



HHC ENGINEERS

ABN: 81 376 652 478

PRE-DILAPIDATION REPORT

COUNCIL ASSETS

**21 GEORGE STREET,
BURWOOD, NSW 2134**

P&N SLEIMAN GROUP

PROJECT REFERENCE: 20250047.CA.1
17/04/2026





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Introduction

Important Information Regarding the Scope and Limitations of the Inspection and this Report

- I. This report is not an all-encompassing report dealing with the building from every aspect. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or by-law. It is **not** a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- II. **THIS IS A VISUAL INSPECTION ONLY limited** to those areas and the sections of the property fully accessible to the inspector on the date of inspection. An inspection **does not** include breaking apart, dismantling, removing or moving objects including but not limited to, foliage, mouldings, roof insulation / insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skill iron roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector **did not** dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.
- III. This report **does not** and **cannot** make comment upon defects that may have been concealed during the assessment or detection of defects (including- rising damp and leaks) which may be subject to the prevailing weather conditions; the presence or absence of timber pests, gas-fittings, common property areas, environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protections; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work ; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; and document analysis; electrical installations; any matters that are solely regulated by statute; any area(s) or item(s) that **could not** be inspected by the consultant. Accordingly, this report is **not a guarantee** that defects and/ or damage **does not** exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: such matters may upon request be covered under the terms of a special purpose property report.)
- IV. In the event of any controversy or claim arising out of, or relating to this report, it will be settled by arbitration, in accordance with the rules of the Institute of Arbitrators Australia. Any judgments from such arbitration shall be binding upon both parties.



Description of Assessment Terms

- **Good** Indicates that there are no defects evident, and the items described are in good condition for their age.
- **Reasonable** Indicates the item may have minor defects that should be noted but not significant enough to need immediate rectification
- **Poor** Indicates that general maintenance or minor repair may be warranted
- **Defective** Indicates there is a significant fault that should be rectified.



Classification of Damage in Accordance with AS2870:2011

Table C1 shows the classification of damage with reference to wall in accordance with AS2870:2011

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.



Table C2 shows the classification of damage with reference to concrete floors in accordance with AS2870:2011

Description of typical damage	Approx. crack width limit in floor	Change in offset from a 3 m straightedge centered over defect (see Note 1)	Damage category
Hairline cracks, insignificant movement of slab from level	<0.3 mm	<8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonably level.	<1.0 mm	<10 mm	1 Very slight
Distinct cracks. Slab noticeably curved or changed in level	<2.0 mm	<15 mm	2 Slight
Wide cracks. Obvious curvature or change in level	2 mm to 4 mm	15 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level	4 mm to 10 mm	>25 mm	4 Severe

NOTES:

- 1 The straightedge is centred over the defect, usually, and supported at its ends by equal height spacers. The change in offset is then measured relative to this straightedge, which is not necessarily horizontal.
- 2 Local deviation of slope, from the horizontal or vertical, of more than 1:100 will normally be clearly visible. Overall deviations in excess of 1:150 is undesirable.
- 3 Account should be taken of the past history of damage in order to assess whether it is stable or likely to increase.

Inspected Areas

The Area*(s) inspected were:

The footpath, kerb and gutter directly adjacent to the site and roads within **20m** of the main building and within the boundaries of the site were inspected.

The Area*(s) NOT Accessible for any Inspection and the Reason(s) why were:

No inspection was made of concealed frame timbers, or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/pots or any other obstructions to visual inspection.

The internal areas of all neighbouring properties

Further than **20m** from the said sight unless otherwise stated.

The Area*(s) in which Visual Inspection was obstructed and the reason(s) why were:

Floor coverings and furnishings

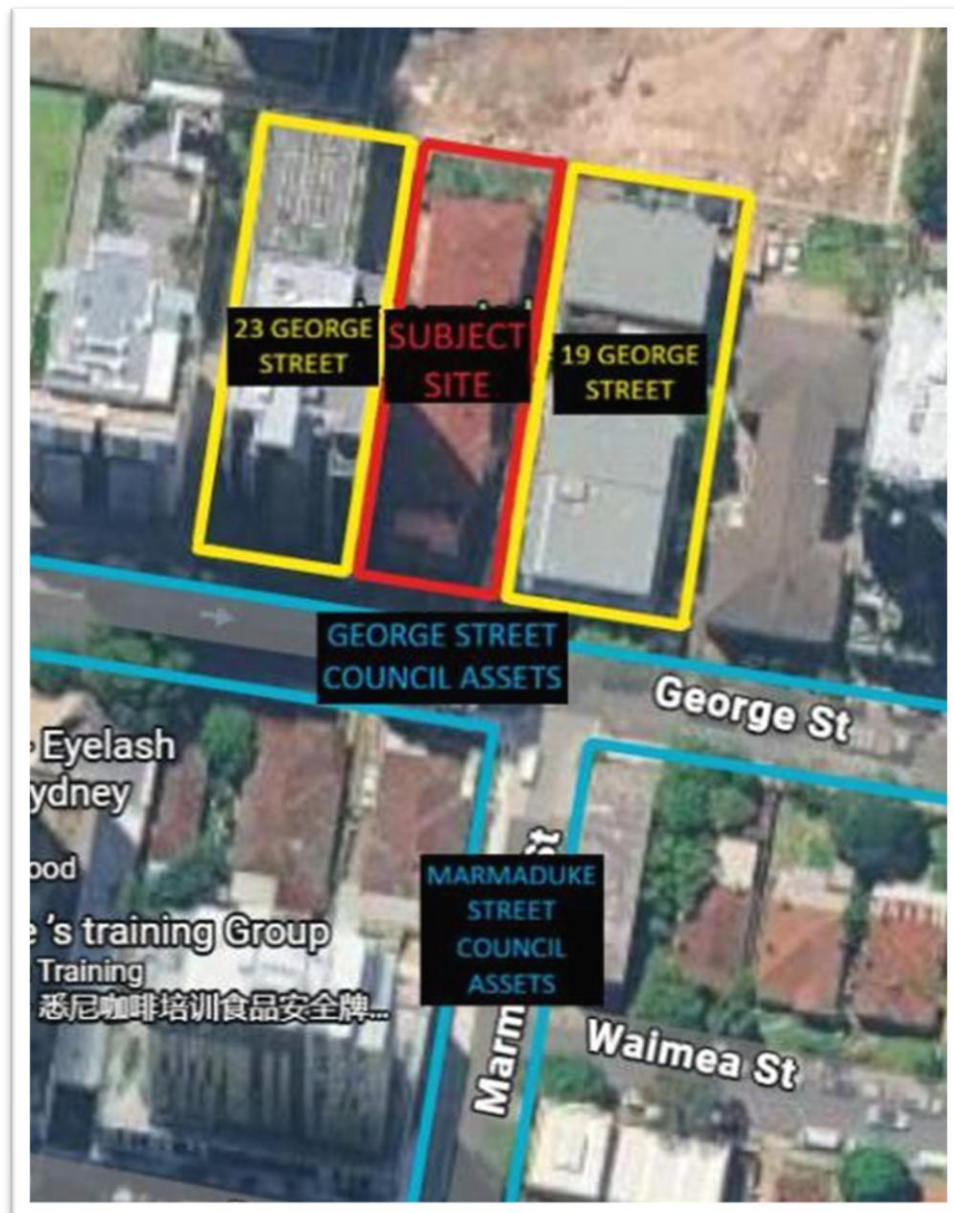
Vegetation growth

Stored boxes etc...

* No comment is made on these concealed areas.



Dilapidation Survey Areas



- ❖ The map is taken from the Google Maps website that holds copyright to this content. Google's attribution for this map states: Map data ©2026 Google



