

VANGUARD

STRUCTURAL | CIVIL | STORMWATER | FLOODING | GEOTECH

Dilapidation Report - 2-4 Larkin Street & 1,3,5 Pockley Avenue, Roseville

PROJECT NUMBER. V260255

Project Address: 2-4 Larkin Street & 1,3,5 Pockley Avenue, Roseville

Revision: A

10 June 2026

Reference: V260255_A - Dilapidation Report

Date	Revision	Prepared By	Signed Off By	Signature
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10.06.2026

A

B.F

M.Y



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**Vanguard Consulting
Engineers Pty Ltd**

ABN 83 672 342 264

Unit 1, 6 Weld Street
Prestons, NSW 2170

(02) 9145 0253

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1 Cover Letter

Please find enclosed the pre-dilapidation report for the development site at 2-4 Larkin Street & 1,3,5 Pockley Avenue, Roseville. This report documents the condition of surrounding structures local government assets prior to the commencement of development works and is submitted in accordance with local authority and industry requirements.

To support the report findings, a series of appendices have been provided as separate documents, detailing photographic evidence. A list of these appendices is included below for reference.

- **Neighbouring Properties**
 - 1 Larkin Street, Roseville – **Appendix 1**
 - 3 Larkin Street, Roseville – **Appendix 2**
 - 5-7 Larkin Street, Roseville
 - Common Areas – **Appendix 3**
 - Unit 1 – **Appendix 4**
 - Unit 2 – **Appendix 5**
 - Unit 3 – **Appendix 6**
 - Unit 4 – **Appendix 7**
 - Unit 5 – **Appendix 8**
 - 6 Larkin Street, Roseville
 - Common Areas – **Appendix 9**
 - Unit 1 – **Appendix 10**
 - Unit 2 – **Appendix 11**
 - Unit 3 – **Appendix 12**
 - Unit 4 – **Appendix 13**
 - Unit 5 – **Appendix 14**
 - Unit 8 – **Appendix 15**
 - Unit12 – **Appendix 16**
 - Unit 13 – **Appendix 17**
 - Unit 15 – **Appendix 18**
 - Unit 17 – **Appendix 19**
 - Unit 18 – **Appendix 20**
 - Unit 20 – **Appendix 21**
 - 19-21 Larkin Street, Roseville
 - Common Areas – **Appendix 22**
 - Unit 1 – **Appendix 23**
 - Unit 3 – **Appendix 24**
 - Unit 4 – **Appendix 25**
 - 9 Pockley Avenue, Roseville – **Appendix 26**
 - 11 Pockley Avenue, Roseville – **Appendix 27**
 - Pockley Avenue, Roseville (External facade photos only) – **Appendix 28**



- 7 Pockley Avenue, Roseville
- 2 Pockley Avenue, Roseville
- 4 Pockley Avenue, Roseville
- 6 Pockley Avenue, Roseville
- 8 Pockley Avenue, Roseville
- 10 Pockley Avenue, Roseville
- 12 Pockley Avenue, Roseville
- 14 Pockley Avenue, Roseville
- 16 Pockley Avenue, Roseville

- **Public infrastructure**

- The Rifleway, Roseville – **Appendix 29**
- Larkin Street, Roseville – **Appendix 30**
- Pockley Avenue, Roseville – **Appendix 31**
- Maclaurin Parade, Roseville – **Appendix 32**



2 Introduction

At the request of the client, Vanguard Consulting Engineers has undertaken a detailed condition survey of the neighbouring properties and public infrastructure surrounding the proposed development site located at 2-4 Larkin Street & 1,3,5 Pockley Avenue, Roseville. The subject site is scheduled for demolition and subsequent redevelopment. As part of the approvals process, a pre-construction condition survey and dilapidation report have been prepared to document the existing condition of both privately-owned adjoining properties and nearby council-owned infrastructure assets.

