

PRE-CONSTRUCTION DILAPIDATION REPORT

6-20 HINKLER AVENUE & 319-333 TAREN POINT ROAD, CARINGBAH

PRE-CONSTRUCTION DILAPIDATION REPORT 6-20 Hinkler Avenue & 319-333 Taren Point Road, Caringbah NSW 2229					Project Number: 21039
01	11/12/2024	M. Macapagal	J. El Alam	N. Chaudhry	Issued for Information
Revision	Date	Preparation	Checking	Approval	Status / Comments

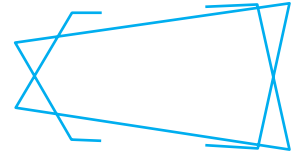
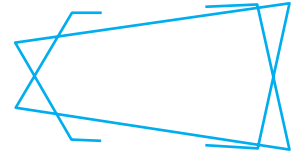


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1 INTRODUCTION

JSBC Consulting has been commissioned by Landmark Group to undertake a dilapidation survey of the structures surrounding the proposed development at 6-20 Hinkler Avenue & 319-333 Taren Point Road, Caringbah.

The proposed development consists of a residential apartment building consisting of 238 units, a two-level basement parking, and a medical grade commercial space.

It is surrounded by Hinkler Avenue from the west and south side, Taren Point Road from the east side, and a multiple storey residential apartment from the north.

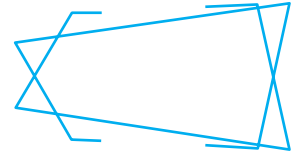
The site inspection was carried out by Jeremy Sokkar on Monday 9th December 2024. The weather was generally cloudy during the inspection.

2 SCOPE OF WORK

The report is based on a visual inspection of accessible areas to the public infrastructure surrounding the proposed development. The aim of the report is to represent the condition and state of the structures surrounding the proposed development.

In general, the following structures have been visually inspected:

- Section 01: Public Infrastructure on Hinkler Avenue from the southern and western side of the proposed development.
- Section 02: Public Infrastructure on Taren Point Road from the eastern side of the proposed development.



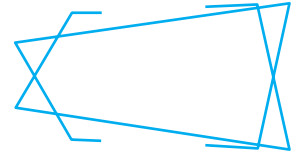
3 LIMITATIONS OF REPORT

This report has been prepared by JSBC Consulting to record any major defects of the adjacent premises surveyed at the time of the inspection, prior to the appointed contractor commencing the construction works. This report is not to be used for any other purpose and is for the exclusive use of Landmark Group. No responsibility or liability is accepted as the result of the use of this report by any other party. This report is not a structural report or minor defects report but is a visible/photographic recording at the time of the survey.

The inspection is a visual inspection only of areas where they are not obstructed by vegetation, building finishes, fixtures, furnishings, building materials and the like. We have not moved any objects that could be covering the structure. No testing has been carried out. Pit lids have not been lifted to inspect pit interiors. The report does not cover issues such as building services, hazardous materials, fire safety, drainage, plant, machinery, illegal building works, nor does it consider requirements of the Building Code of Australia. Certification of any building or road works is excluded from this report. The existence of asbestos products or other hazardous material has not been reported on.

This report does not contain an inspection or opinion regarding the following:

1. Any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling, etc.
2. An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.
3. Any area or item that was not, or could not be, observed by JSBC Consulting, including the residence roof cavity, pavement areas where cars were parked and interior and exterior structures that could not be accessed.
4. General maintenance other than that which is deemed to be directly related to the ongoing structural performance of the property.
5. Serviceability damp defects such as condensation, rising damp, lateral damp, falling damp should only be assessed and reported on where structural damage has occurred, is occurring, or may occur (e.g. Fungal rot) significant spalling of masonry or concrete structural elements, significant fretting of mortar, rusting of primary structural elements. Stormwater drainage and surface water defects commonly cause or exacerbate foundation.



4 PROPERTY DESCRIPTION

The proposed development consists of a residential apartment building consisting of 238 units, a two-level basement parking and a medical grade commercial space.

5 PHOTOS

The photos are classified into two sections. Figure 1 shows a detailed location of each section as follows:

- Public Infrastructure on Hinkler Avenue – Photos (1 – 140)
- Public Infrastructure on Taren Point Road – Photos (141 – 258)



Figure 1 – Location Plan and Dilapidation Survey Extents

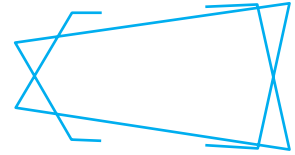


Photo 1 - Hinkler Avenue - Existing condition of external facade



Photo 2 - Hinkler Avenue - Existing condition of pavement and external facade

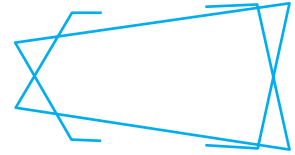


Photo 3 - Hinkler Avenue - Existing condition of external façade

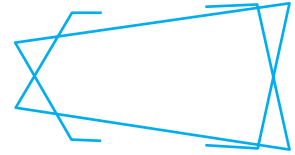


Photo 4 - Hinkler Avenue - Existing condition of pavement



Photo 5 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 6 - Hinkler Avenue - Existing condition of pavement and vegetation

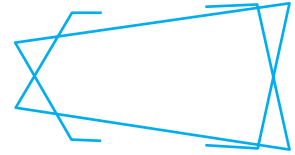


Photo 7 - Hinkler Avenue - Cracking of kerb and pavement

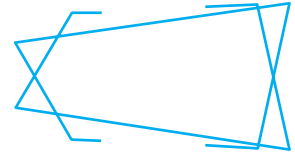


Photo 8 - Hinkler Avenue - Cracking of pavement

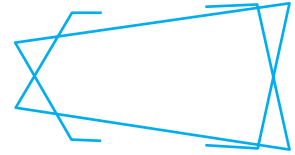


Photo 9 - Hinkler Avenue - Cracking of pavement



Photo 10 - Hinkler Avenue - Cracking of pavement

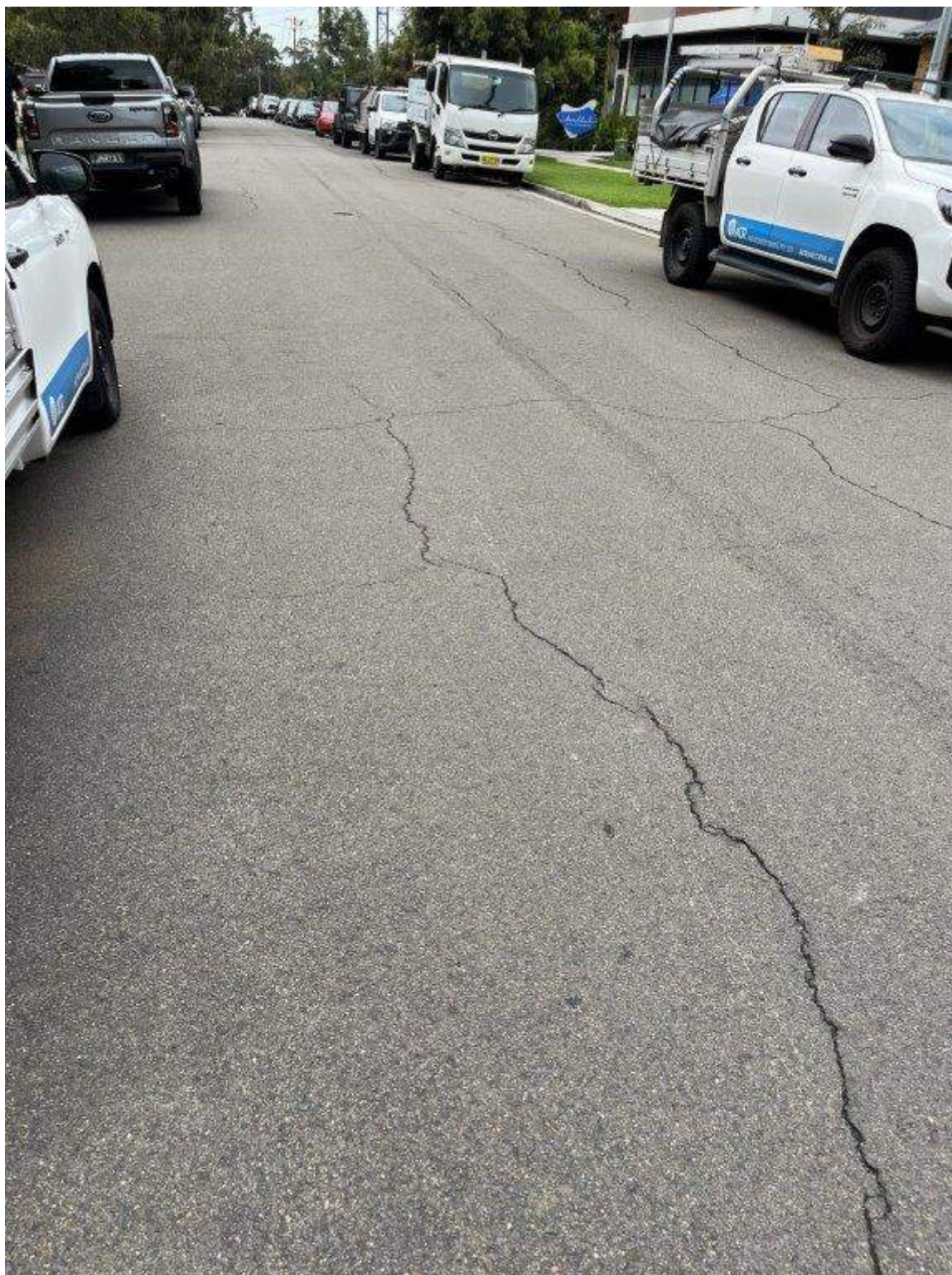


Photo 11 - Hinkler Avenue - Cracking of pavement



Photo 12 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 13 - Hinkler Avenue - Existing condition of external facade