Appendix A

George Street Council Assets

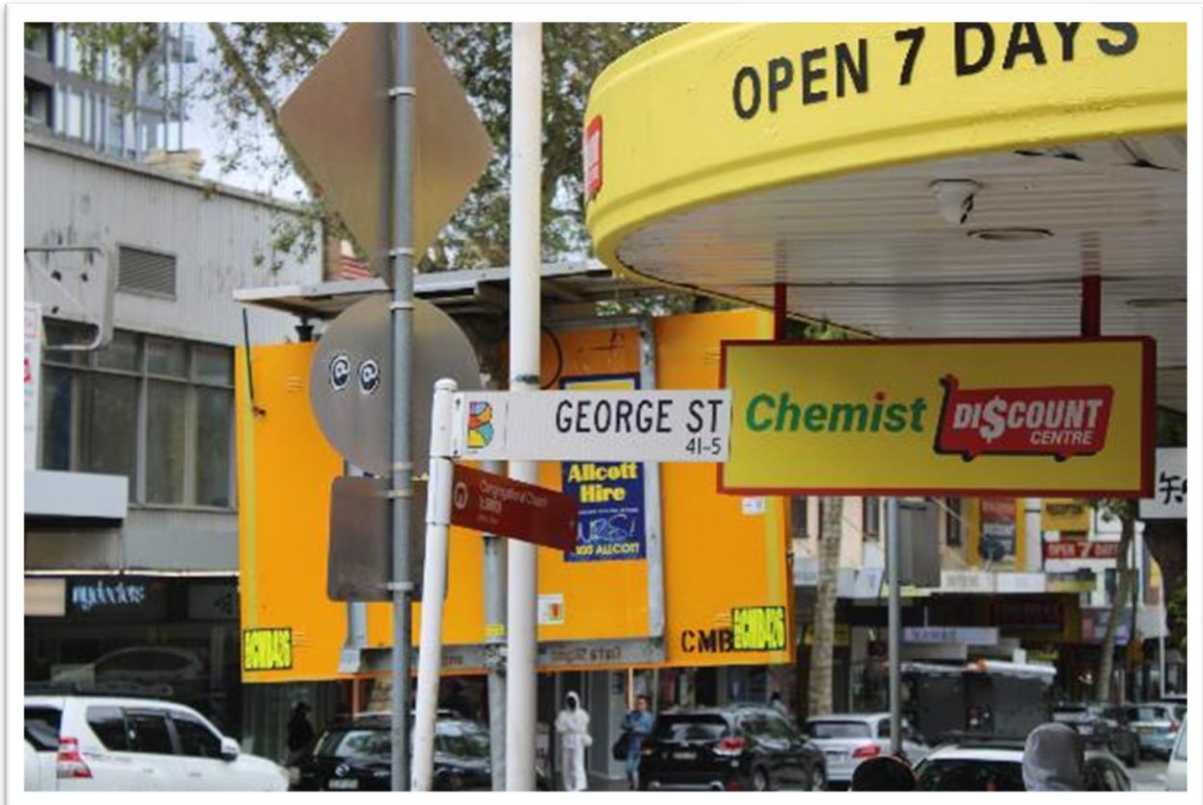




Figure 1 - The following images display the condition of George Street



Figure 2 - General condition of footpath pavement heading East



Figure 3 - General condition of footpath pavers heading East



Figure 4 - General condition of service pit



Figure 5 - General condition of footpath pavers heading East

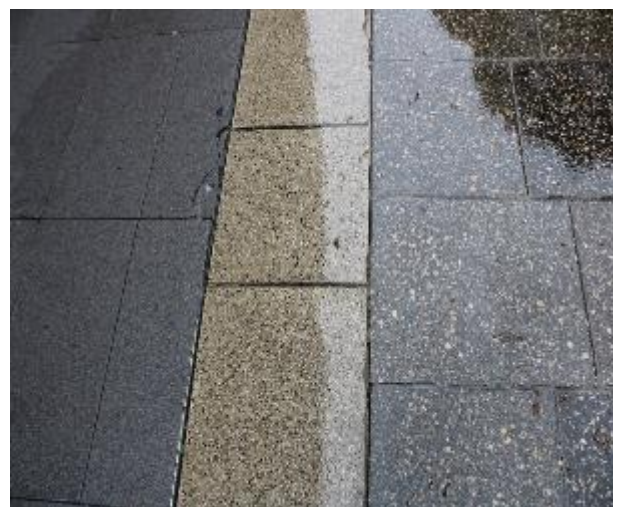


Figure 6 - General condition of footpath pavers heading East



Figure 7 - General condition of footpath pavers heading East



Figure 8 - General condition of footpath pavers heading East



Figure 9 - General condition of footpath pavers heading East



Figure 10 - General condition of footpath pavers heading East

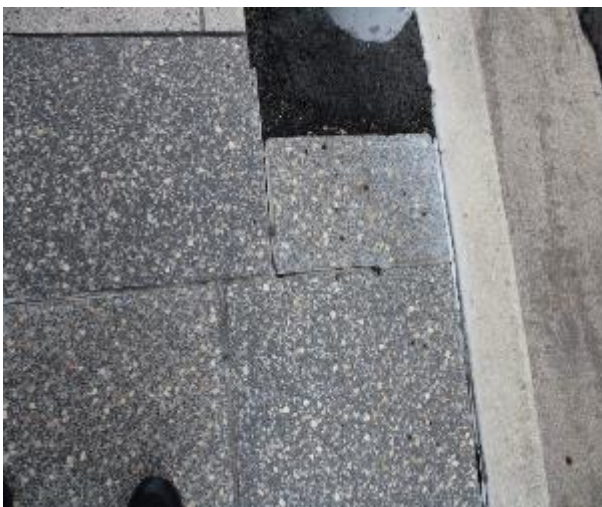


Figure 11 - General condition of service pit



Figure 12 - General condition of footpath pavers heading East



Figure 13 - General condition of footpath pavers heading East



Figure 14 - General condition of footpath pavers heading East



Figure 15 - Crack propagation through footpath pavers heading East

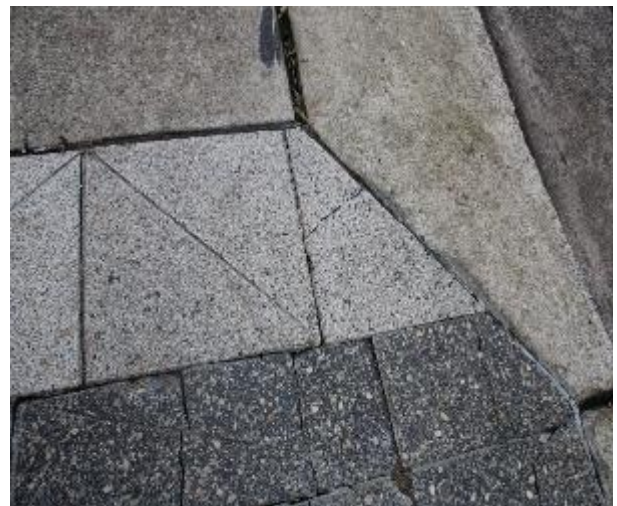


Figure 16 - Crack propagation through footpath pavers heading East



Figure 17 - General condition of service pit

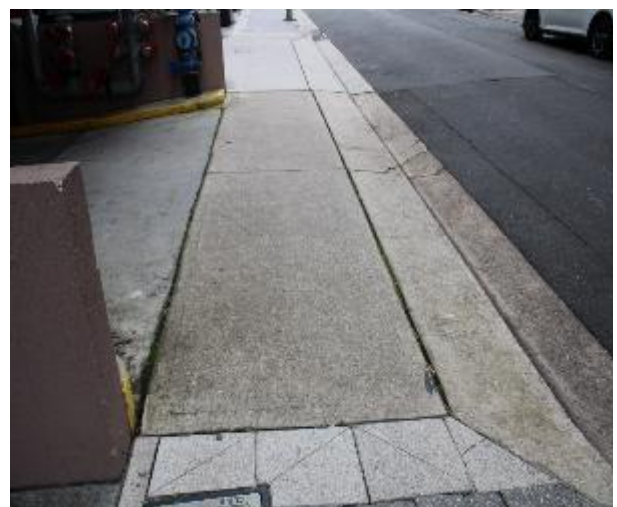


Figure 18 - General condition of driveway pavement heading East



Figure 19 - General condition of driveway pavement heading East



Figure 20 - General condition of driveway pavement heading East



Figure 21 - Crack propagation through driveway pavement heading East



Figure 22 - Crack propagation through driveway pavement heading East



Figure 23 - Crack propagation through driveway pavement heading East



Figure 24 - General condition of service pit



Figure 25 - General condition of footpath pavers heading East



Figure 26 - Crack propagation through footpath pavers heading East



Figure 27 - General condition of service pit



Figure 28 - General condition of footpath pavers heading East



Figure 29 - General condition of footpath pavers heading East



Figure 30 - General condition of service pit



Figure 31 - General condition of service pit



Figure 32 - General condition of footpath pavers heading East



Figure 33 - General condition of footpath pavers heading East



Figure 34 - General condition of footpath pavers heading East



Figure 35 - General condition of footpath pavers heading East



Figure 36 - General condition of service pit



Figure 37 - General condition of service pit



Figure 38 - Crack propagation through footpath pavers heading East



Figure 39 - General condition of footpath pavers heading East



Figure 40 - Patchwork evident through footpath pavement heading East



Figure 41 - General condition of service pit



Figure 42 - General condition of driveway pavement heading East



Figure 43 - Crack propagation through driveway pavement heading East



Figure 44 - Crack propagation through driveway pavement heading East



Figure 45 - General condition of driveway pavement heading East



Figure 46 - Crack propagation through driveway pavement heading East



Figure 47 - General condition of footpath pavement heading East



Figure 48 - Crack propagation through footpath pavement heading East



Figure 49 - Crack propagation and patchwork evident through footpath pavement heading East



Figure 50 - General condition of footpath pavement heading East



Figure 51 - General condition of footpath pavement heading East



Figure 52 - General condition of footpath pavement heading East



Figure 53 - General condition of stormwater inlet pit



Figure 54 - General condition of footpath pavement heading East



Figure 55 - General condition of service pit



Figure 56 - General condition of footpath pavement heading East



Figure 57 - General condition of service pit



Figure 58 - General condition of footpath pavement heading East



Figure 59 - General condition of footpath pavement heading East



Figure 60 - General condition of service pit



Figure 61 - Crack propagation through footpath pavement heading East



Figure 62 - Crack propagation through footpath pavement heading East



Figure 63 - General condition of footpath pavement heading East



Figure 64 - General condition of service pit

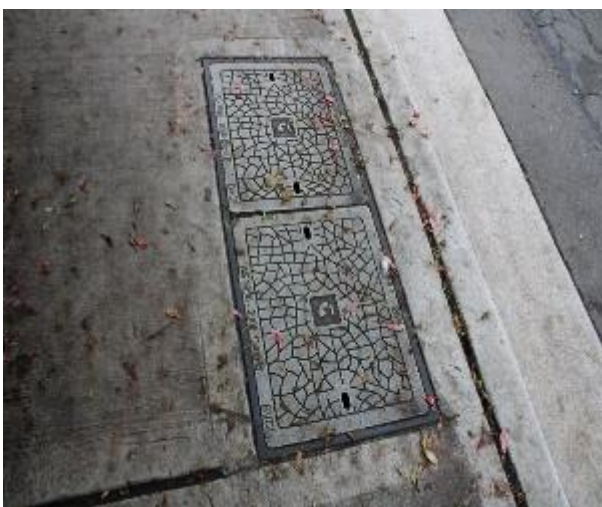


Figure 65 - General condition of service pit



Figure 66 - Crack propagation through footpath pavement heading East



Figure 67 - Crack propagation through footpath pavement heading East



Figure 68 - General condition of footpath pavement heading East



Figure 69 - General condition of service pit



Figure 70 - Crack propagation through footpath pavement heading East



Figure 71 - Crack propagation through footpath pavement heading East



Figure 72 - Crack propagation through footpath pavement heading East



Figure 73 - General condition of footpath pavement heading East



Figure 74 - Crack propagation through footpath pavement heading East



Figure 75 - General condition of footpath pavement heading East



Figure 76 - Crack propagation and loss of materials through footpath pavement heading East



Figure 77 - Crack propagation and loss of materials through footpath pavement heading East



Figure 78 - Crack propagation through footpath pavement heading East



Figure 79 - Crack propagation through footpath pavement heading East



Figure 80 - General condition of footpath pavement heading East



Figure 81 - General condition of footpath pavement heading East



Figure 82 - General condition of footpath pavement heading East



Figure 83 - General condition of footpath pavement heading East



Figure 84 - General condition of service pit



Figure 85 - General condition of service pit



Figure 86 - Crack propagation through footpath pavement heading East



Figure 87 - General condition of footpath pavement heading East



Figure 88 - General condition of footpath pavement heading East



Figure 89 - General condition of kerb and gutter heading West



Figure 90 - Crack propagation through kerb and gutter heading West



Figure 91 - General condition of kerb and gutter heading West



Figure 92 - General condition of kerb and gutter heading West



Figure 93 - General condition of kerb and gutter heading West



Figure 94 - General condition of kerb and gutter heading West



Figure 95 - General condition of driveway layback and gutter heading West



Figure 96 - General condition of driveway layback and gutter heading West



Figure 97 - General condition of kerb and gutter heading West



Figure 98 - Crack propagation through kerb and gutter heading West



Figure 99 - General condition of kerb and gutter heading West



Figure 100 - General condition of kerb and gutter heading West



Figure 101 - General condition of kerb and gutter heading West



Figure 102 - General condition of kerb and gutter heading West



Figure 103 - General condition of kerb and gutter heading West



Figure 104 - General condition of kerb and gutter heading West



Figure 105 - General condition of driveway layback and gutter heading West



Figure 106 - Crack propagation through kerb and gutter heading West



Figure 107 - General condition of stormwater inlet pit



Figure 108 - General condition of kerb and gutter heading West



Figure 109 - Crack propagation through kerb and gutter heading West



Figure 110 - General condition of kerb and gutter heading West



Figure 111 - General condition of kerb and gutter heading West



Figure 112 - General condition of driveway layback and gutter heading West



Figure 113 - General condition of driveway layback and gutter heading West

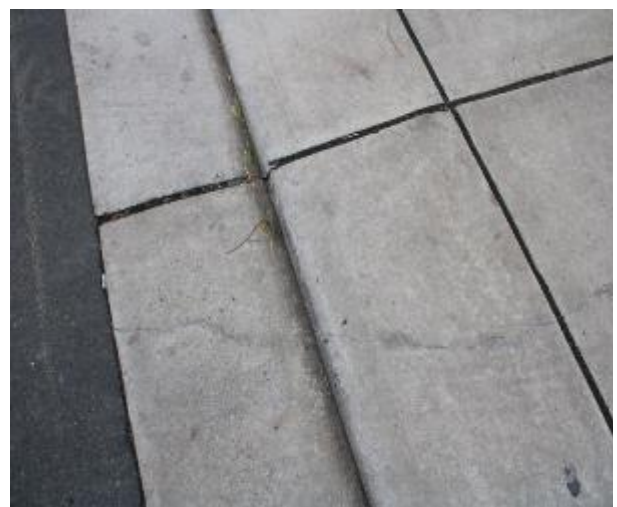


Figure 114 - Crack propagation through driveway layback driveway layback and gutter heading West