The purpose of this comprehensive survey is to establish a baseline record of the physical condition of all relevant surrounding elements prior to the commencement of demolition and construction activities.

This baseline record will serve as an essential reference point to assist in identifying and assessing any changes or damage that may arise throughout the construction phase. It also helps to establish accountability and supports efficient resolution in the event of claims regarding damage or structural impact.

Photographic documentation has been collected and catalogued to support this assessment. Due to the scale and scope of the project, all photographic evidence is provided in separate appendices. These are organised systematically by individual property address or lot number for private neighbouring properties, and street frontage or inspection area for public infrastructure, ensuring clarity and ease of reference.

All inspections were carried out from publicly accessible areas or from within neighbouring properties where access was granted. The report includes notes on any access limitations or areas that could not be inspected in detail.

This dilapidation report establishes a clear and comprehensive baseline of the surrounding public infrastructure and neighbouring properties to the development site at 2-4 Larkin Street & 1,3,5 Pockley Avenue, Roseville. It is intended to assist all stakeholders — including council, contractors, developers, and property owners — in identifying any post-construction changes or damage that may arise and in supporting a fair resolution process where necessary.

Note: No inground services (e.g., water, sewer, gas, electrical conduits) were inspected as part of this assessment. Furthermore, no checks were undertaken to determine the structural adequacy or regulatory compliance of any infrastructure. This report is limited to a surface-level, visual condition survey only.



3 Scope of Works

The inspection was limited to a visual assessment of accessible neighbouring properties as well as public infrastructure, including (but not limited to):

- Neighbouring Properties:
 - Internal areas of the building (where access was granted)
 - External building façades
 - Fences and boundary structures
 - Driveways, parking areas, and external hardscape elements
 - Visible structural elements
 - Other observable features potentially vulnerable to construction-related impacts (e.g., cracks, settlement, or other signs of wear)
- Public Infrastructure:
 - Footpaths
 - Kerbs and gutters
 - Road pavements
 - Driveways and vehicular crossings
 - Stormwater pits and grates
 - Retaining walls and fencing (where relevant to council land)
 - Street furniture or signage (if applicable)

No invasive or destructive testing was conducted during the inspection. Observations were made from within neighbouring properties where access was granted by the respective property owners.

The inspection was limited to areas that were accessible at the time of the site visit. Certain assets or building elements and features may have been concealed or obstructed by the following:

- | | |
|--|---|
| • Parked vehicles | • Floor coverings |
| • Landscaping or overgrown vegetation | • Furniture |
| • Rubbish or debris | • Picture frames or wall mounted items |
| • Construction materials or stored items | • Appliances |
| • Weather conditions at the time of inspection | • Stored items |
| • Wall linings/sidings | • Insulation |
| • Soil | • Inside of walls |
| • Landscaping | • Between floors |
| • Rubbish | • Roof spaces, including skillion roofing |
| | • Behind stored goods in cupboard |

Refer to Figure 1 and Figure 2 for a site overview of the inspected areas - neighbouring properties and public infrastructure, respectively.





Figure 1 – Site Overview Map (Neighbouring Properties)



Figure 2 – Site Overview Map (Public Infrastructure)

4 Properties Inaccessible for Inspection

Despite multiple contact attempts—including written notifications, phone calls, and in-person visits—several properties did not respond or grant access for a pre-construction inspection.

These include:

- 6 Larkin Street, Roseville
 - Unit 6
 - Unit 7
 - Unit 9
 - Unit 10
 - Unit 11
 - Unit 14
 - Unit 16
 - Unit 19
 - Unit 21
- 9 Larkin Street, Roseville
- 11 Larkin Street, Roseville
- 17 Larkin Street, Roseville
- 19-21 Larkin Street, Roseville
 - Unit 2
- 7 Pockley Avenue, Roseville (only external façade photos were taken – refer Appendix 28)

All reasonable efforts were made to gain access to the neighbouring properties surrounding the proposed development site. These efforts included sending formal registered letters via post and making multiple follow-up phone calls. For properties that did not respond to the initial correspondence, letters were reissued to ensure further attempts at contact. In addition, communication was established with the building managers of surrounding properties to facilitate direct contact with property owners.