Photo 14 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 15 - Hinkler Avenue - Cracking of pavement



Photo 16 - Hinkler Avenue - Cracking of pavement



Photo 17 - Hinkler Avenue - Cracking of pavement



Photo 18 - Hinkler Avenue - Cracking of pavement



Photo 19 - Hinkler Avenue - Cracking of pavement



Photo 20 - Hinkler Avenue - Cracking of pavement

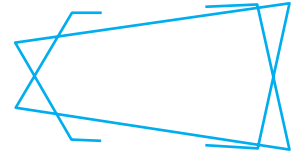


Photo 21 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 22 - Hinkler Avenue - Cracking of pavement

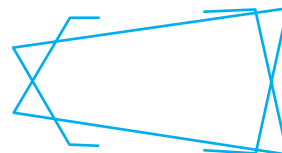


Photo 23 - Hinkler Avenue - Cracking of pavement



Photo 24 - Hinkler Avenue - Existing condition of pavement

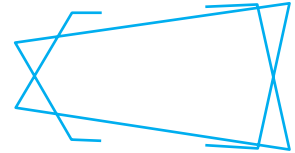


Photo 25 - Hinkler Avenue - Cracking of pavement



Photo 26 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 27 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 28 - Hinkler Avenue - Cracking of pavement



Photo 29 - Hinkler Avenue - Cracking of pavement



Photo 30 - Hinkler Avenue – Existing condition of pavement



Photo 31 - Hinkler Avenue - Cracking of pavement



Photo 32 - Hinkler Avenue - Cracking of pavement

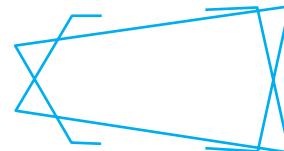


Photo 33 - Hinkler Avenue - Cracking of pavement

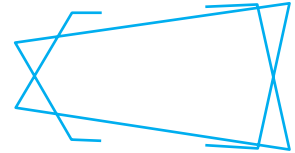


Photo 34 - Hinkler Avenue - Cracking of pavement



Photo 35 - Hinkler Avenue - Cracking of pavement



Photo 36 - Hinkler Avenue - Existing condition of pavement



Photo 37 - Hinkler Avenue - Cracking of pavement

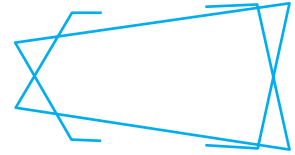


Photo 38 - Hinkler Avenue - Cracking of pavement



Photo 39 - Hinkler Avenue - Cracking of pavement



Photo 40 - Hinkler Avenue - Existing condition of pavement and vegetation

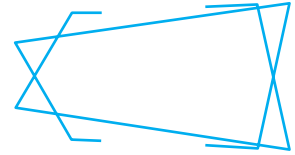


Photo 41 - Hinkler Avenue - Cracking of pavement



Photo 42 - Hinkler Avenue - Existing condition of pavement and vegetation

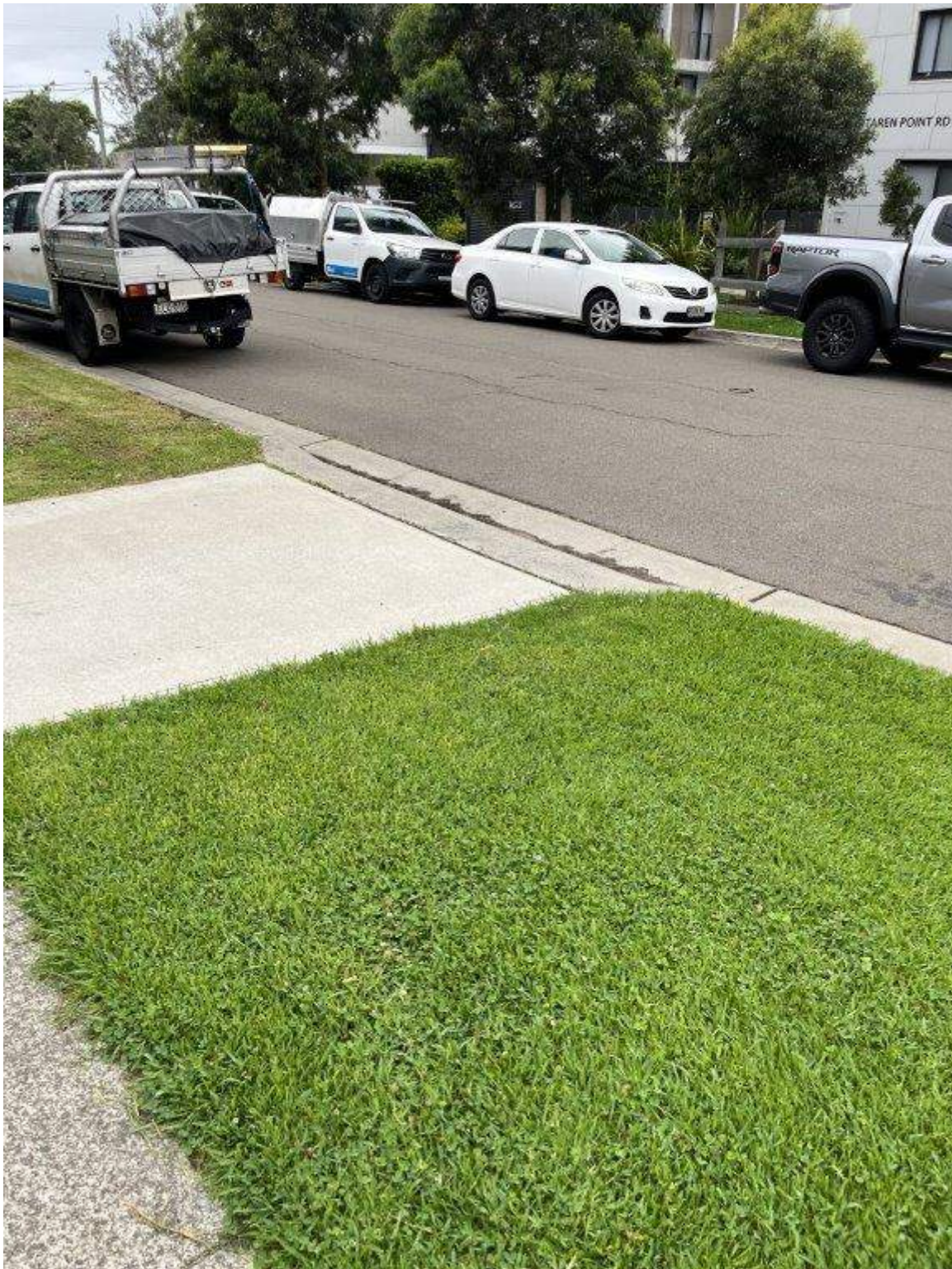
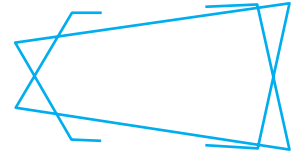