Figure 115 - Crack propagation through driveway layback and gutter heading West



Figure 116 - General condition of kerb and gutter heading West



Figure 117 - General condition of kerb and gutter heading West

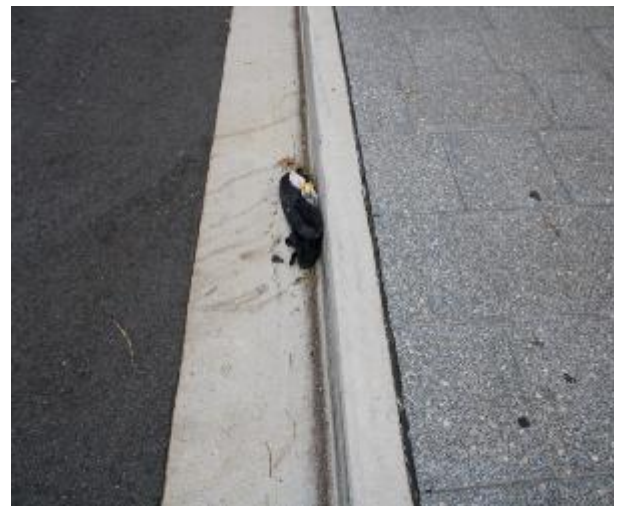


Figure 118 - General condition of kerb and gutter heading West



Figure 119 - General condition of kerb and gutter heading West



Figure 120 - General condition of service pit



Figure 121 - General condition of kerb and gutter heading West



Figure 122 - Crack propagation through kerb and gutter heading West



Figure 123 - General condition of stormwater inlet pit



Figure 124 - General condition of driveway layback and gutter heading West

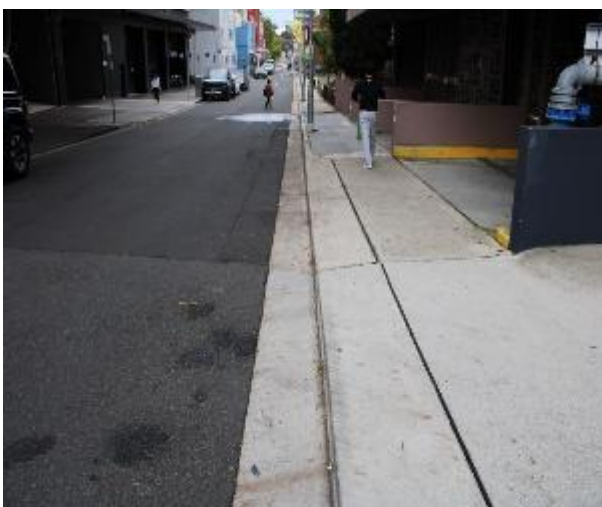


Figure 125 - General condition of driveway layback and gutter heading West



Figure 126 - General condition of driveway layback and gutter heading West



Figure 127 - Crack propagation through driveway layback and gutter heading West



Figure 128 - General condition of kerb and gutter heading West



Figure 129 - General condition of kerb and gutter heading West



Figure 130 - General condition of kerb and gutter heading West



Figure 131 - Crack propagation through kerb and gutter heading West



Figure 132 - General condition of kerb and gutter heading West



Figure 133 - Loss of material through kerb and gutter heading West



Figure 134 - General condition of kerb and gutter heading West



Figure 135 - Crack propagation through kerb and gutter heading West



Figure 136 - General condition of kerb and gutter heading West



Figure 137 - General condition of stormwater inlet pit



Figure 138 - Crack propagation through kerb and gutter heading West



Figure 139 - General condition of kerb and gutter heading West



Figure 140 - General condition of kerb and gutter heading West



Figure 141 - General condition of kerb and gutter heading West



Figure 142 - Crack propagation through kerb and gutter heading West



Figure 143 - General condition of kerb and gutter heading West

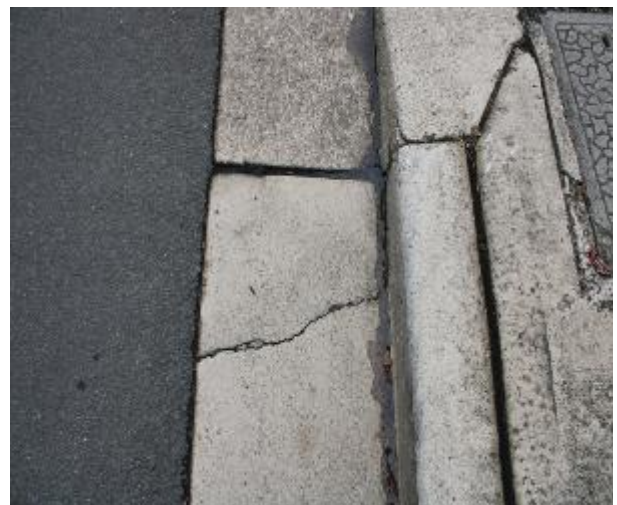


Figure 144 - Crack propagation through kerb and gutter heading West



Figure 145 - General condition of service pit



Figure 146 - General condition of kerb and gutter heading West



Figure 147 - General condition of road surface heading East



Figure 148 - General condition of road surface heading East



Figure 149 - General condition of road surface heading East



Figure 150 - General condition of road surface heading East



Figure 151 - General condition of road surface heading East



Figure 152 - Crack propagation through road surface heading East



Figure 153 - General condition of road surface heading East



Figure 154 - Crack propagation through road surface heading East



Figure 155 - Crack propagation through road surface heading East



Figure 156 - General condition of road surface heading East



Figure 157 - Crack propagation through road surface heading East



Figure 158 - Crack propagation through road surface heading East



Figure 159 - General condition of road surface heading East



Figure 160 - General condition of service pit



Figure 161 - Patchwork evident through road surface heading East



Figure 162 - Crack propagation through road surface heading East



Figure 163 - Crack propagation through road surface heading East



Figure 164 - General condition of road surface heading East



Figure 165 - Loss of material through road surface heading East



Figure 166 - General condition of road surface heading East

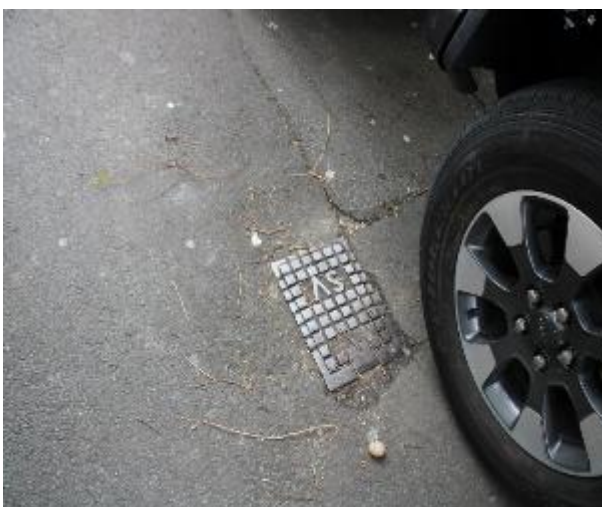


Figure 167 - General condition of service pit



Figure 168 - General condition of road surface heading East



Figure 169 - General condition of service pit



Figure 170 - General condition of road surface heading East



Figure 171 - Patchwork evident through road surface heading East



Figure 172 - General condition of road surface heading East



Figure 173 - General condition of sewer manhole cover



Figure 174 - General condition of road surface heading East



Figure 175 - Crack propagation and patchwork evident through road surface heading East



Figure 176 - General condition of road surface heading East



Figure 177 - Patchwork evident through road surface heading East



Figure 178 - General condition of road surface heading East



Figure 179 - General condition of road surface heading East



Figure 180 - General condition of road surface heading East



Figure 181 - General condition of road surface heading East



Figure 182 - General condition of road surface heading East



Figure 183 - Crack propagation through road surface heading East



Figure 184 - Crack propagation through road surface heading East



Figure 185 - General condition of road surface heading East



Figure 186 - General condition of road surface heading East



Figure 187 - General condition of road surface heading East



Figure 188 - General condition of road surface heading East



Figure 189 - General condition of road surface heading East



Figure 190 - General condition of road surface heading East



Figure 191 - General condition of service pit



Figure 192 - General condition of road surface heading East



Figure 193 - General condition of road surface heading East



Figure 194 - General condition of road surface heading East



Figure 195 - General condition of service pit



Figure 196 - General condition of road surface heading East



Figure 197 - General condition of road surface heading East



Figure 198 - Crack propagation and loss of materials through road surface heading East