Detailed logs of all contact attempts are documented and included at the end sections of this report: *Section 7 – Registered Letters Issued; Section 8 – Receipts for Posted Registered Letters; and Section 9 - 6 Larkin Street, Roseville – Strata Notice Letters*. Should access be granted at a later stage, future inspections are encouraged to confirm the internal condition of the properties.

It is important to highlight that this report provides a visual, non-invasive assessment based solely on the accessibility of the properties from public areas and available consent from neighbouring property owners. No invasive testing, structural assessments, or compliance checks were undertaken as part of this survey.

This pre-construction dilapidation survey aims to document the condition of the surrounding environment as it stands before the commencement of demolition and construction works. The findings will serve as an essential baseline for comparison to ensure that any potential impacts to the neighbouring properties or public infrastructure can be effectively identified and addressed during and after the construction phase.



5 Observations & Comments

The following comments are based on the general condition and notable defects identified at the time of the inspection. The photographic evidence of stated conditions can be found in relevant appendices attached to this report.



5.1 1 Larkin Street, Roseville (Appendix 1)

Generally, the property at the above address was found to be in fair condition. Minor cracking and damages were identified throughout, including but not limited items listed below:

- Cracking found along loungeroom walls
- Cracking found along bedroom walls and ceiling
- Cracking found along laundry room cornice
- Cracking found along sunroom walls
- Damage found along garage ceiling/walls
- Cracking found along garage walls
- Cracking found along garage concrete slab and driveway
- Cracking found along external walls
- Cracking found along concrete side pathway
- Cracking found along concrete retaining walls
- Cracking found along rendered front boundary wall



5.2 3 Larkin Street, Roseville (Appendix 2)

Generally, the property at the above address was found to be in fair condition. Minor cracking and damages were identified throughout, including but not limited items listed below:

- Cracking found along front entrance walls
- Cracking found along dining room walls
- Cracking found along living room walls
- Step cracking found along brick fireplace
- Cracking found along hallway walls
- Cracking found along bedroom ceiling and walls
- Cracking found along laundry room walls
- Cracking found along first floor bathroom ceiling and walls
- Step cracking found along external brick walls
- Cracking found along concrete pathway



5.3 5-7 Larkin Street, Roseville (Appendices 3 – 8)

Generally, the property at the above address was found to be in fair condition. Minor cracking and damages were identified throughout, including but not limited items listed below:

Common areas

- Cracking found along garage concrete slab
- Cracking found along garage walls and ceiling
- Damage found along concrete driveway

Unit 1

- Cracking found along living room walls
- Cracking found along bedroom cornice and walls
- Cracking found along bathroom cornice, walls and ceiling
- Cracking found along balcony external ceiling

Unit 2

- Cracking found along bedroom cornice and walls
- Cracking found along kitchen cornice

Unit 3

- Cracking found along entrance walls and cornice
- Cracking found along living room walls and cornice
- Cracking found along exterior walls
- Cracking found along hallway cornice
- Cracking found along laundry walls and cornice
- Cracking found along bathroom walls
- Cracking found along bedroom walls and cornice

Unit 4

- Cracking found along entrance walls and cornice
- Cracking found along hallway cornice
- Cracking found along bedroom walls and cornice
- Cracking found along bathroom walls and cornice
- Cracking found along dining room cornice
- Cracking found along living room walls and cornice
- Cracking found along laundry room cornice
- Cracking found along kitchen cornice