Photo 43 - Hinkler Avenue - Existing condition of pavement and vegetation

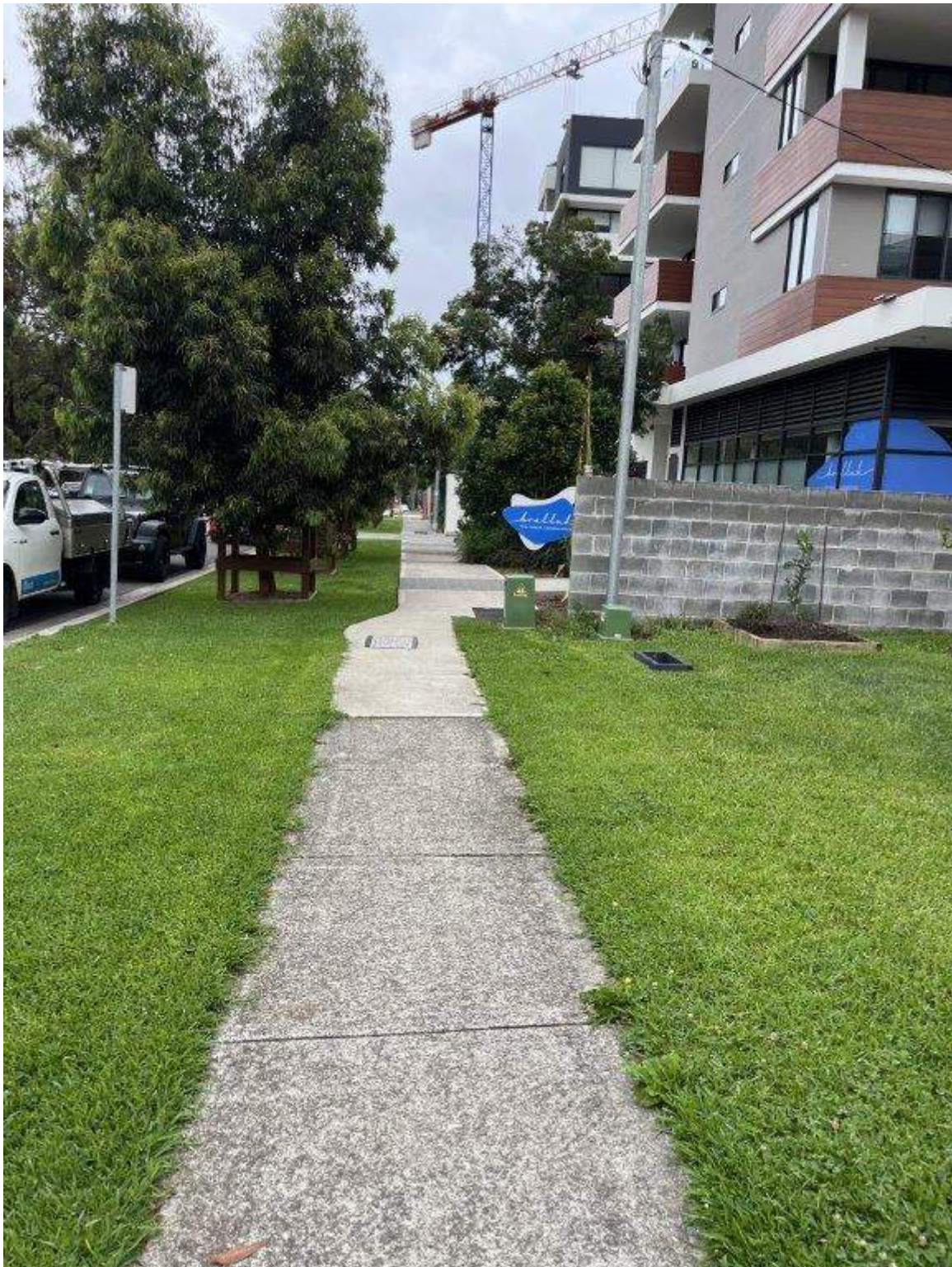
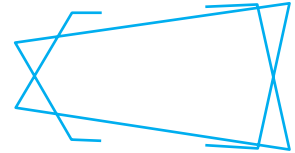


Photo 44 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 45 - Hinkler Avenue - Existing condition of pavement and vegetation

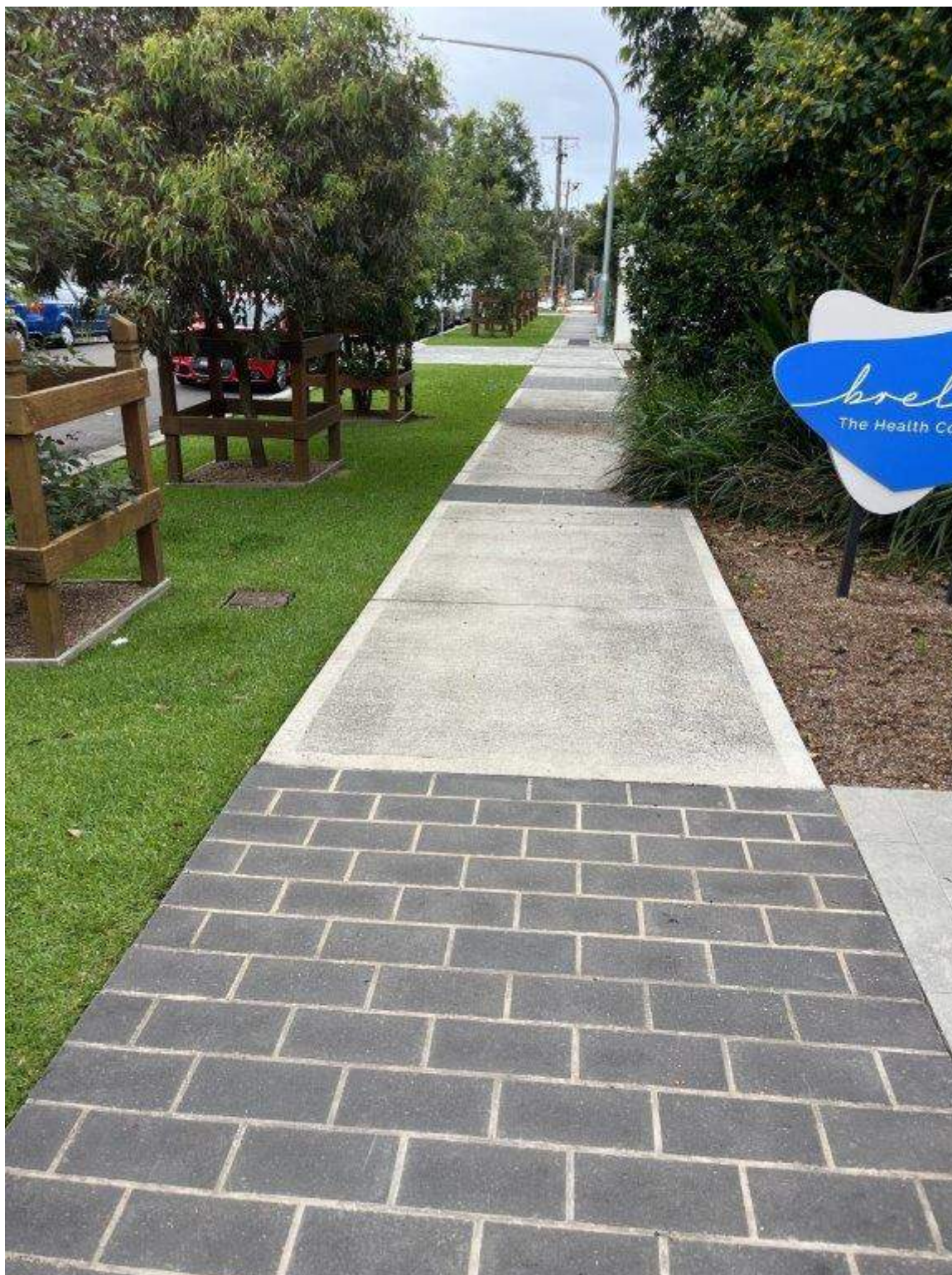


Photo 46 - Hinkler Avenue - Existing condition of pavement and vegetation

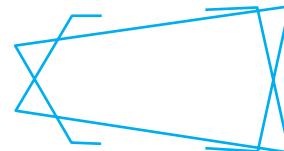


Photo 47 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 48 - Hinkler Avenue - Existing condition of pavement

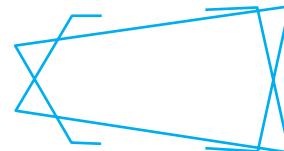


Photo 49 - Hinkler Avenue - Existing condition of pavement



Photo 50 - Hinkler Avenue - Cracking of pavement



Photo 51 - Hinkler Avenue - Cracking of pavement

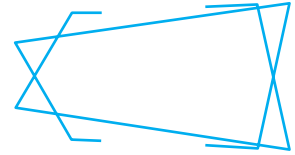


Photo 52 - Hinkler Avenue - Cracking of pavement



Photo 53 - Hinkler Avenue - Existing condition of pavement and vegetation

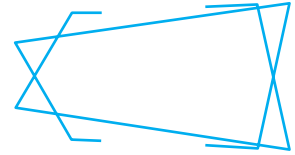


Photo 54 - Hinkler Avenue - Cracking of pavement



Photo 55 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 56 - Hinkler Avenue - Existing condition of pavement and post



Photo 57 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 58 - Hinkler Avenue - Existing condition of pavement