Figure 199 - General condition of road surface heading East



Figure 200 - Crack propagation through road surface heading East



Figure 201 - Crack propagation through road surface heading East



Figure 202 - Crack propagation through road surface heading East



Figure 203 - General condition of road surface heading East



Figure 204 - General condition of road surface heading East



Figure 205 - Crack propagation through road surface heading East



Figure 206 - Crack propagation through road surface heading East



Figure 207 - General condition of road surface heading East



Figure 208 - Crack propagation through road surface heading East



Figure 209 - General condition of road surface heading East



Figure 210 - Crack propagation through road surface heading East



Figure 211 - General condition of road surface heading East



Figure 212 - General condition of



Figure 213 - General condition of road surface heading East



Figure 214 - General condition of road surface heading East



Figure 215 - General condition of footpath pavement heading West

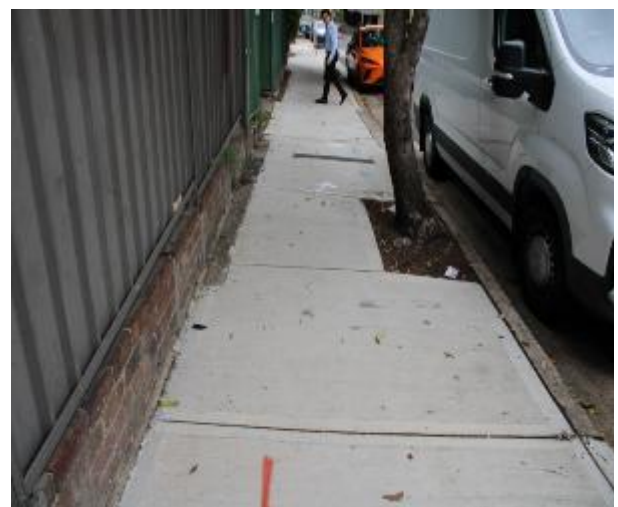


Figure 216 - General condition of footpath pavement heading West



Figure 217 - General condition of footpath pavement heading West



Figure 218 - General condition of footpath pavement heading West



Figure 219 - Patchwork evident through footpath pavement heading West



Figure 220 - General condition of footpath pavement heading West

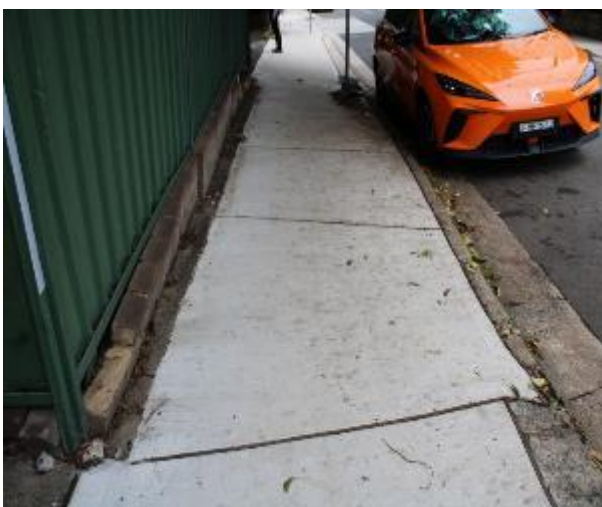


Figure 221 - General condition of footpath pavement heading West



Figure 222 - General condition of footpath pavement heading West



Figure 223 - General condition of footpath pavement heading West



Figure 224 - General condition of footpath pavement heading West



Figure 225 - General condition of footpath pavement heading West



Figure 226 - General condition of footpath pavement heading West



Figure 227 - General condition of footpath pavement heading West



Figure 228 - Patchwork evident through footpath pavement heading West



Figure 229 - General condition of service pit



Figure 230 - General condition of footpath pavement heading West



Figure 231 - General condition of footpath pavement heading West



Figure 232 - Crack propagation through footpath pavement heading West



Figure 233 - General condition of footpath pavement heading West



Figure 234 - General condition of service pit



Figure 235 - General condition of service pit



Figure 236 - General condition of service pit



Figure 237 - General condition of service pit



Figure 238 - General condition of footpath pavement heading West



Figure 239 - General condition of service pit

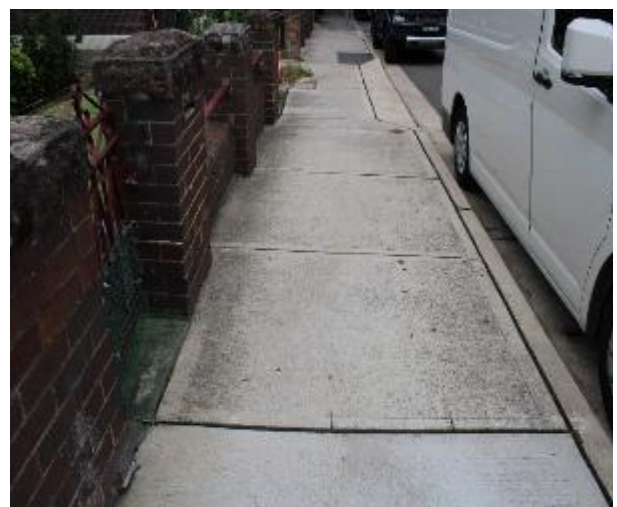


Figure 240 - General condition of footpath pavement heading West



Figure 241 - General condition of footpath pavement heading West



Figure 242 - General condition of service pit



Figure 243 - General condition of footpath pavement heading West



Figure 244 - Crack propagation through footpath pavement heading West



Figure 245 - Crack propagation through footpath pavement heading West



Figure 246 - General condition of service pit



Figure 247 - General condition of footpath pavement heading West



Figure 248 - Patchwork evident through footpath pavement heading West

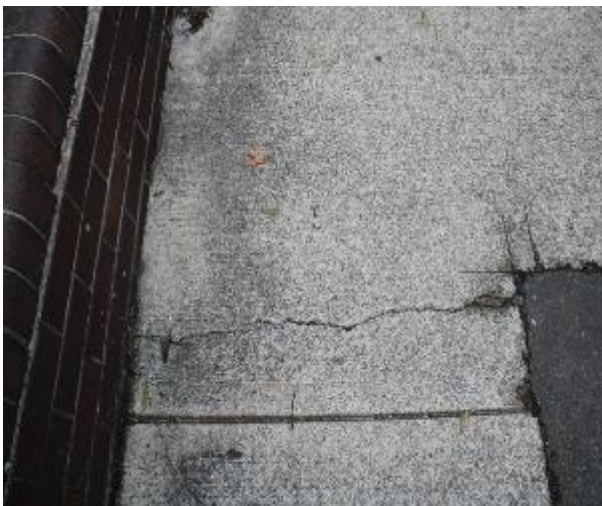


Figure 249 - Crack propagation through footpath pavement heading West

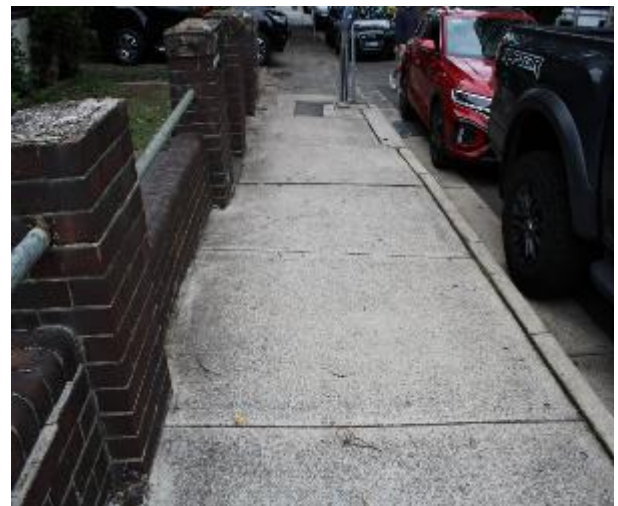


Figure 250 - General condition of footpath pavement heading West



Figure 251 - General condition of footpath pavement heading West



Figure 252 - General condition of patchwork evident through footpath pavement heading West



Figure 253 - Crack propagation through footpath pavement heading West



Figure 254 - General condition of footpath pavement heading West



Figure 255 - Crack propagation through footpath pavement heading West



Figure 256 - Crack propagation and loss of materials through footpath pavement heading West



Figure 257 - Crack propagation and loss of materials through footpath pavement heading West



Figure 258 - General condition of footpath pavement heading West



Figure 259 - Crack propagation through footpath pavement heading West



Figure 260 - General condition of footpath pavement heading West



Figure 261 - Crack propagation through footpath pavement heading West



Figure 262 - General condition of footpath pavement heading West



Figure 263 - General condition of footpath pavement heading West



Figure 264 - General condition of service pit



Figure 265 - General condition of footpath pavement heading West



Figure 266 - General condition of footpath pavement heading West



Figure 267 - General condition of footpath pavement heading West



Figure 268 - Crack propagation through footpath pavement heading West



Figure 269 - General condition of footpath pavement heading West

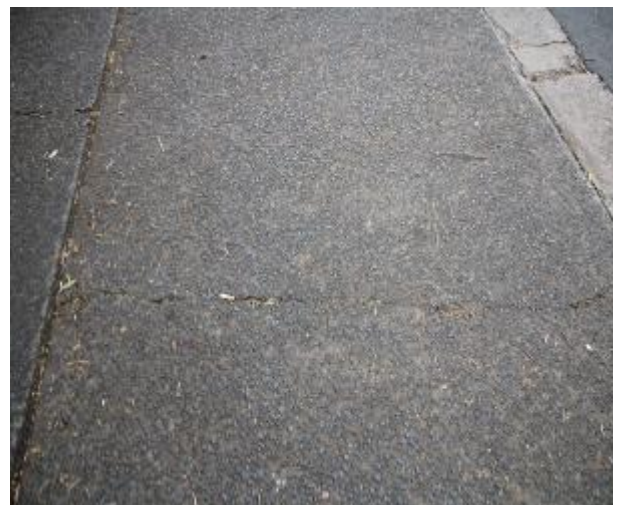


Figure 270 - Crack propagation through footpath pavement heading West



Figure 271 - General condition of footpath pavement heading West



Figure 272 - Crack propagation through footpath pavement heading West



Figure 273 - Crack propagation through footpath pavement heading West



Figure 274 - General condition of footpath pavement heading West



Figure 275 - Crack propagation through footpath pavement heading West



Figure 276 - Crack propagation through footpath pavement heading West



Figure 277 - Crack propagation through footpath pavement heading West



Figure 278 - General condition of footpath pavement heading West



Figure 279 - General condition of service pit



Figure 280 - General condition of service pit

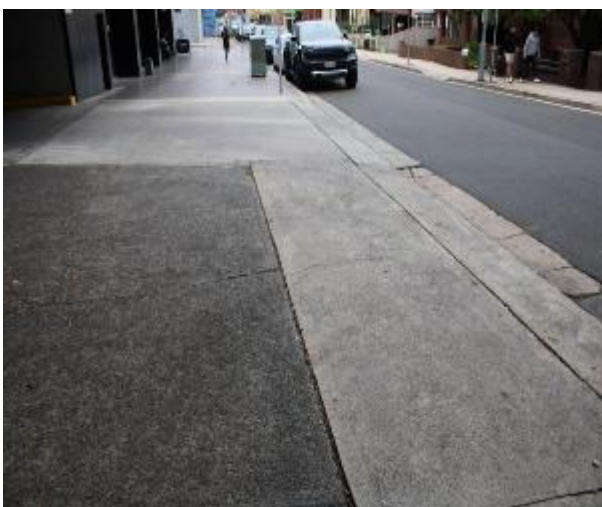


Figure 281 - General condition of footpath pavement heading West

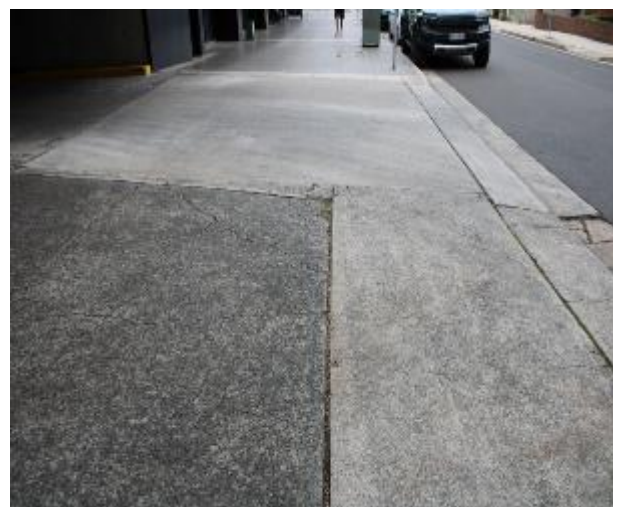


Figure 282 - General condition of footpath pavement heading West



Figure 283 - Crack propagation through footpath pavement heading West



Figure 284 - Crack propagation through footpath pavement heading West



Figure 285 - General condition of footpath pavement heading West



Figure 286 - Crack propagation through footpath pavement heading West



Figure 287 - Crack propagation through footpath pavement heading West

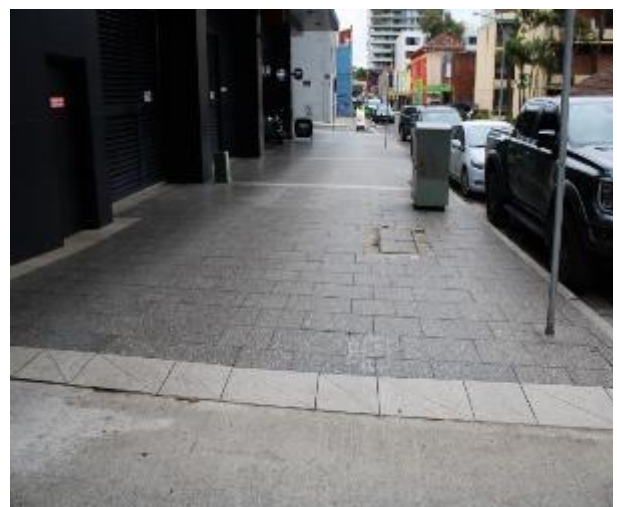


Figure 288 - General condition of footpath pavers heading West



Figure 289 - General condition of kerb and gutter heading East



Figure 290 - General condition of kerb and gutter heading East



Figure 291 - General condition of driveway layback and gutter heading East



Figure 292 - Crack propagation through driveway layback and gutter heading East



Figure 293 - General condition of driveway layback and gutter heading East

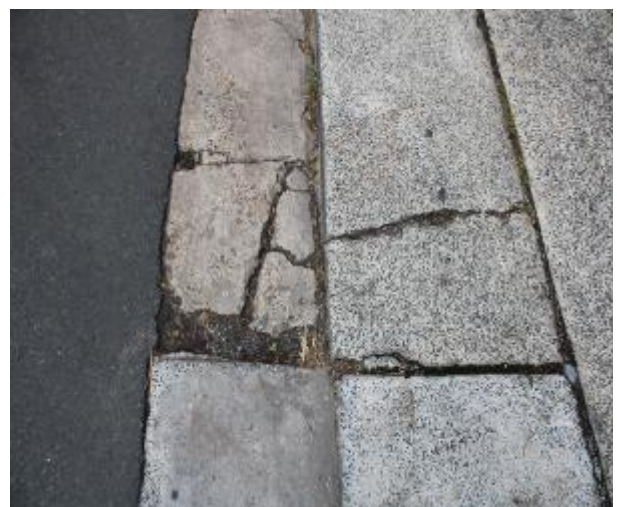


Figure 294 - Crack propagation and material loss through driveway layback and gutter heading East