Unit 5

- Cracking found along entrance walls and cornice
- Cracking found along dining room walls and cornice
- Cracking found along living room walls and cornice
- Cracking found along hallway walls and cornice
- Cracking found along kitchen walls, cornice and ceiling
- Cracking found along bathroom walls
- Cracking found along bedroom walls and cornice
- Cracking found along home office walls and cornice



5.4 6 Larkin Street, Roseville (Appendices 9 – 21)

Generally, the property at the above address was found to be in fair condition. Minor cracking and damages were identified throughout, including but not limited items listed below:

Common areas

- Cracking found along stairwell walls and cornice
- Cracking found along walls and ceiling
- Cracking and damages found along bitumen driveway
- Cracking found along concrete kerb and gutter
- Cracking found along outhouse walls

Unit 1

- Cracking found along internal walls and cornice
- Cracking found along garage concrete slab and walls

Unit 2

- Cracking found along internal walls and cornice
- Cracking found along garage concrete slab and walls

Unit 3

- Cracking found along internal walls and cornice
- Damage found along internal ceiling

Unit 4

- Cracking found along internal walls and cornice
- Damage found along internal ceiling
- Cracking found along garage concrete slab and walls

Unit 5

- Cracking found along internal walls and cornice
- Damage found along balcony balustrade
- Damage found along internal ceiling

Unit 8

- Cracking found along internal walls and cornice
- Damage found along balcony balustrade
- Damage found along internal ceiling
- Cracking found along garage concrete slab and walls

Unit 12

- Cracking found along internal walls, cornice and ceiling
- Cracking found along balcony balustrade
- Cracking found along balcony external ceiling
- Cracking found along garage concrete slab and walls



Unit 13

- Step cracking found along external brick walls
- Cracking found along internal cornice
- Cracking found along garage concrete slab and walls

Unit 15

- Cracking found along internal walls, cornice and ceiling
- Damage found along internal ceiling

Unit 17

- Cracking found along internal walls, cornice and ceiling
- Damage found along internal ceiling

Unit 18

- Cracking found along internal walls, cornice and ceiling
- Damage found along internal ceiling
- Cracking found along garage concrete slab and walls

Unit 20

- Cracking found along internal walls, cornice and ceiling



5.5 19-21 Larkin Street, Roseville (Appendices 22 – 25)

Generally, the property at the above address was found to be in fair condition. Minor cracking and damages were identified throughout, including but not limited items listed below:

Common areas

- Cracking found along foyer walls, cornice and ceiling
- Cracking found along storeroom walls and ceiling
- Cracking found along toilet walls and ceiling
- Cracking found along garage concrete slab

Unit 1

- Cracking found along internal walls and cornice

Unit 3

- Cracking found along internal walls and cornice
- Cracking found along balcony balustrade

Unit 4

- Cracking found along internal cornice



5.6 9 Pockley Avenue, Roseville (Appendix 26)

Generally, the property at the above address was found to be in fair to poor condition. Cracking and damages were identified throughout, including but not limited items listed below:

- Cracking found along front entrance walls and ceiling
- Cracking found along living room walls
- Damage found along living room walls and ceiling
- Cracking found along dining room walls
- Cracking found along hallway walls and ceiling
- Cracking found along bedroom walls and ceiling
- Cracking found along bathroom walls
- Cracking found along laundry room walls
- Cracking found along kitchen walls and ceiling
- Cracking found along concrete pathway
- Cracking found along brick retaining wall
- Cracking found along patio tiled floor
- Cracking found along patio walls
- Cracking found along external walls



5.7 11 Pockley Avenue, Roseville (Appendix 27)

Generally, the property at the above address was found to be in fair condition. Minor cracking and damages were identified throughout, including but not limited items listed below:

- Cracking found along hallway walls and ceiling
- Cracking found along bedroom walls
- Damage found along bathroom ceiling
- Cracking found along living room walls
- Cracking found along kitchen ceiling
- Cracking found along laundry cornice
- Cracking found along brick retaining wall



5.8 Pockley Avenue, Roseville - External façade photos only (Appendix 28)

Photographs were taken of the front external facades of the following properties from publicly accessible areas.