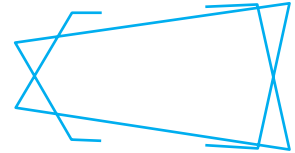


Photo 59 - Hinkler Avenue - Existing condition of pavement



Photo 60 - Hinkler Avenue - Cracking of pavement

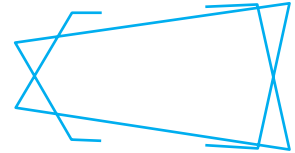


Photo 61 - Hinkler Avenue - Cracking of pavement



Photo 62 - Hinkler Avenue - Existing condition of pavement and vegetation

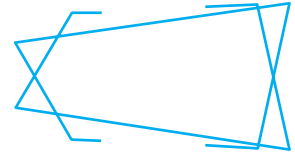


Photo 63 - Hinkler Avenue - Cracking of kerb and pavement

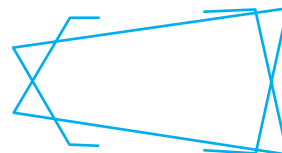


Photo 64 - Hinkler Avenue - Cracking of pavement

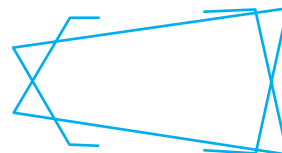


Photo 65 - Hinkler Avenue - Cracking of pavement



Photo 66 - Hinkler Avenue - Cracking of pavement



Photo 67 - Hinkler Avenue - Cracking of pavement

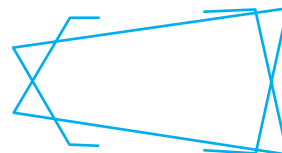


Photo 68 - Hinkler Avenue - Cracking of pavement



Photo 69 - Hinkler Avenue - Existing condition of pavement



Photo 70 - Hinkler Avenue - Existing condition of pavement, post and vegetation



Photo 71 - Hinkler Avenue - Cracking of pavement

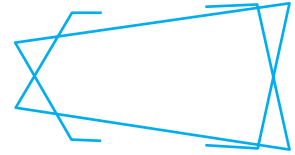


Photo 72 - Hinkler Avenue – Patching of pavement

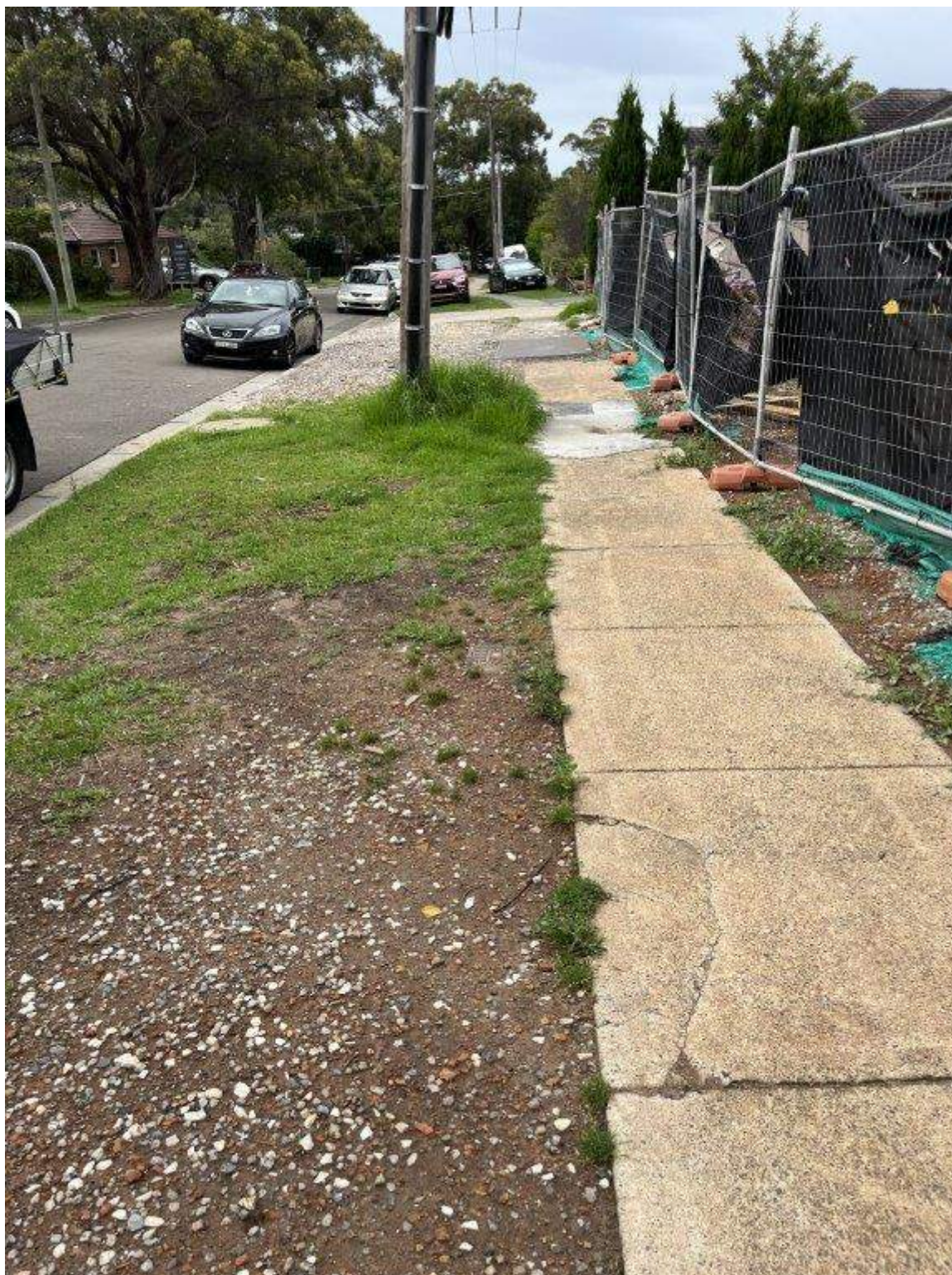


Photo 73 - Hinkler Avenue - Cracking and differential settlement of pavement

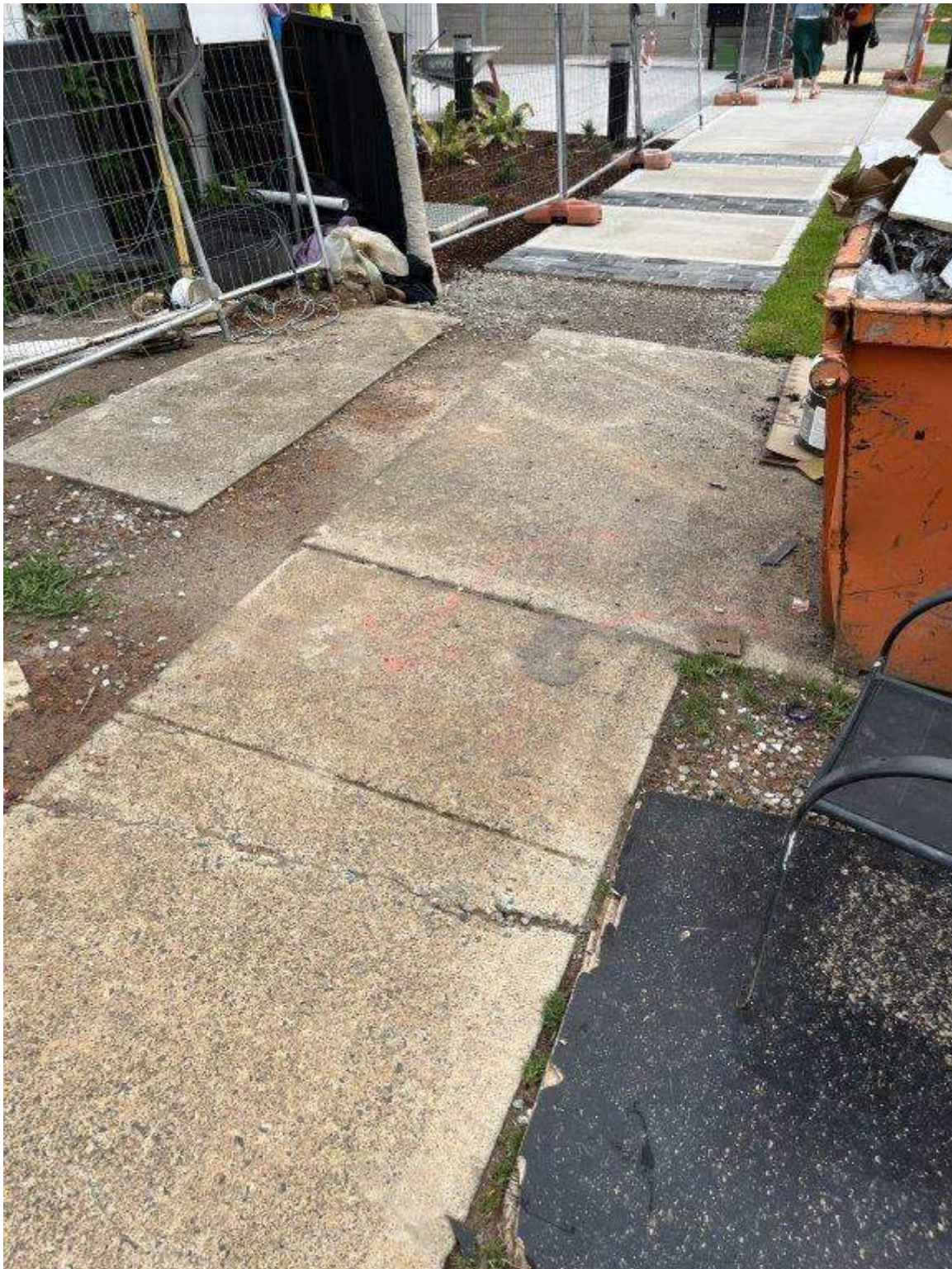


Photo 74 - Hinkler Avenue - Cracking of pavement



Photo 75 - Hinkler Avenue - Cracking of pavement

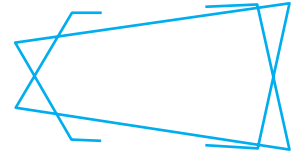


Photo 76 - Hinkler Avenue - Cracking of pavement



Photo 77 - Hinkler Avenue - Cracking of pavement

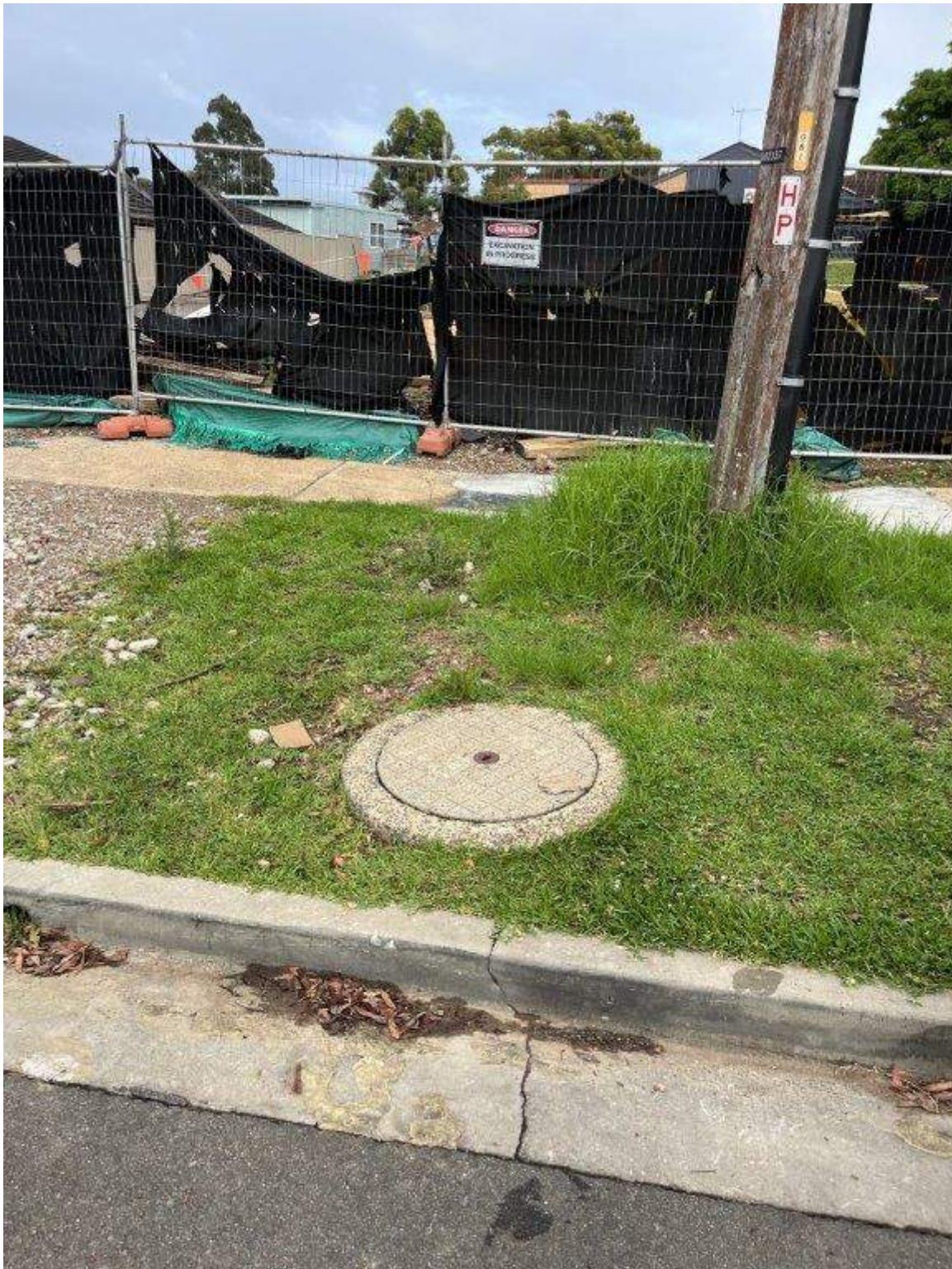
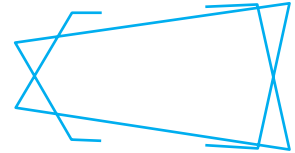


Photo 78 - Hinkler Avenue - Cracking of kerb and pavement

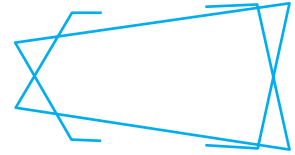


Photo 79 - Hinkler Avenue - Cracking of kerb and pavement



Photo 80 - Hinkler Avenue - Cracking of kerb and pavement

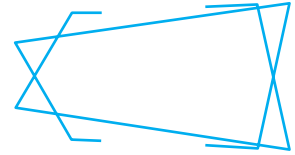


Photo 81 - Hinkler Avenue - Cracking of pavement

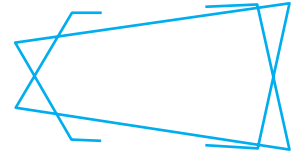


Photo 82 - Hinkler Avenue - Cracking of pavement