Figure 295 - Crack propagation through driveway layback and gutter heading East



Figure 296 - General condition of driveway layback and gutter heading East



Figure 297 - Crack propagation through driveway layback and gutter heading East



Figure 298 - General condition of driveway layback and gutter heading East



Figure 299 - General condition of kerb and gutter heading East



Figure 300 - Crack propagation through kerb and gutter heading East



Figure 301 - General condition of kerb and gutter heading East



Figure 302 - General condition of kerb and gutter heading East

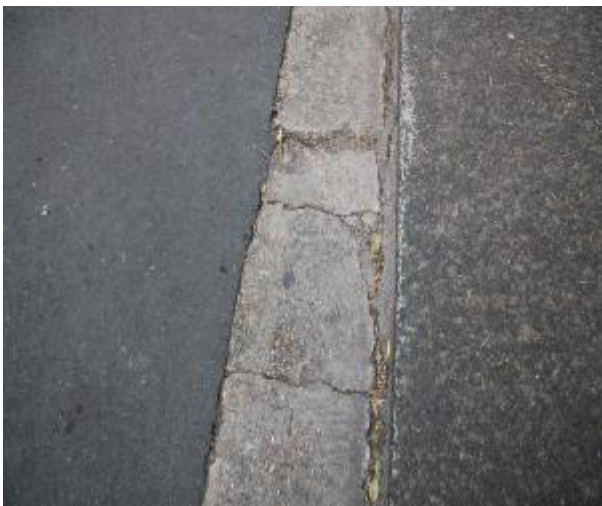


Figure 303 - Crack propagation through kerb and gutter heading East



Figure 304 - Crack propagation through kerb and gutter heading East



Figure 305 - Crack propagation through kerb and gutter heading East



Figure 306 - General condition of kerb and gutter heading East



Figure 307 - Crack propagation through kerb and gutter heading East



Figure 308 - General condition of kerb and gutter heading East

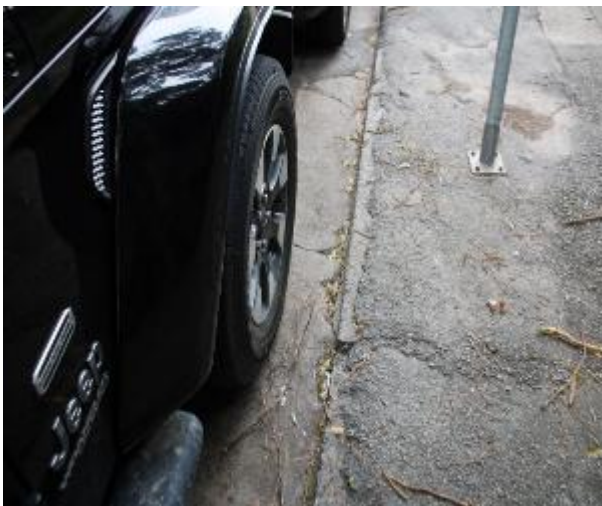


Figure 309 - Crack propagation through kerb and gutter heading East



Figure 310 - Crack propagation through kerb and gutter heading East



Figure 311 - General condition of kerb and gutter heading East

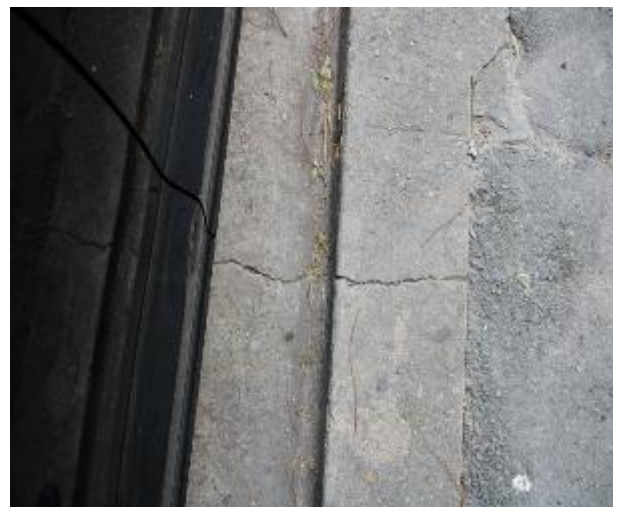


Figure 312 - Crack propagation through kerb and gutter heading East



Figure 313 - General condition of kerb and gutter heading East



Figure 314 - Crack propagation through kerb and gutter heading East



Figure 315 - General condition of driveway layback and gutter heading East



Figure 316 - General condition of kerb and gutter heading East

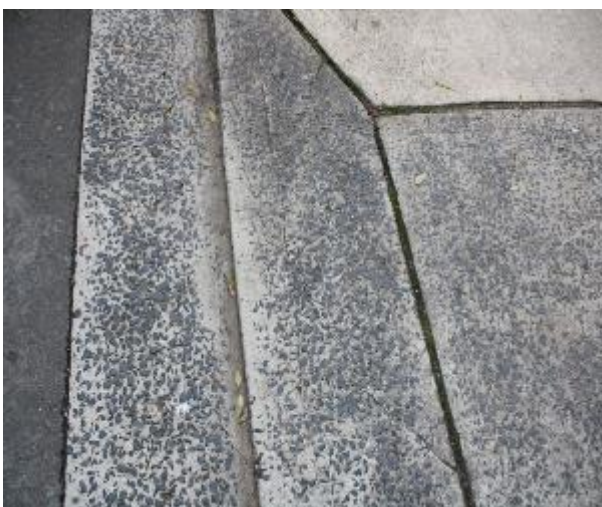


Figure 317 - Crack propagation through kerb and gutter heading East



Figure 318 - General condition of stormwater inlet pit



Figure 319 - General condition of kerb and gutter heading East



Figure 320 - Crack propagation through kerb and gutter heading East



Figure 321 - General condition of kerb and gutter heading East

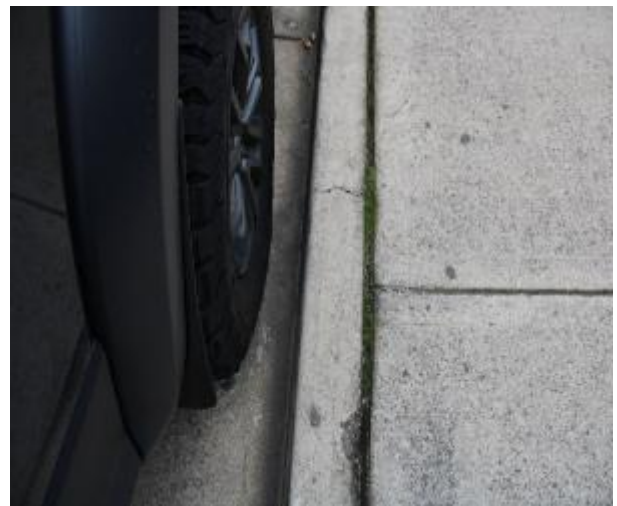


Figure 322 - Crack propagation through kerb and gutter heading East



Figure 323 - General condition of kerb and gutter heading East



Figure 324 - General condition of driveway layback and gutter heading East



Figure 325 - Crack propagation through driveway layback and gutter heading East



Figure 326 - General condition of kerb and gutter heading East



Figure 327 - Crack propagation through kerb and gutter heading East



Figure 328 - General condition of kerb and gutter heading East



Figure 329 - Crack propagation through kerb and gutter heading East



Figure 330 - General condition of kerb and gutter heading East



Figure 331 - General condition of kerb and gutter heading East



Figure 332 - General condition of kerb and gutter heading East



Figure 333 - General condition of kerb and gutter heading East



Figure 334 - General condition of road surface heading East



Figure 335 - General condition of kerb and gutter heading East



Figure 336 - General condition of kerb and gutter heading East



Figure 337 - Crack propagation through kerb and gutter heading East



Figure 338 - General condition of kerb and gutter heading East



Figure 339 - Crack propagation through kerb and gutter heading East



Figure 340 - General condition of kerb and gutter heading East



Figure 341 - General condition of kerb and gutter heading East



Figure 342 - General condition of driveway layback and gutter heading East



Figure 343 - Crack propagation through kerb and gutter heading East



Figure 344 - General condition of kerb and gutter heading East



Figure 345 - Crack propagation through kerb and gutter heading East



Figure 346 - General condition of kerb and gutter heading East

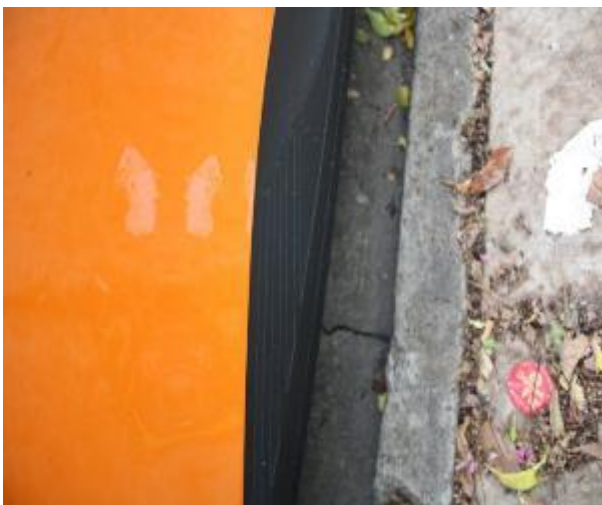


Figure 347 - Crack propagation through kerb and gutter heading East



Figure 348 - General condition of kerb and gutter heading East



Figure 349 - Crack propagation through kerb and gutter heading East



Figure 350 - General condition of kerb and gutter heading East



Figure 351 - General condition of driveway layback and gutter heading East



Figure 352 - Crack propagation through driveway layback and gutter heading East

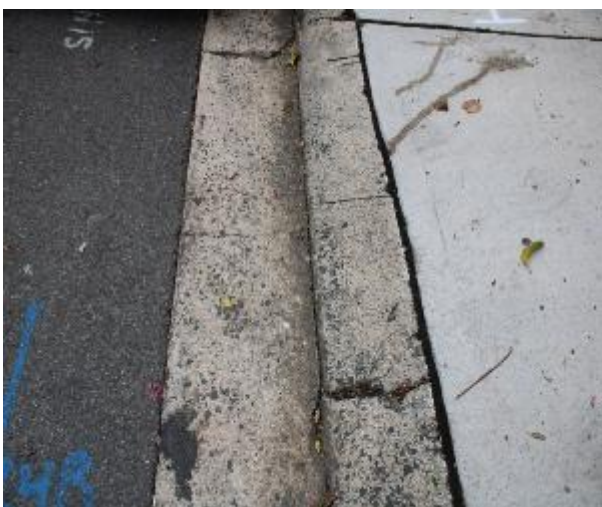


Figure 353 - Crack propagation through driveway layback and gutter heading East



Figure 354 - Crack propagation through driveway layback and gutter heading East



Figure 355 - General condition of kerb and gutter heading East



Figure 356 - Crack propagation through kerb and gutter heading East



Figure 357 - General condition of kerb and gutter heading East



Figure 358 - Crack propagation through kerb and gutter heading East



Figure 359 - Crack propagation through kerb and gutter heading East



Figure 360 - Crack propagation through kerb and gutter heading East



Figure 361 - General condition of kerb and gutter heading East



Figure 362 - Crack propagation through kerb and gutter heading East



Figure 363 - General condition of driveway layback and gutter heading East



Figure 364 - Crack propagation through driveway layback and gutter heading East



Figure 365 - General condition of street tree



Figure 366 - General condition of street signage



Figure 367 - General condition of street signage



Figure 368 - The following images display the condition of electricity box identification No. LE36570



