area 41

Type of Photo

General

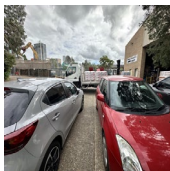


Photo 100

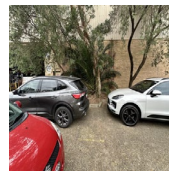


Photo 101



Photo 102

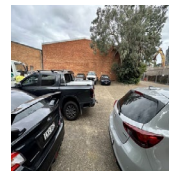


Photo 103

Details

General views of the driveway

Area 42

Type of Photo

Crack



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109

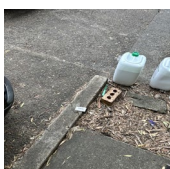


Photo 110



Photo 111



Photo 112

Location	Other
Number of Cracks	Typical
Average Length of Crack	500 mm
Width of Crack	Category 4; $4.0 < a < 10.0$ mm

Other Details

Typical crack and damage to kerb

Area 43

Type of Photo

Crack



Photo 113



Photo 114

Location

Slab

Number of Cracks

Typical

Average Length of Crack

1500 mm

Width of Crack

Category 4; $4.0 < a < 10.0$ mm

Other Details

Typical crack to driveway slab

Area 44

Type of Photo

General

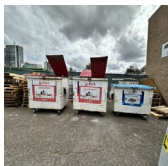


Photo 115

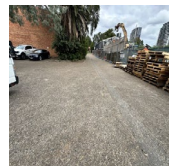


Photo 116



Photo 117

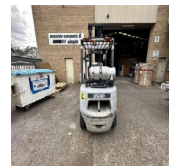


Photo 118

Details

General views of the driveway

Area 45

Type of Photo

Damage

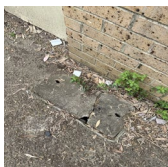


Photo 119

Location

Other

Other Details

Damage to service cover

Area 46

Type of Photo

Movement



Photo 120



Photo 121

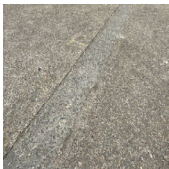


Photo 122



Photo 123



Photo 124

LocationSlab

Distance (mm)20

Other DetailsTypical movement of slab on the driveway

Area 47

Type of PhotoGeneral



Photo 125



Photo 126



Photo 127

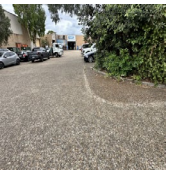


Photo 128

DetailsGeneral views of the driveway at entry

Area 48

Type of PhotoCrack

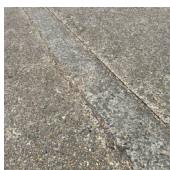


Photo 129



Photo 130



Photo 131

LocationSlab

Number of CracksTypical

Average Length of Crack1000 mm

Width of CrackCategory 4; 4.0 < a < 10.0 mm

Other DetailsTypical cracks to driveway

Area 49

Type of PhotoMovement



Photo 132



Photo 133

Location

Slab

Distance (mm)