Photo 83 - Hinkler Avenue - Existing condition of pavement and vegetation

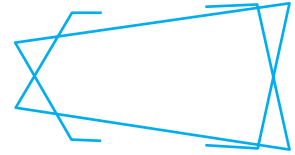


Photo 84 - Hinkler Avenue - Cracking of pavement

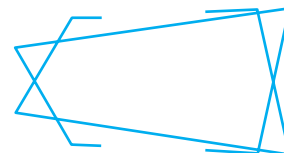


Photo 85 - Hinkler Avenue - Cracking of pavement

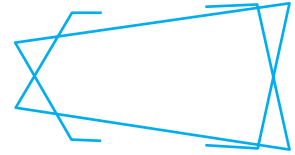


Photo 86 - Hinkler Avenue - Existing condition of pavement



Photo 87 - Hinkler Avenue - Existing condition of pavement



Photo 88 - Hinkler Avenue - Cracking of pavement

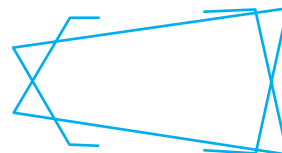


Photo 89 - Hinkler Avenue - Cracking of pavement



Photo 90 - Hinkler Avenue - Cracking of pavement

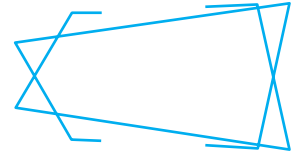


Photo 91 - Hinkler Avenue - Cracking of pavement



Photo 92 - Hinkler Avenue - Cracking of pavement

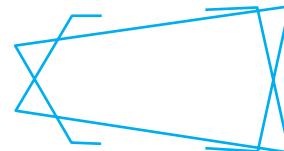


Photo 93 - Hinkler Avenue - Cracking of pavement



Photo 94 - Hinkler Avenue - Cracking of pavement

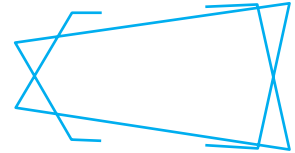


Photo 95 - Hinkler Avenue - Existing condition of pavement and vegetation

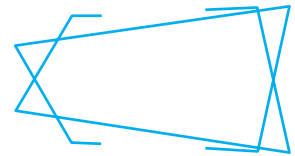


Photo 96 - Hinkler Avenue - Existing condition of pavement

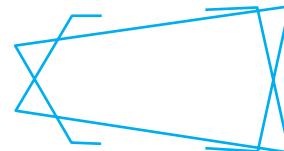


Photo 97 - Hinkler Avenue - Existing condition of pavement



Photo 98 - Hinkler Avenue - Existing condition of steel grate and pavement

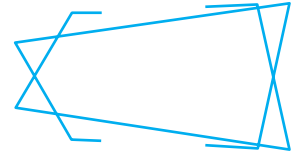


Photo 99 - Hinkler Avenue - Cracking of pavement

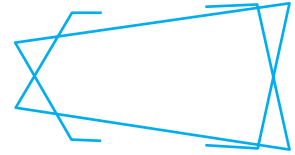


Photo 100 - Hinkler Avenue - Cracking of pavement



Photo 101 - Hinkler Avenue - Cracking of pavement

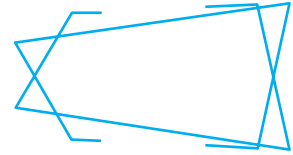


Photo 102 - Hinkler Avenue - Cracking of pavement



Photo 103 - Hinkler Avenue - Existing condition of pavement and vegetation

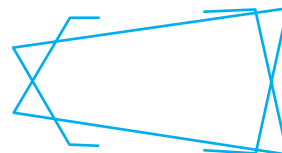


Photo 104 - Hinkler Avenue - Cracking of pavement



Photo 105 - Hinkler Avenue - Cracking of pavement



Photo 106 - Hinkler Avenue - Cracking of pavement



Photo 107 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 108 - Hinkler Avenue - Cracking of pavement