Figure 369 - General condition of electricity box identification No. LE36570



Figure 370 - General condition of electricity box identification No. LE36570



Figure 371 - General condition of electricity box identification No. LE36570



Figure 372 - General condition of street light post Identification No. SVHP62252



Figure 373 - General condition of street light post
Identification No. SVHP62252



Figure 374 - General condition of street light post
Identification No. SVHP62252



Figure 375 - General condition of street light post
Identification No. SVHP62252



Figure 376 - General condition of street light post
Identification No. SVHP62252



Figure 377 - General condition of street light post
Identification No. SVHP62252



Figure 378 - General condition of street light post
Identification No. HR13804



Figure 379 - General condition of street light post
Identification No. HR13804



Figure 380 - General condition of street light post
Identification No. HR13804



Figure 381 - General condition of street light post
Identification No. HR13804



Figure 382 - General condition of street light post
Identification No. HR13804



Figure 383 - General condition of electricity box
identification No. 36361



Figure 384 - General condition of electricity box
identification No. 36361



Figure 385 - General condition of electricity box
identification No. 36361



Figure 386 - General condition of electricity box
identification No. 36361



Figure 387 - General condition of streetlight post



Figure 388 - General condition of streetlight post



Figure 389 - General condition of streetlight post



Figure 390 - General condition of streetlight post



Figure 391 - General condition of street signage



Figure 392 - General condition of street signage



Figure 393 - General condition of parking meter identification No. GEO8



Figure 394 - General condition of parking meter identification No. GEO8



Figure 395 - General condition of parking meter identification No. GEO8



Figure 396 - General condition of street signage

Comments

The section of George Street which is associated with the subject site was inspected and photographic evidence compiled to depict the condition of the council assets along this stretch of road prior to the commencement of any work at the subject site.

The road surface of George Street at the time of the inspection was in a reasonable condition with evidence of cracking, material loss, and patchwork.

At the same time the footpath pavement, kerb, and gutter which accompany the roadway were also inspected and determined to be in reasonable condition. There were cases of cracking and material loss through the footpath pavement, kerb and gutter, as well as some patchwork evident through the footpath pavement.

The condition of the street light posts, street signs, street trees, electricity boxes, stormwater inlet pits, and service pits were also inspected and were determined to be in a reasonable condition.

Refer to Appendix (A) for photographic records of the above.



Appendix B

Marmaduke Street Council Assets





Figure 397 - The following images display the condition of Marmaduke Street



Figure 398 - General condition of footpath pavement heading South



Figure 399 - Patchwork evident through footpath pavement heading South



Figure 400 - General condition of service pit



Figure 401 - General condition of footpath pavement heading South



Figure 402 - Crack propagation through footpath pavement heading South



Figure 403 - General condition of footpath pavement heading South



Figure 404 - General condition of footpath pavement heading South

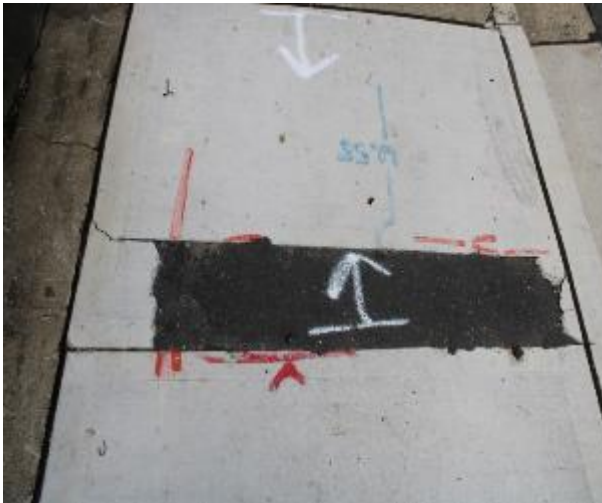


Figure 405 - Patchwork evident through footpath pavement heading South



Figure 406 - Crack propagation through footpath pavement heading South



Figure 407 - Crack propagation through footpath pavement heading South



Figure 408 - General condition of footpath pavement heading South



Figure 409 - Crack propagation and loss of materials through footpath pavement heading South



Figure 410 - Crack propagation and patchwork evident through footpath pavement heading South



Figure 411 - General condition of footpath pavement heading South



Figure 412 - Crack propagation through footpath pavement heading South



Figure 413 - General condition of footpath pavement heading South

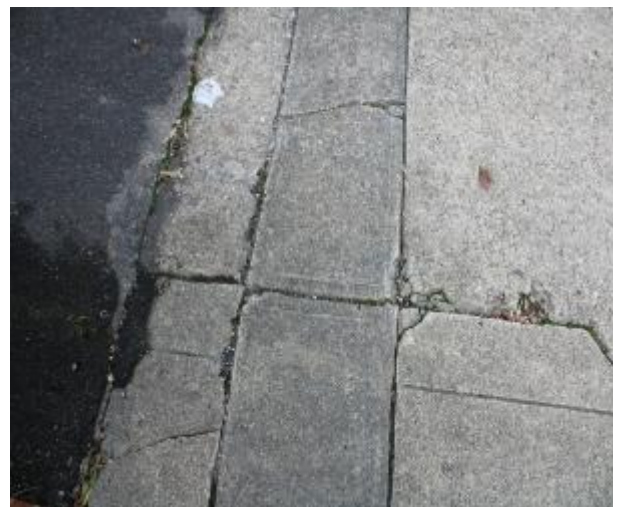


Figure 414 - Crack propagation through footpath pavement heading South



Figure 415 - General condition of footpath pavement heading South



Figure 416 - Crack propagation through footpath pavement heading South



Figure 417 - Crack propagation through footpath pavement heading South



Figure 418 - General condition of footpath pavement heading South



Figure 419 - General condition of footpath pavement heading South

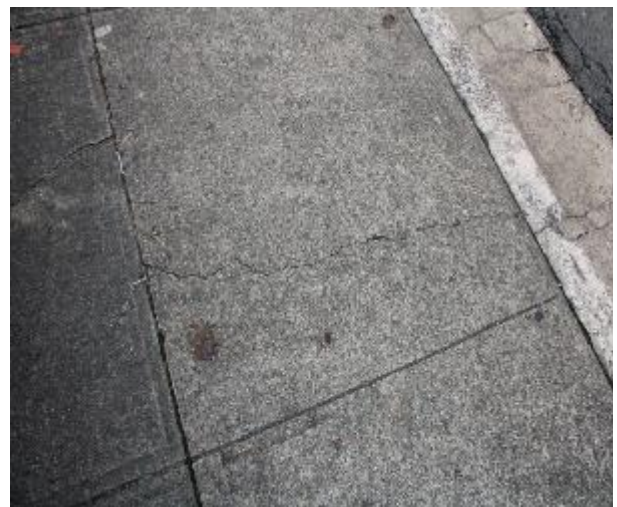


Figure 420 - Crack propagation through footpath pavement heading South



Figure 421 - Crack propagation through footpath pavement heading South



Figure 422 - Crack propagation and patchwork through footpath pavement heading South

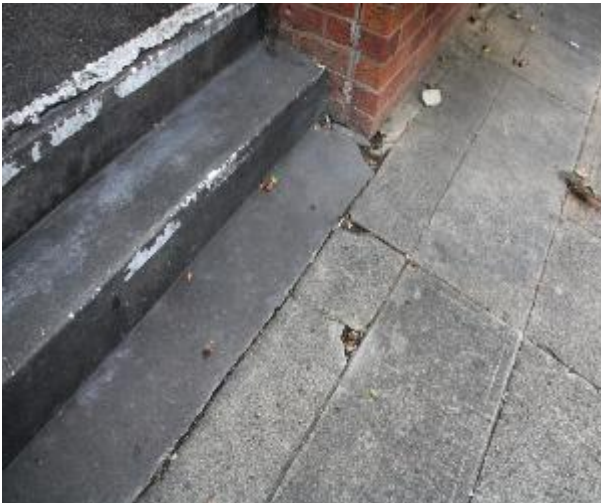


Figure 423 - General condition of footpath pavement heading South



Figure 424 - Loss of material through footpath pavement heading South



Figure 425 - General condition of footpath pavement heading South



Figure 426 - Crack propagation through footpath pavement heading South



Figure 427 - General condition of service pit



Figure 428 - General condition of footpath pavement heading South



Figure 429 - Crack propagation through footpath pavement heading South



Figure 430 - Crack propagation through footpath pavement heading South



Figure 431 - General condition of footpath pavement heading South



Figure 432 - Crack propagation and patchwork evident through footpath pavement heading South



Figure 433 - General condition of footpath pavement heading South



Figure 434 - General condition of service pit



Figure 435 - Crack propagation through footpath pavement heading South



Figure 436 - Crack propagation through footpath pavement heading South



Figure 437 - Crack propagation through footpath pavement heading South



Figure 438 - General condition of footpath pavement heading South



Figure 439 - General condition of road surface heading South



Figure 440 - General condition of footpath pavement heading South



Figure 441 - Crack propagation through footpath pavement heading South



Figure 442 - General condition of service pits

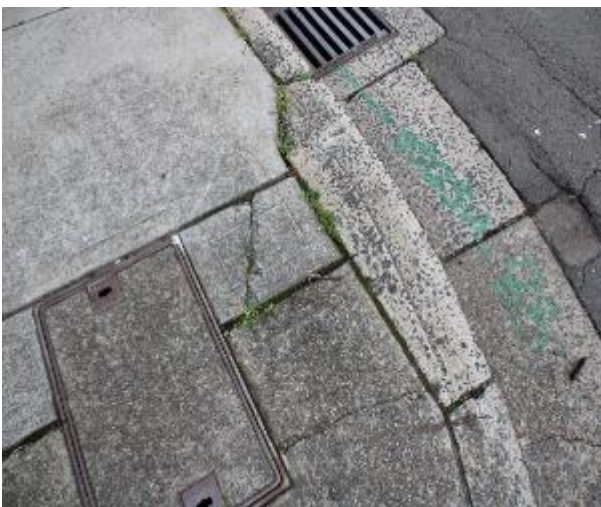


Figure 443 - Crack propagation through footpath pavement heading South



Figure 444 - General condition of footpath pavement heading South



Figure 445 - Crack propagation through footpath pavement heading South



Figure 446 - Crack propagation through footpath pavement heading South



Figure 447 - General condition of footpath pavement heading South



Figure 448 - Crack propagation through footpath pavement heading South



Figure 449 - General condition of footpath pavement heading South



Figure 450 - Differential settlement evident through footpath pavement heading South