30

Other Details

Typical movement of driveway slab

Area 50

Type of Photo

Damage



Photo 134

Location

Other

Other Details

Damage to kerb

Area 51

Type of Photo

General



Photo 135

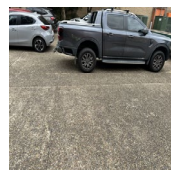


Photo 136

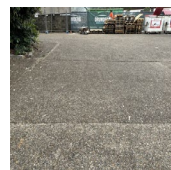


Photo 137

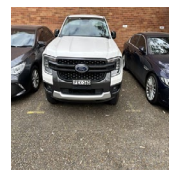


Photo 138

Details

General views of the carpark area

Area 52

Type of Photo

Crack

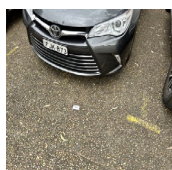


Photo 139



Photo 140

Location

Slab

Number of Cracks

1

Average Length of Crack

1500 mm

Width of Crack

Category 3; $2.0 < a < 4.0$ mm

Other Details

Crack to driveway slab

Area 53

Type of Photo

General

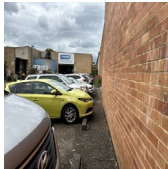


Photo 141

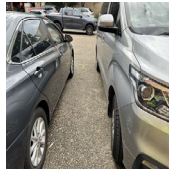


Photo 142



Photo 143

Details

General views of the parking space

Area 54

Type of Photo

Crack

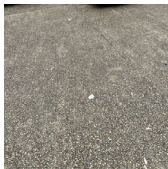


Photo 144



Photo 145



Photo 146



Photo 147

Location

Slab

Number of Cracks

Typical

Average Length of Crack

2000 mm

Width of Crack

Category 3; $2.0 < a < 4.0$ mm

Other Details

Typical cracks to driveway slab

Area 55

Type of Photo

General



Photo 148

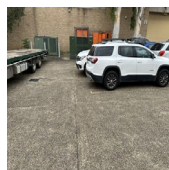


Photo 149



Photo 150

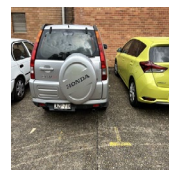


Photo 151

Details

General views of the driveway area

Area 56

Type of Photo

Crack



Photo 152



Photo 153

Location

Slab

Number of Cracks

1

Average Length of Crack

1200 mm

Width of Crack

Category 3; $2.0 < a < 4.0$ mm

Other Details

Crack to driveway slab

Area 57

Type of Photo

Damage



Photo 154

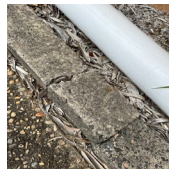


Photo 155

Location

Other

Other Details

Typical damage to kerb of the driveway

Area 58

Type of Photo

Crack



Photo 156



Photo 157

Location

Slab

Number of Cracks

1

Average Length of Crack

500 mm

Width of Crack

Category 3; $2.0 < a < 4.0$ mm

Other Details

Area 59

Type of Photo

General



Photo 158

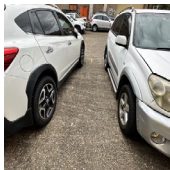


Photo 159



Photo 160

Details

General views of the parking space

Area 60

Type of Photo

Crack

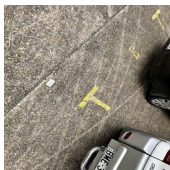


Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168

Location

Slab

Number of Cracks

Typical

Average Length of Crack

2500 mm

Width of Crack

Category 3; 2.0 < a < 4.0 mm

Other Details

Typical cracks to driveway slab

Area 61

Type of Photo

General



Photo 169



Photo 170

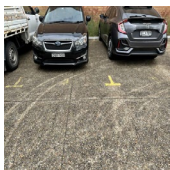


Photo 171

Details

General views of the driveway

Area 62

Type of Photo

General



Photo 172



Photo 173

Details

General views of the parking space

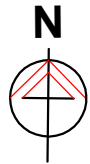
PROJECT: 25-27 Leeds Street, Rhodes, NSW
JOB NO.: 20240111
REFERENCE: Pre-Demolition Dilapidation Survey of External Elevations
and Carpark Area at 23 Leeds Street, Rhodes