Photo 109 - Hinkler Avenue - Cracking of pavement

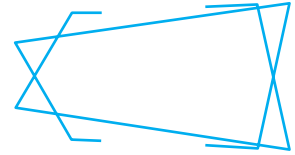


Photo 110 - Hinkler Avenue - Cracking of pavement

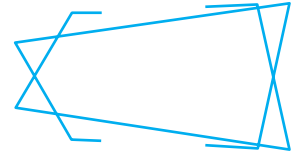


Photo 111 - Hinkler Avenue - Existing condition of pavement



Photo 112 - Hinkler Avenue - Existing condition of pavement

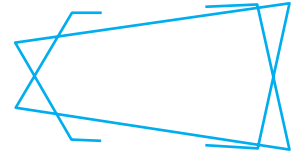


Photo 113 - Hinkler Avenue - Cracking of pavement



Photo 114 - Hinkler Avenue - Cracking of pavement



Photo 115 - Hinkler Avenue - Cracking of pavement

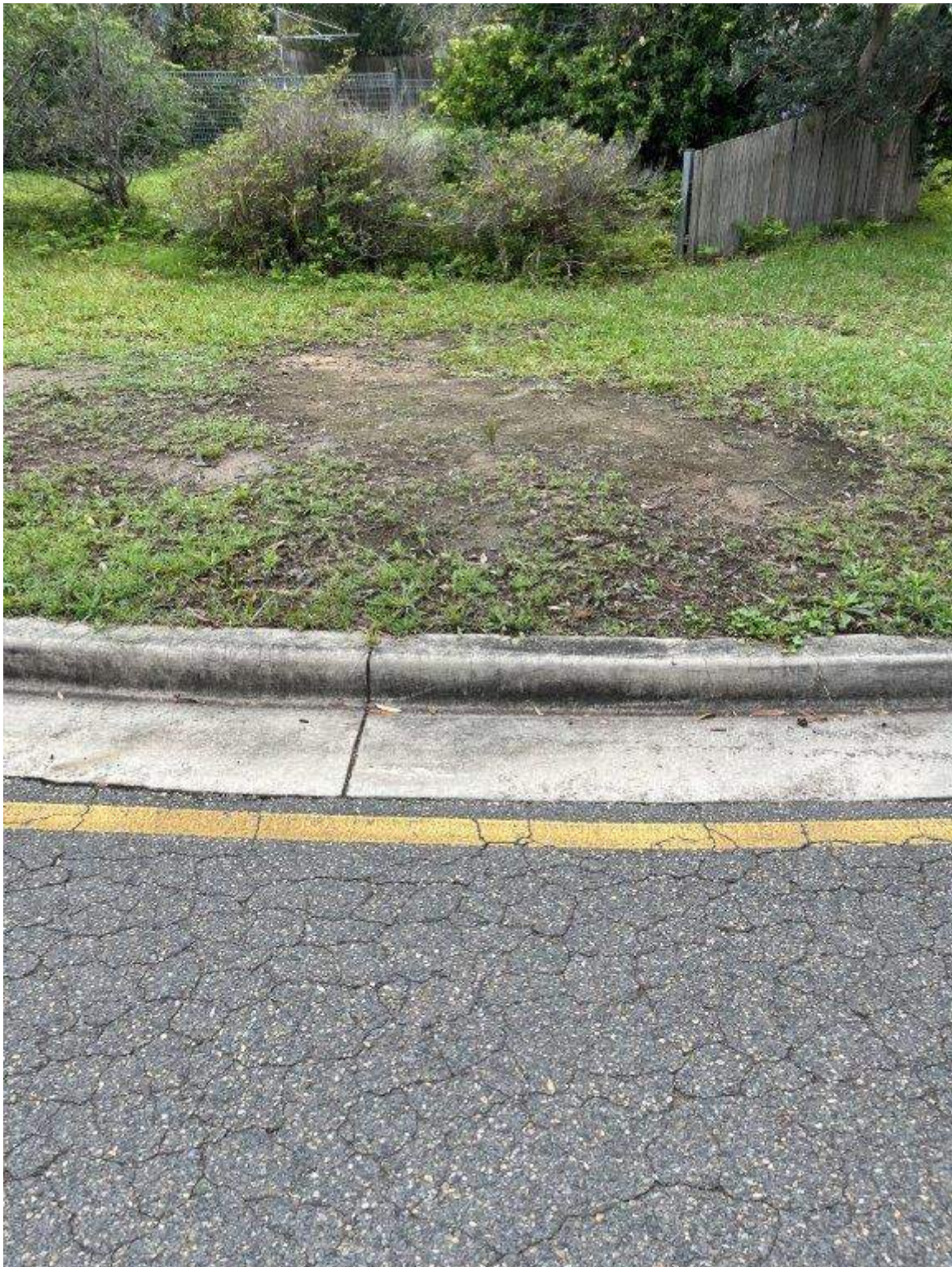


Photo 116 - Hinkler Avenue - Cracking of pavement



Photo 117 - Hinkler Avenue - Cracking of pavement



Photo 118 - Hinkler Avenue - Cracking of pavement



Photo 119 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 120 - Hinkler Avenue - Existing condition of pavement



Photo 121 - Hinkler Avenue - Cracking of pavement and patching

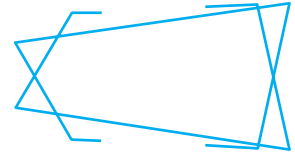


Photo 122 - Hinkler Avenue - Cracking of pavement



Photo 123 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 124 - Hinkler Avenue - Existing condition of pavement

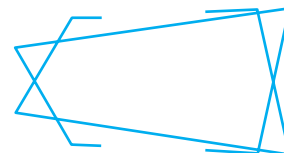


Photo 125 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 126 - Hinkler Avenue - Existing condition of pavement and vegetation

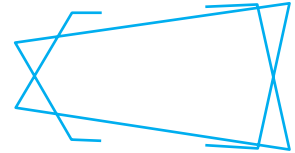


Photo 127 - Hinkler Avenue - Differential settlement of pavement

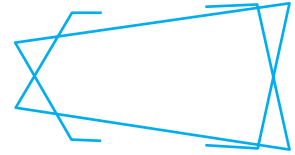


Photo 128 - Hinkler Avenue - Existing condition of service pit

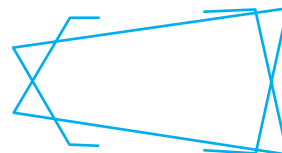


Photo 129 - Hinkler Avenue - Existing condition of manhole

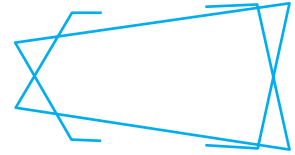


Photo 130 - Hinkler Avenue - Existing condition of pavement

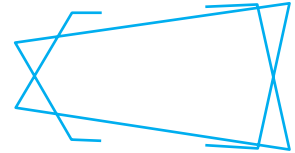


Photo 131 - Hinkler Avenue - Cracking of pavement



Photo 132 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 133 - Hinkler Avenue - Cracking of pavement

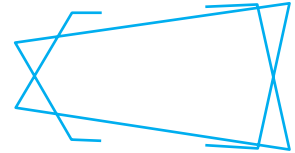


Photo 134 - Hinkler Avenue - Cracking of pavement



Photo 135 - Hinkler Avenue - Cracking of pavement



Photo 136 - Hinkler Avenue - Cracking of pavement



Photo 137 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 138 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 139 - Hinkler Avenue - Existing condition of pavement and vegetation