- Pockley Avenue, Roseville (External facade photos only) – **Appendix 28**
 - 7 Pockley Avenue, Roseville
 - 2 Pockley Avenue, Roseville
 - 4 Pockley Avenue, Roseville
 - 6 Pockley Avenue, Roseville
 - 8 Pockley Avenue, Roseville
 - 10 Pockley Avenue, Roseville
 - 12 Pockley Avenue, Roseville
 - 14 Pockley Avenue, Roseville



5.9 Public Infrastructure (Appendices 29 - 31)

- The Rifleway, Roseville (Appendix 29)
- Larkin Street, Roseville (Appendix 30)
- Pockley Avenue, Roseville (Appendix 31)
- Maclaurin Parade, Roseville (Appendix 32)

Refer to above-mentioned Appendices for further details regarding inspected areas, general condition and any identified defects located within the relevant areas of Public Infrastructure.



6 Exclusions and Limitations

- This report is not an all-encompassing assessment of the entire building or infrastructure. It represents a reasonable effort to identify visible defects observed at the time of the inspection. Whether a defect is deemed significant often depends on the age and type of the elements inspected.
- The inspection was visual only, restricted to areas that were fully accessible and visible to the naked eye at the time. The process did not involve dismantling, removing, or shifting any items or structures.
- This report does not address or guarantee detection of hidden or concealed defects, nor those that could be affected by varying weather conditions. Therefore, no assurance is given that defects or damage do not exist in inaccessible or partially inaccessible areas.
- The inspection does not cover timber pests, infestations, or damage caused by non-structural pests. These matters should be evaluated by a qualified pest inspector.
- No liability will be accepted for failing to identify issues in any section or area that was inaccessible or where access was restricted or denied to the inspector.

For any further queries regarding this report, please feel free to contact Moussa Youssef on (02) 9145 0253.

Yours faithfully,

Vanguard Consulting Engineers Pty Ltd



Moussa Youssef | Director
B.E. (Civil – Structures), Dip, Eng. Prac. MIE Aust 4313186



7 Registered Letters Issued

Attempt 1:

Ref No: V260255.DL1.docx

07 April, 2026

DILAPIDATION LETTER

PROJECT: PROPOSED WORKS AT

2-4 LARKIN STREET AND 1,3 & 5 POCKLEY AVENUE, ROSEVILLE

Dear Sir/Madam,

Vanguard Consulting Engineers has been appointed to carry out a dilapidation report of the neighbouring properties surrounding 2-4 Larkin Street and 1,3 & 5 Pockley Avenue, Roseville.

Upon your permission, we will require internal access into your property to obtain photos of the general condition as your building is within the zone of influence from the proposed works. The photos will mainly be focusing on any existing minor or major cracking in the structural elements of your building, which will then be compiled into a report along with comments based on each photo.

Please email our office on admin@vceng.com.au or call Vanguard Consulting Engineers on (02) 9145 0253 to book a convenient time for the photos to be taken or for any queries regarding this letter. Please have a time arranged with our office by the 22nd of April 2026.

Please note that if no booking is made by the above-mentioned date, we respectfully assume that you do not wish to; grant access to carry out our service and include your property in this report. Additionally, there is no cost regarding this report or obtaining a copy of the report on your behalf.

In the case you do not wish to grant access to carry out our service, and include your property in this report, we require written confirmation of your request. If you could kindly fill out the below form and return to our office at your earliest convenience.

Yours faithfully,

Vanguard Consulting Engineers Pty Ltd

I, _____ the property owner of _____ do not wish to grant access into my property to Vanguard Consulting Engineers for the purpose of carrying a dilapidation report, a requirement requested by council for the proposed residential development at 2-4 Larkin Street and 1,3 & 5 Pockley Avenue, Roseville.