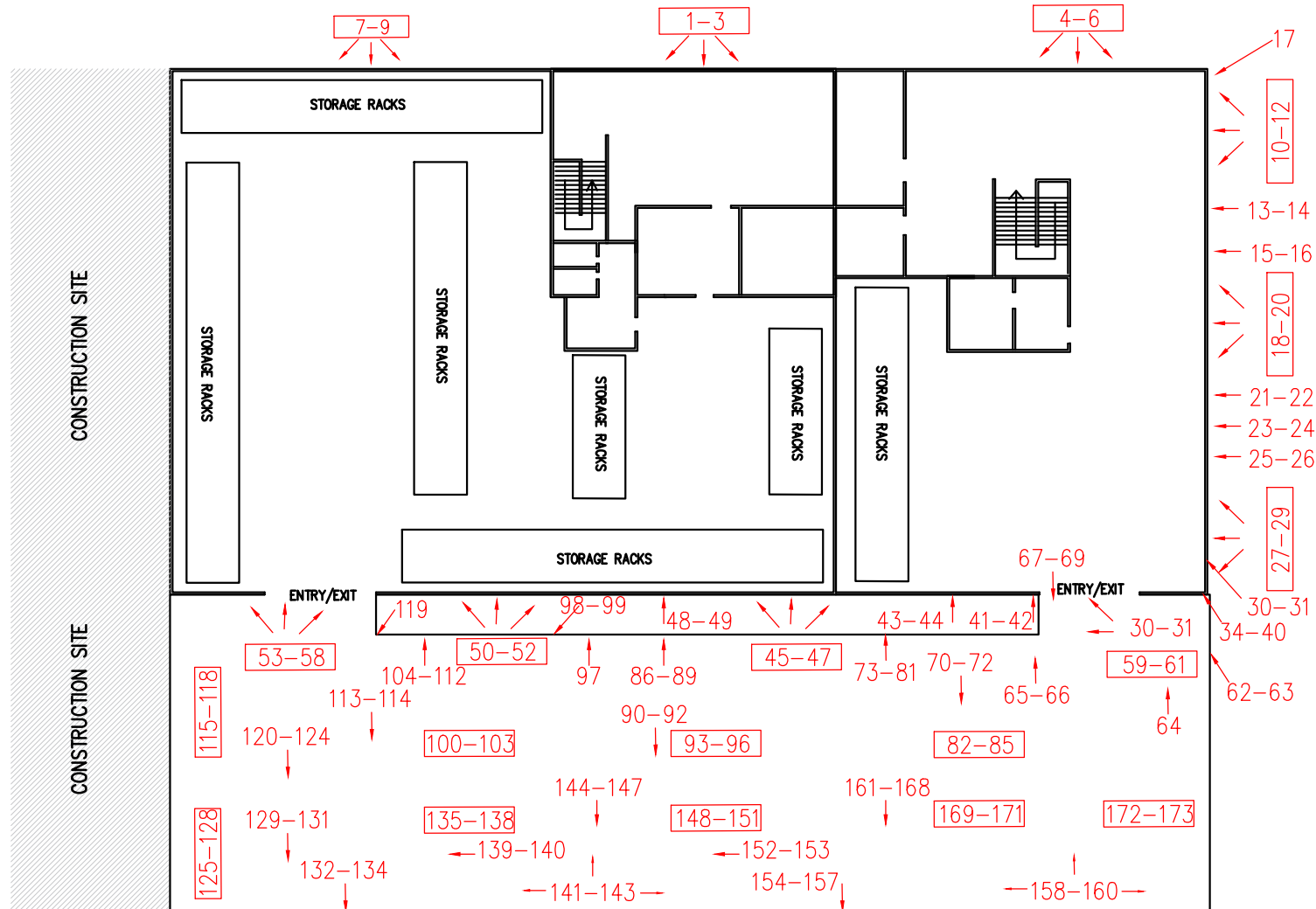
DATE: 09/04/2025

DRAWN BY: V.P.

SHEET 1 OF 1



NOT TO SCALE
INDICATIVE ONLY



Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

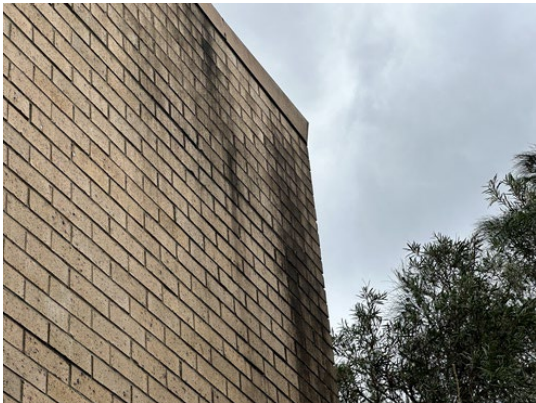


Photo 17



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

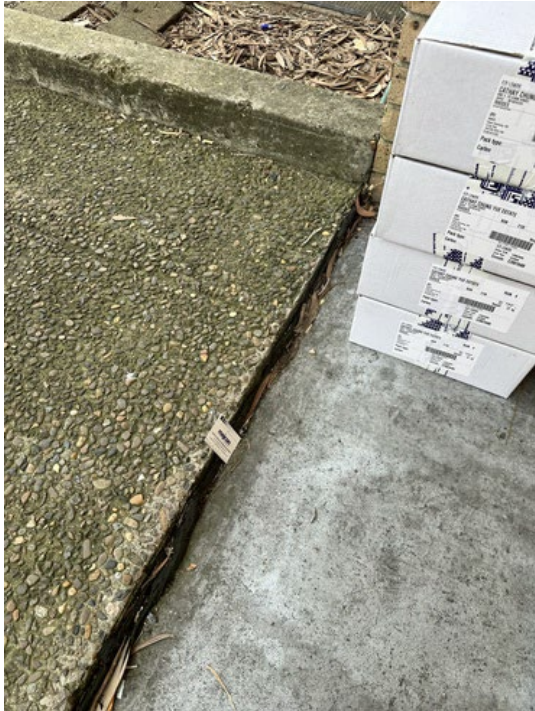


Photo 67



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



Photo 117



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

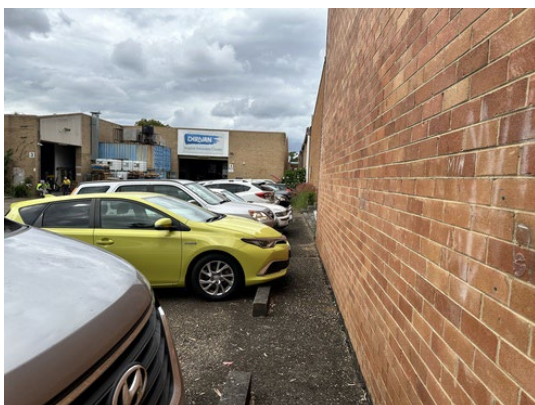


Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148

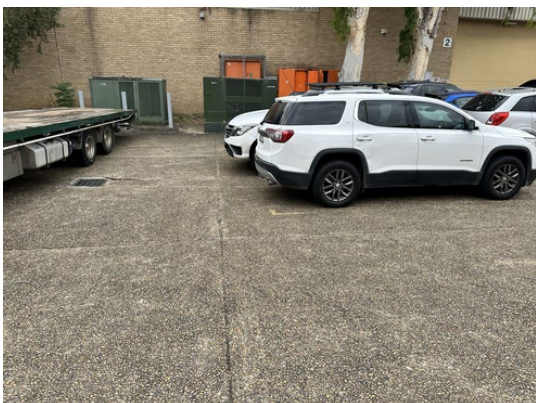


Photo 149



Photo 151



Photo 153

Photo 150



Photo 152



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