Photo 140 - Hinkler Avenue - Existing condition of signpost

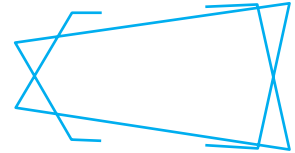


Photo 141 - Taren Point Road - Existing condition of pavement and post

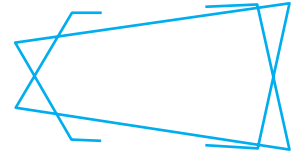


Photo 142 - Taren Point Road - Existing condition of pavement and manhole



Photo 143 - Taren Point Road - Existing condition of pavement



Photo 144 - Taren Point Road - Cracking of pavement



Photo 145 - Taren Point Road - Cracking of pavement



Photo 146 - Taren Point Road - Existing condition of steel grate

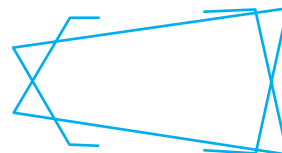


Photo 147 - Taren Point Road - Cracking of pavement

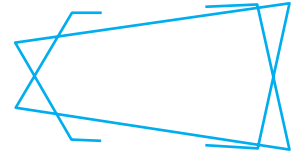


Photo 148 - Taren Point Road - Existing condition of pavement



Photo 149 - Taren Point Road - Cracking of pavement



Photo 150 - Taren Point Road - Cracking of pavement

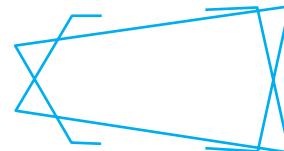


Photo 151 - Taren Point Road - Cracking of pavement



Photo 152 - Taren Point Road - Cracking of pavement



Photo 153 - Taren Point Road - Cracking of pavement



Photo 154 - Taren Point Road - Cracking of pavement



Photo 155 - Taren Point Road - Existing condition of pavement and vegetation



Photo 156 - Taren Point Road - Existing condition of pavement and vegetation

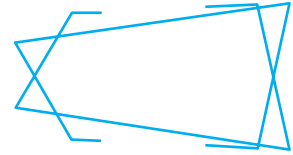


Photo 157 - Taren Point Road - Existing condition of pavement and service pit



Photo 158 - Taren Point Road - Cracking of pavement



Photo 159 - Taren Point Road - Existing condition of pavement and vegetation



Photo 160 - Taren Point Road - Cracking of pavement



Photo 161 - Taren Point Road - Cracking of pavement



Photo 162 - Taren Point Road - Existing condition of pavement and vegetation



Photo 163 - Taren Point Road - Cracking of pavement

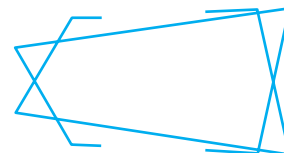


Photo 164 - Taren Point Road - Cracking of pavement



Photo 165 - Taren Point Road - Cracking of pavement

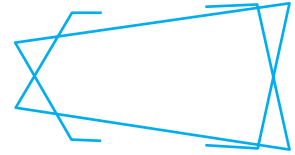


Photo 166 - Taren Point Road - Cracking of pavement

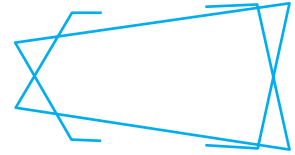


Photo 167 - Taren Point Road - Cracking of pavement



Photo 168 - Taren Point Road - Cracking of pavement



Photo 169 - Taren Point Road - Existing condition of pavement and vegetation



Photo 170 - Taren Point Road - Existing condition of vegetation

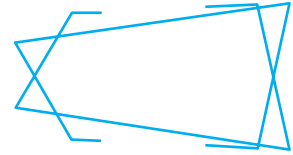


Photo 171 - Taren Point Road - Existing condition of vegetation



Photo 172 - Taren Point Road - Cracking of pavement

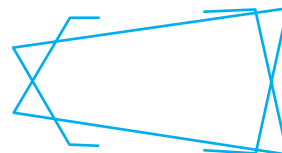


Photo 173 - Taren Point Road - Existing condition of pavement and vegetation



Photo 174 - Taren Point Road - Existing condition of pavement and vegetation



Photo 175 - Taren Point Road - Existing condition of pavement and vegetation



Photo 176 - Taren Point Road - Existing condition of pavement and vegetation



Photo 177 - Taren Point Road - Cracking of pavement



Photo 178 - Taren Point Road - Existing condition of pavement and vegetation

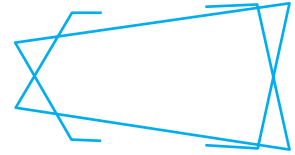


Photo 179 - Taren Point Road - Existing condition of vegetation

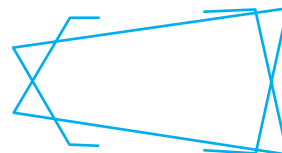


Photo 180 - Taren Point Road - Existing condition of vegetation



Photo 181 - Taren Point Road - Cracking of pavement

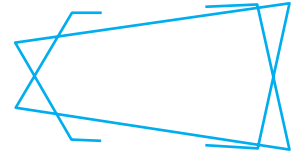


Photo 182 - Taren Point Road - Existing condition of pavement and vegetation

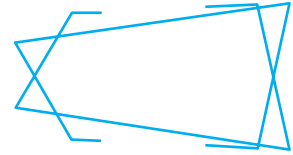


Photo 183 - Taren Point Road - Existing condition of pavement



Photo 184 - Taren Point Road - Existing condition of pavement and vegetation



Photo 185 - Taren Point Road - Cracking of pavement



Photo 186 - Taren Point Road - Existing condition of pavement

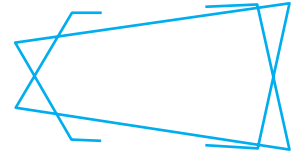


Photo 187 - Taren Point Road - Cracking of pavement



Photo 188 - Taren Point Road - Cracking of pavement



Photo 189 - Taren Point Road - Cracking of pavement



Photo 190 - Taren Point Road - Cracking of pavement



Photo 191 - Taren Point Road - Cracking of pavement

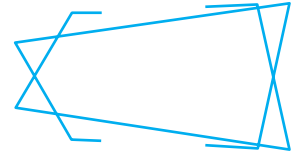


Photo 192 - Taren Point Road - Cracking of pavement



Photo 193 - Taren Point Road - Cracking of pavement

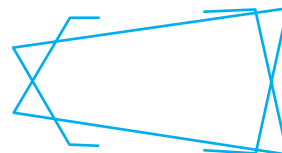


Photo 194 - Taren Point Road - Cracking of pavement



Photo 195 - Taren Point Road - Cracking of pavement



Photo 196 - Taren Point Road - Cracking of pavement



Photo 197 - Taren Point Road - Existing condition of pavement and vegetation



Photo 198 - Taren Point Road - Cracking of pavement



Photo 199 - Taren Point Road - Cracking of pavement

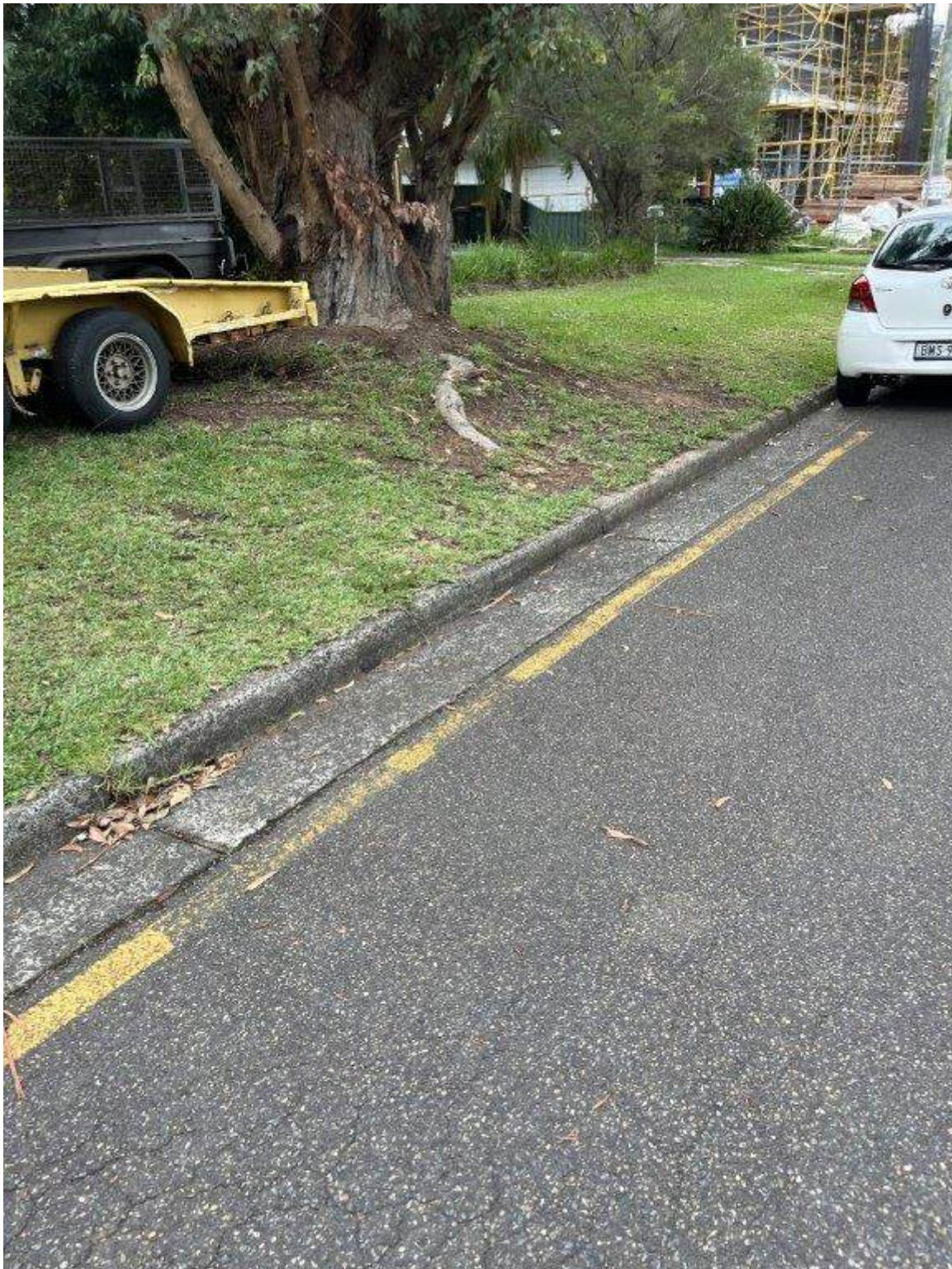


Photo 200 - Taren Point Road - Existing condition of pavement and vegetation