(Signature)

(Date)



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Attempt 2:

Ref No: V260255.DL1.docx

24 April, 2026

DILAPIDATION LETTER

PROJECT: PROPOSED WORKS AT

2-4 LARKIN STREET AND 1,3 & 5 POCKLEY AVENUE, ROSEVILLE

Dear Sir/Madam,

Vanguard Consulting Engineers has been appointed to carry out a dilapidation report of the neighbouring properties surrounding 2-4 Larkin Street and 1,3 & 5 Pockley Avenue, Roseville.

Upon your permission, we will require internal access into your property to obtain photos of the general condition as your building is within the zone of influence from the proposed works. The photos will mainly be focusing on any existing minor or major cracking in the structural elements of your building, which will then be compiled into a report along with comments based on each photo.

Please email our office on admin@vceng.com.au or call Vanguard Consulting Engineers on (02) 9145 0253 to book a convenient time for the photos to be taken or for any queries regarding this letter. Please have a time arranged with our office by the 12th of May 2026.

Please note that if no booking is made by the above-mentioned date, we respectfully assume that you do not wish to; grant access to carry out our service and include your property in this report. Additionally, there is no cost regarding this report or obtaining a copy of the report on your behalf.

In the case you do not wish to grant access to carry out our service, and include your property in this report, we require written confirmation of your request. If you could kindly fill out the below form and return to our office at your earliest convenience.

Yours faithfully,

Vanguard Consulting Engineers Pty Ltd

I, _____ the property owner of _____ do not wish to grant access into my property to Vanguard Consulting Engineers for the purpose of carrying a dilapidation report, a requirement requested by council for the proposed residential development at 2-4 Larkin Street and 1,3 & 5 Pockley Avenue, Roseville.

(Signature)

(Date)



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8 Receipts for Posted Registered Letters

Australia Post
HARRIS PARK LPO, 2150
ABN: 2062627852 WCC: 235328
Date: 13/05/2018, 14:39:19
Operator: jhanvi
Till No: 01 Receipt No: 01/73641

RECEIPT
7 Items

Article Lodgement Small Letter size (prepaid envelope) Tracking number: RPP44 63800 09400 58319 28604 Postcode: 2069	x1 \$0.00
Article Lodgement Small Letter size (prepaid envelope) Tracking number: RPP44 63800 09400 58319 12603 Postcode: 2069	x1 \$0.00
Article Lodgement Small Letter size (prepaid envelope) Tracking number: RPP44 63800 09400 58319 26600 Postcode: 2069	x1 \$0.00
Article Lodgement Small Letter size (prepaid envelope) Tracking number: RPP44 63800 09400 58319 27607 Postcode: 2069	x1 \$0.00
Article Lodgement Small Letter size (prepaid envelope) Tracking number: RPP44 63800 09400 58319 11604 Postcode: 2069	x1 \$0.00
Total	\$0.00
*LPO supplied, price includes GST GST on LPO Taxable Supply: \$0.00	
Amount tendered	\$0.00
Cash	\$0.00

Barcode: 235328 714301371778647860

Registered Post – Lodgement Receipt
For the
Homeowner/Tenant
17 LARKIN STREET
ROSEVILLE NSW 2069
Signature: [Signature]
Date: 13 May 2018
Postmark: [Postmark]

Registered Post – Lodgement Receipt
For the
Homeowner/Tenant
11 LARKIN STREET
ROSEVILLE NSW 2069
Signature: [Signature]
Date: 13 May 2018
Postmark: [Postmark]

Registered Post – Lodgement Receipt
For the
Homeowner/Tenant
9 LARKIN STREET
ROSEVILLE NSW 2069
Signature: [Signature]
Date: 13 May 2018
Postmark: [Postmark]

Registered Post – Lodgement Receipt
For the
Homeowner/Tenant
UNIT 2/14-21 LARKIN STREET
ROSEVILLE NSW 2069
Signature: [Signature]
Date: 13 May 2018
Postmark: [Postmark]