Figure 451 - Crack propagation through footpath pavement heading South



Figure 452 - General condition of footpath pavement heading South



Figure 453 - General condition of footpath pavement heading South



Figure 454 - General condition of service pit



Figure 455 - General condition of footpath pavement heading South



Figure 456 - Crack propagation through footpath pavement heading South



Figure 457 - General condition of footpath pavement heading South



Figure 458 - General condition of footpath pavement heading South



Figure 459 - Crack propagation through footpath pavement heading South



Figure 460 - General condition of footpath pavement heading South



Figure 461 - General condition of footpath pavement heading South



Figure 462 - Crack propagation through footpath pavement heading South



Figure 463 - General condition of footpath pavement heading South



Figure 464 - General condition of kerb and gutter heading North



Figure 465 - Crack propagation through kerb and gutter heading North



Figure 466 - General condition of kerb and gutter heading North



Figure 467 - Crack propagation through kerb and gutter heading North



Figure 468 - General condition of kerb and gutter heading North



Figure 469 - Crack propagation through kerb and gutter heading North



Figure 470 - General condition of kerb and gutter heading North



Figure 471 - Crack propagation through kerb and gutter heading North



Figure 472 - Crack propagation through kerb and gutter heading North



Figure 473 - General condition of kerb and gutter heading North

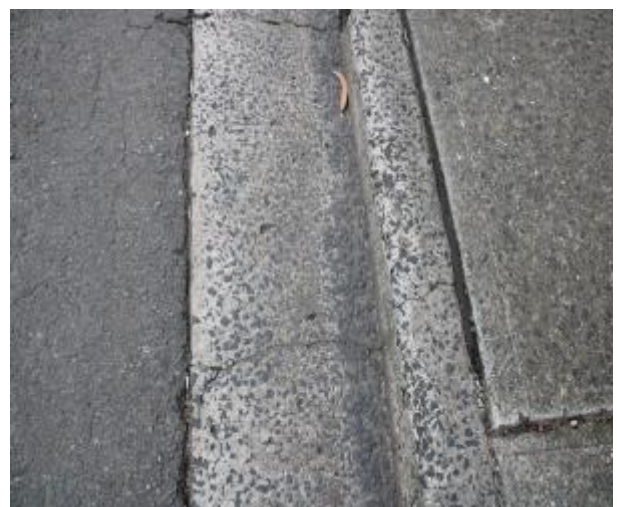


Figure 474 - Crack propagation through kerb and gutter heading North



Figure 475 - Crack propagation through kerb and gutter heading North



Figure 476 - Crack propagation through kerb and gutter heading North



Figure 477 - General condition of driveway layback and gutter heading North



Figure 478 - Crack propagation through driveway layback and gutter heading North



Figure 479 - Crack propagation through driveway layback and gutter heading North



Figure 480 - Crack propagation through driveway layback and gutter heading North



Figure 481 - General condition of stormwater inlet pit



Figure 482 - Crack propagation through kerb and gutter heading North



Figure 483 - General condition of road surface heading North



Figure 484 - General condition of kerb and gutter heading North



Figure 485 - Crack propagation through kerb and gutter heading North



Figure 486 - General condition of kerb and gutter heading North



Figure 487 - General condition of kerb and gutter heading North



Figure 488 - Crack propagation through kerb and gutter heading North



Figure 489 - General condition of kerb and gutter heading North



Figure 490 - Loss of material through kerb and gutter heading North



Figure 491 - Crack propagation through kerb and gutter heading North



Figure 492 - General condition of kerb and gutter heading North



Figure 493 - Crack propagation through kerb and gutter heading North



Figure 494 - Crack propagation through kerb and gutter heading North

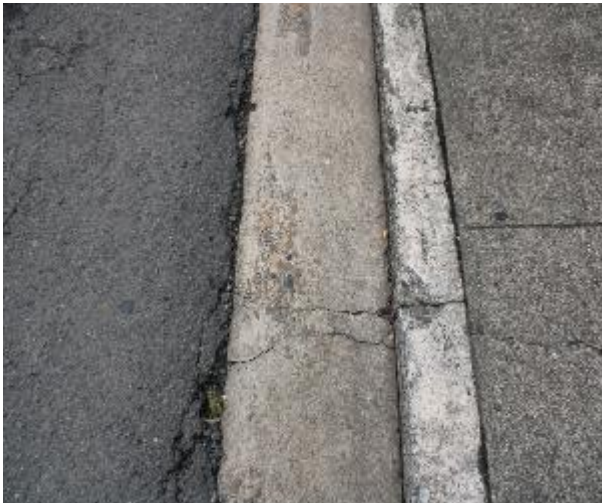


Figure 495 - Crack propagation and loss of materials through kerb and gutter heading North



Figure 496 - General condition of driveway layback and gutter heading North



Figure 497 - Loss of material through driveway layback and gutter heading North

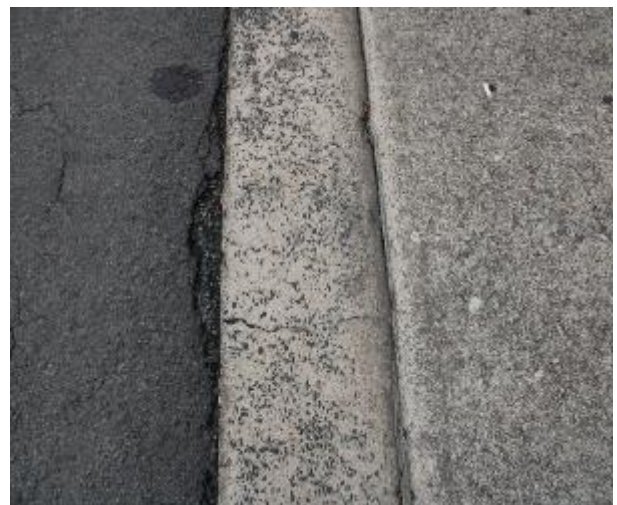


Figure 498 - Crack propagation through driveway layback and gutter heading North

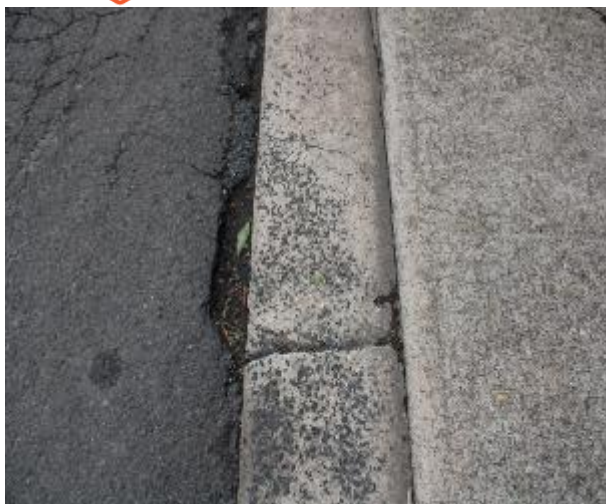


Figure 499 - General condition of driveway layback and gutter heading North



Figure 500 - General condition of kerb and gutter heading North



Figure 501 - Crack propagation and loss of materials through kerb and gutter heading North



Figure 502 - General condition of kerb and gutter heading North



Figure 503 - Crack propagation and loss of material loss through kerb and gutter heading North