Photo 201 - Taren Point Road – Patching of pavement



Photo 202 - Taren Point Road - Cracking of pavement



Photo 203 - Taren Point Road - Cracking of pavement

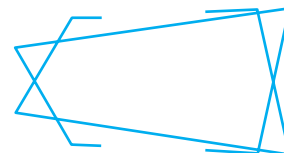


Photo 204 - Taren Point Road - Cracking of pavement

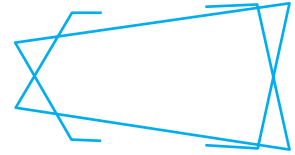


Photo 205 - Taren Point Road - Cracking of pavement

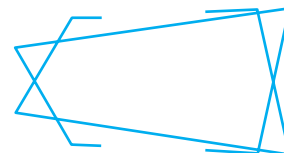


Photo 206 - Taren Point Road - Cracking of pavement



Photo 207 - Taren Point Road - Cracking of pavement



Photo 208 - Taren Point Road - Existing condition of pavement and vegetation

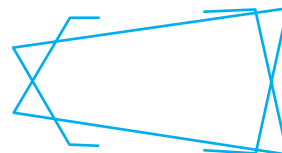


Photo 209 - Taren Point Road - Existing condition of vegetation



Photo 210 - Taren Point Road - Existing condition of vegetation

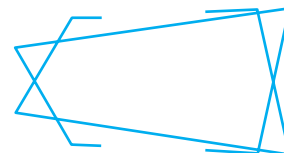


Photo 211 - Taren Point Road - Existing condition of pavement and vegetation



Photo 212 - Taren Point Road - Existing condition of pavement



Photo 213 - Taren Point Road - Cracking of pavement

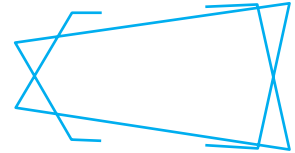


Photo 214 - Taren Point Road - Cracking of pavement

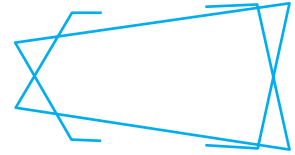


Photo 215 - Taren Point Road - Cracking of kerb and pavement

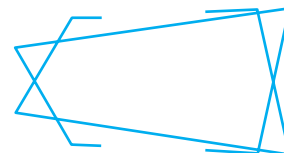


Photo 216 - Taren Point Road - Cracking of kerb and pavement



Photo 217 - Taren Point Road - Cracking of pavement



Photo 218 - Taren Point Road - Cracking of pavement



Photo 219 - Taren Point Road - Existing condition of pavement and vegetation

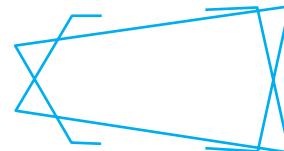


Photo 220 - Taren Point Road - Cracking of pavement



Photo 221 - Taren Point Road - Existing condition of pavement

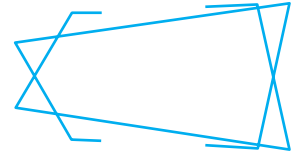


Photo 222 - Taren Point Road - Cracking of pavement

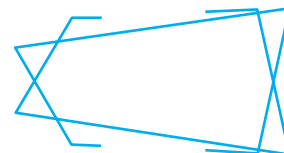


Photo 223 - Taren Point Road - Existing condition of pavement, signpost and vegetation

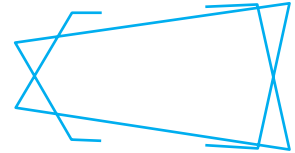


Photo 224 - Taren Point Road - Existing condition of pavement



Photo 225 - Taren Point Road - Existing condition of pavement



Photo 226 - Taren Point Road - Existing condition of pavement and vegetation



Photo 227 - Taren Point Road - Existing condition of pavement



Photo 228 - Taren Point Road - Cracking of pavement



Photo 229 - Taren Point Road - Existing condition of pavement and vegetation



Photo 230 - Taren Point Road - Existing condition of pavement and vegetation



Photo 231 - Taren Point Road - Existing condition of pavement



Photo 232 - Taren Point Road - Existing condition of external façade and pavement



Photo 233 - Taren Point Road - Existing condition of external facade



Photo 234 - Taren Point Road - Existing condition of pavement



Photo 235 - Taren Point Road - Existing condition of pavement

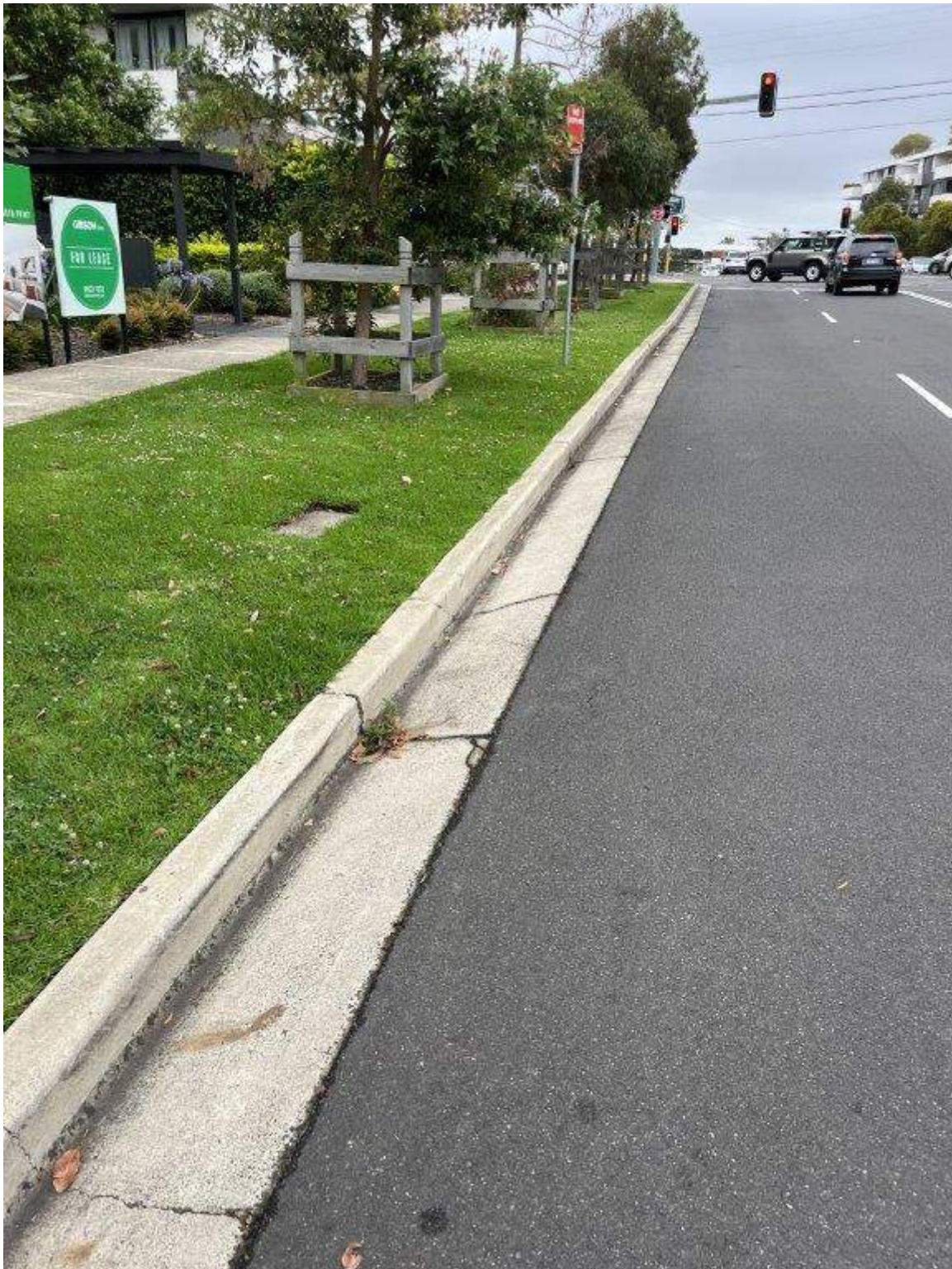
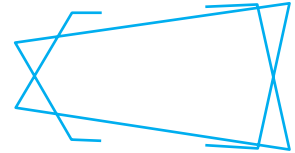


Photo 236 - Taren Point Road - Cracking of pavement

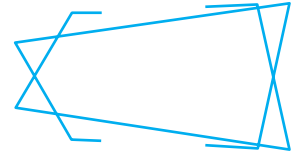


Photo 237 - Taren Point Road - Existing condition of pavement and vegetation



Photo 238 - Taren Point Road - Cracking of pavement

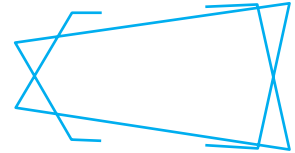


Photo 239 - Taren Point Road - Cracking of pavement



Photo 240 - Taren Point Road - Existing condition of pavement



Photo 241 - Taren Point Road - Cracking of pavement



Photo 242 - Taren Point Road - Cracking of pavement



Photo 243 - Taren Point Road - Existing condition of pavement and steel grate



Photo 244 - Taren Point Road - Existing condition of pavement and vegetation

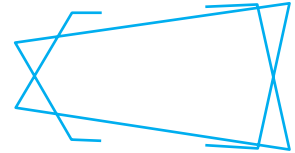


Photo 245 - Taren Point Road - Existing condition of external façade and pavement



Photo 246 - Taren Point Road - Existing condition of pavement and steel grate



Photo 247 - Taren Point Road - Existing condition of pavement and steel grate



Photo 248 - Taren Point Road - Existing condition of pavement and vegetation



Photo 249 - Taren Point Road - Existing condition of pavement and vegetation



Photo 250 - Taren Point Road - Cracking of pavement



Photo 251 - Taren Point Road - Cracking of pavement



Photo 252 - Taren Point Road - Existing condition of pavement and vegetation



Photo 253 - Taren Point Road - Existing condition of vegetation

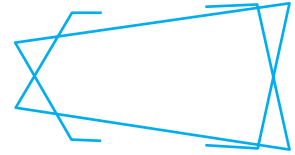


Photo 254 - Taren Point Road - Existing condition of vegetation



Photo 255 - Taren Point Road - Existing condition of pavement



Photo 256 - Taren Point Road - Existing condition of pavement and service pit



Photo 257 - Taren Point Road - Existing condition of pavement and vegetation

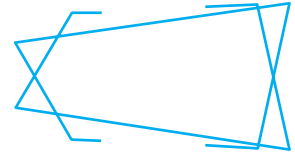


Photo 258 - Taren Point Road - Existing condition of pavement