Figure 504 - General condition of kerb and gutter heading North



Figure 505 - General condition of stormwater inlet pit



Figure 506 - General condition of kerb and gutter heading North



Figure 507 - General condition of kerb and gutter heading North



Figure 508 - General condition of kerb and gutter heading North



Figure 509 - General condition of footpath pavement heading South



Figure 510 - Crack propagation through footpath pavement heading South



Figure 511 - General condition of footpath pavement heading South



Figure 512 - General condition of footpath pavement heading South



Figure 513 - Crack propagation through footpath pavement heading South



Figure 514 - General condition of footpath pavement heading South



Figure 515 - General condition of service pit



Figure 516 - Patchwork evident through footpath pavement heading South



Figure 517 - General condition of footpath pavement heading South



Figure 518 - General condition of footpath pavement heading South



Figure 519 - General condition of footpath pavement heading South



Figure 520 - General condition of footpath pavement heading South



Figure 521 - General condition of footpath pavement heading South



Figure 522 - Patchwork evident through footpath pavement heading South



Figure 523 - General condition of footpath pavement heading South



Figure 524 - Crack propagation through footpath pavement heading South



Figure 525 - General condition of footpath pavement heading South



Figure 526 - Patchwork evident through footpath pavement heading South

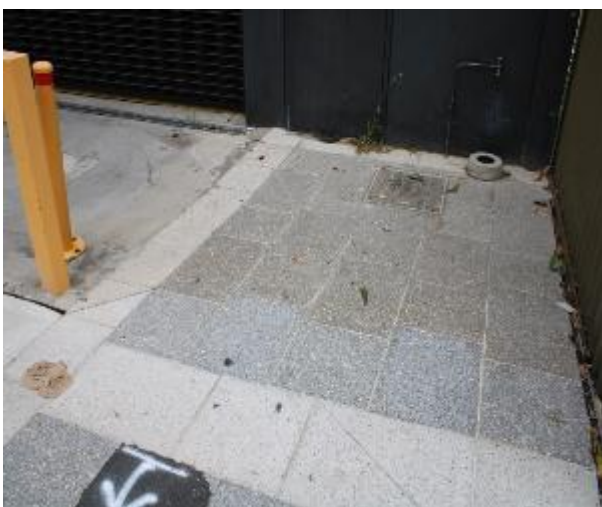


Figure 527 - General condition of footpath pavers heading South



Figure 528 - General condition of footpath pavement heading South



Figure 529 - General condition of footpath pavement heading South



Figure 530 - Loss of material through footpath pavement heading South



Figure 531 - General condition of footpath pavement heading South

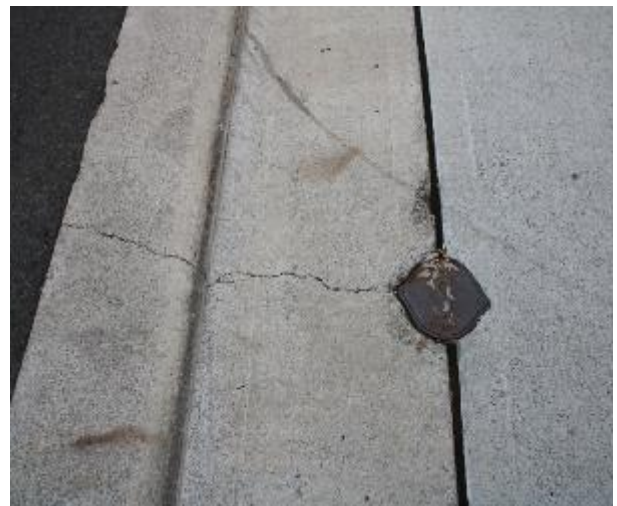


Figure 532 - Crack propagation through footpath pavement heading South



Figure 533 - Crack propagation through footpath pavement heading South



Figure 534 - General condition of footpath pavers heading South



Figure 535 - General condition of footpath pavers heading South



Figure 536 - General condition of footpath pavers heading South



Figure 537 - General condition of footpath pavers heading South



Figure 538 - Crack propagation through footpath pavers heading South



Figure 539 - General condition of footpath pavers heading South

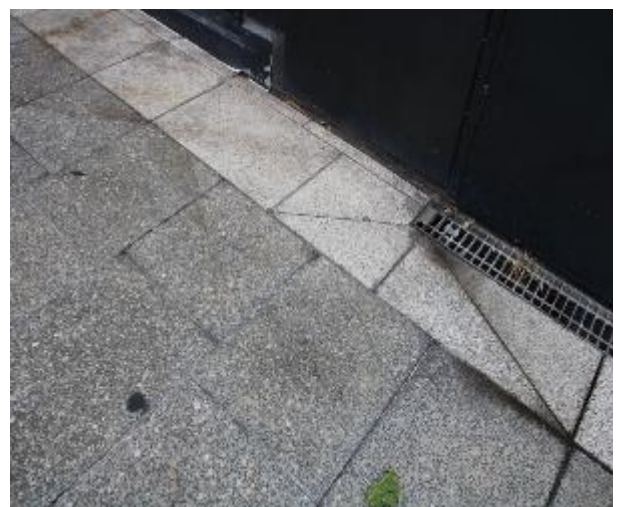


Figure 540 - General condition of footpath pavers heading South



Figure 541 - Crack propagation through footpath pavers heading South



Figure 542 - General condition of footpath pavers heading South



Figure 543 - General condition of footpath pavers heading South



Figure 544 - General condition of footpath pavers heading South



Figure 545 - Patchwork evident through footpath pavers heading South



Figure 546 - General condition of footpath pavers heading South



Figure 547 - General condition of footpath pavers heading South



Figure 548 - General condition of service pit



Figure 549 - General condition of footpath pavers heading South



Figure 550 - General condition of footpath pavers heading South

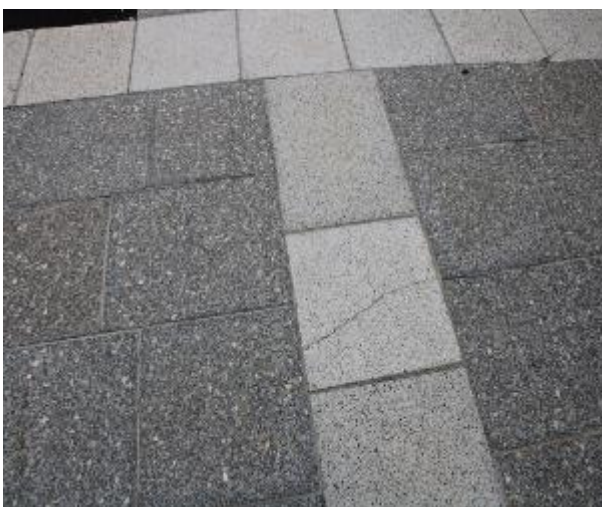


Figure 551 - Crack propagation through footpath pavers heading South



Figure 552 - General condition of footpath pavers heading South



Figure 553 - Patchwork evident through footpath pavers heading South



Figure 554 - General condition of footpath pavers heading South



Figure 555 - General condition of kerb and gutter heading North



Figure 556 - Crack propagation through kerb and gutter heading North



Figure 557 - General condition of kerb and gutter heading North



Figure 558 - General condition of kerb and gutter heading North



Figure 559 - General condition of stormwater inlet pit



Figure 560 - General condition of kerb and gutter heading North



Figure 561 - General condition of kerb and gutter heading North



Figure 562 - General condition of kerb and gutter heading North



Figure 563 - Crack propagation through kerb and gutter heading North



Figure 564 - General condition of kerb and gutter heading North



Figure 565 - Crack propagation through kerb and gutter heading North



Figure 566 - General condition of kerb and gutter heading North



Figure 567 - General condition of kerb and gutter heading North



Figure 568 - General condition of driveway layback and gutter heading North

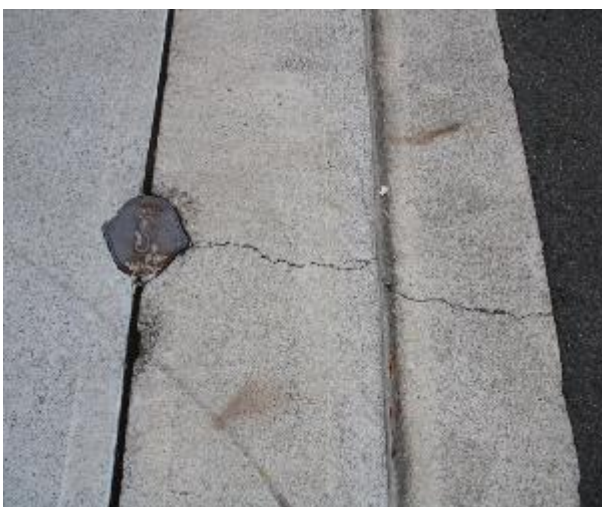


Figure 569 - Crack propagation through driveway layback and gutter heading North



Figure 570 - General condition of driveway layback and gutter heading North



Figure 571 - General condition of driveway layback and gutter heading North



Figure 572 - General condition of stormwater inlet pit



Figure 573 - General condition of kerb and gutter heading North



Figure 574 - Crack propagation through kerb and gutter heading North



Figure 575 - General condition of kerb and gutter heading North



Figure 576 - Crack propagation through kerb and gutter heading North



Figure 577 - Crack propagation through kerb and gutter heading North



Figure 578 - General condition of kerb and gutter heading North



Figure 579 - Crack propagation through kerb and gutter heading North



Figure 580 - Crack propagation through kerb and gutter heading North



Figure 581 - General condition of kerb and gutter heading North



Figure 582 - Crack propagation through kerb and gutter heading North



Figure 583 - General condition of kerb and gutter heading North



Figure 584 - General condition of kerb and gutter heading North

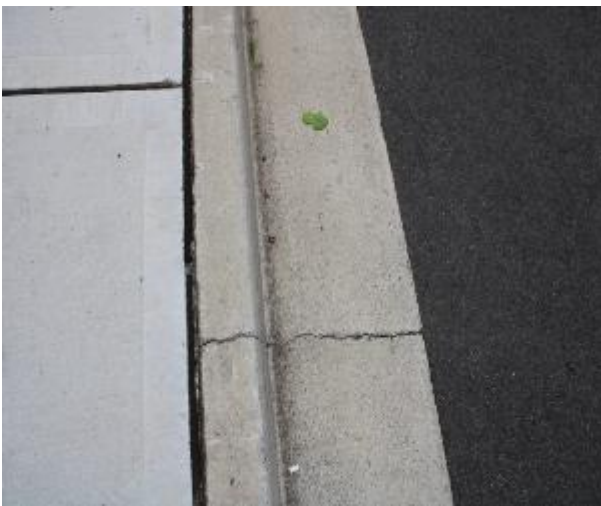


Figure 585 - Crack propagation through kerb and gutter heading North



Figure 586 - General condition of kerb and gutter heading North



Figure 587 - Crack propagation through kerb and gutter heading North



Figure 588 - Crack propagation through kerb and gutter heading North



Figure 589 - General condition of kerb and gutter heading North



Figure 590 - General condition of kerb and gutter heading North



Figure 591 - General condition of stormwater inlet pit



Figure 592 - Crack propagation through kerb and gutter heading North



Figure 593 -kerb and gutter heading North



Figure 594 - General condition of kerb and gutter heading North



Figure 595 - General condition of road surface heading South



Figure 596 - General condition of road surface heading South



Figure 597 - General condition of road surface heading South



Figure 598 - General condition of road surface heading South



Figure 599 - General condition of road surface heading South



Figure 600 - General condition of road surface heading South



Figure 601 - General condition of stormwater inlet pit



Figure 602 - Crack propagation and loss of materials through road surface heading South



Figure 603 - General condition of road surface heading South



Figure 604 - Crack propagation through road surface heading South



Figure 605 - Crack propagation through road surface heading South



Figure 606 - General condition of road surface heading South



Figure 607 - Crack propagation through road surface heading South



Figure 608 - Crack propagation through road surface heading South



Figure 609 - General condition of road surface heading South



Figure 610 - General condition of road surface heading South



Figure 611 - General condition of road surface heading South



Figure 612 - General condition of road surface heading South



Figure 613 - Crack propagation through road surface heading South



Figure 614 - General condition of service pit



Figure 615 - General condition of road surface heading South



Figure 616 - General condition of road surface heading South



Figure 617 - General condition of stormwater inlet pit



Figure 618 - Crack propagation and loss of materials through road surface heading South



Figure 619 - General condition of service pit



Figure 620 - General condition of road surface heading South



Figure 621 - General condition of road surface heading South



Figure 622 - Crack propagation and loss of materials through road surface heading South



Figure 623 - General condition of road surface heading South



Figure 624 - General condition of service pit



Figure 625 - Crack propagation, patchwork, and loss of materials through road surface heading South



Figure 626 - General condition of road surface heading South



Figure 627 - Crack propagation through road surface heading South



Figure 628 - Crack propagation through road surface heading South



Figure 629 - Crack propagation through road surface heading South



Figure 630 - General condition of road surface heading South



Figure 631 - General condition of road surface heading South



Figure 632 - Crack propagation and patchwork through road surface heading South



Figure 633 - Crack propagation through road surface heading South



Figure 634 - Crack propagation through road surface heading South



Figure 635 - General condition of road surface heading South



Figure 636 - Crack propagation through road surface heading South



Figure 637 - Crack propagation through road surface heading South



Figure 638 - Crack propagation through road surface heading South



Figure 639 - Crack propagation through road surface heading South



Figure 640 - Crack propagation through road surface heading South



Figure 641 - General condition of road surface



Figure 642 - General condition of street signage



Figure 643 - General condition of street signage



Figure 644 - General condition of street signage



Figure 645 - General condition of street signage



Figure 646 - General condition of street light post identification No. LE32119



Figure 647 - General condition of street light post identification No. LE32119



Figure 648 - General condition of street light post identification No. LE32119



Figure 649 - General condition of street light post identification No. LE32119



Figure 650 - General condition of street light post identification No. LE32119



Figure 651 - General condition of street signage



Figure 652 - General condition of street signage



Figure 653 - General condition of street signage

Comments

The section of Marmaduke Street which is associated with the subject site was inspected and photographic evidence compiled to depict the condition of the council assets along this stretch of road prior to the commencement of any work at the subject site.

The road surface of Marmaduke Street at the time of the inspection was in a reasonable condition with evidence of cracking, patchwork, and material loss.

At the same time the footpath pavement, kerb, and gutter were also inspected and determined to be in reasonable condition. There were cases of cracking and material loss through the footpath pavement, kerb, and gutter. There was also evidence of patchwork and differential settlement through the footpath pavement.

The condition of the street light posts, street signs, stormwater inlet pits, and service pits were also inspected and were determined to be in a reasonable condition.

Refer to Appendix (B) for photographic records of the above.



Record of Inspections

Address	Inspecting Engineer	Date of Inspection
George Street Council Assets	H.T.	27/03/2026
Marmaduke Street Council Assets	H.T.	27/03/2026

Prepared by	Reviewed by
H.T.	S.H.

Summary

This report serves as a record of the condition of the council assets prior to the commencement of any works proposed at:

21 George Street, Burwood, NSW 2134.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the within Report to notify any problems in any area(s) or section(s) of the subject property physically Inaccessible for inspection or to which access for Inspection is denied by or to the Consultant (including but not limited to any area(s) or section(s) so specified by the within Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - This Report is made solely for the use and benefit of Client named on the front of this Report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report whether in whole or in part does so at their own risk.

Please do not hesitate to contact us, should you have any further queries regarding this report.

For and on behalf of



Per:

Stefan Hasham

B.E. (Civl/Struc), MIEAust, DEP0000270, PRE0000248
Managing Director

Mohammad Haghighat

B.Sc, M.Sc. (Struc), MIEAust, CPEng, N.E.R., R.P.E.Q. (26108), DEP0000786, PRE0000192,
Technical director