Registered Post – Lodgement Receipt
For the
Homeowner/Tenant
7 ROCKLEY AVENUE
ROSEVILLE NSW 2069
Signature: [Signature]
Date: 13 May 2018
Postmark: [Postmark]

Registered Post – Lodgement Receipt
For the
Homeowner/Tenant
11 ROCKLEY AVENUE
ROSEVILLE NSW 2069
Signature: [Signature]
Date: 13 May 2018
Postmark: [Postmark]

9 6 Larkin Street, Roseville – Strata Notice Letters

Notice 1:



8th May 2026

Sims Property
PO Box 515
LINDFIELD NSW 2070

Dear Sims Property,

RE: STRATA PLAN 3598 – 6 Larkin Street ROSEVILLE

Please find the attached notice in relation to your building.

Thank you.

Kind regards,
Strata Partners

Jandira Pavera
Strata Manager

Strata Partners Pty Ltd | Corporation Licence: 823152 | ABN: 40 003 675 778
Level 1, 283 Penhurst Street, Willoughby North, NSW 2068 | PO Box 3046, Willoughby North, NSW 2068
Phone: 02 9417 2366 | Fax: 02 9417 7196
Email: office@stratapartners.com.au | www.stratapartners.com.au
Liability limited by a scheme approved under Professional Standards Legislation



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(02) 9145 0253

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PROJECT: PROPOSED WORKS AT

2-4 LARKIN STREET AND 1,3 & 5 POCKLEY AVENUE, ROSEVILLE

Vanguard Consulting Engineers has been appointed to carry out a dilapidation report of the neighbouring properties surrounding 2-4 Larkin Street and 1,3 & 5 Pockley Avenue, Roseville.

An engineer from our office will be on site on **Tuesday 19th May 2026** from 9am, and will be inspecting the units within the highlighted area below:



Please note that if no booking is made by the above-mentioned date, we respectfully assume that you do not wish to; grant access to carry out our service and include your property in this report. Additionally, there is no cost regarding this report or obtaining a copy of the report on your behalf.

Yours faithfully,

Vanguard Consulting Engineers Pty Ltd



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Notice 2:



21st May 2026

Isaac Jordan Halabi & Lydia Jia Yen Lee
6/6 Larkin Street
ROSEVILLE NSW 2069

Dear Isaac Jordan Halabi & Lydia Jia Yen Lee,

RE: STRATA PLAN 3598 – 6 Larkin Street ROSEVILLE

Please find the attached notice in relation to your building.

Thank you.

Kind regards,
Strata Partners

Jandira Pavera
Strata Manager

Strata Partners Pty Ltd | Corporation Licence: 823152 | ABN: 40 003 675 778
Level 1, 283 Penshurst Street, Willoughby North, NSW 2068 | PO Box 3046, Willoughby North, NSW 2068
Phone: 02 9417 2366 | Fax: 02 9417 7196
Email: office@stratapartners.com.au | www.stratapartners.com.au
Liability limited by a scheme approved under Professional Standards Legislation



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2-4 LARKIN STREET AND 1.3 & 5 POCKLEY AVENUE, ROSEVILLE

Dear Sir/Madam,

Vanguard Consulting Engineers has been appointed to carry out a dilapidation report of the neighbouring properties surrounding 2-4 Larkin Street and 1, 3 & 5 Pockley Avenue, Roseville.

Upon your permission, we will require internal access into the following properties to obtain photos of the general condition as your building is within the zone of influence from the proposed works. The photos will mainly be focusing on any existing minor or major cracking in the structural elements of your building, which will then be compiled into a report along with comments based on each photo.

An engineer from our office will be on site on **Tuesday 2nd June 2026** from 9am for a second round of inspections for any units not yet inspected, and are within the highlighted area below:



Please email our office on admin@vceng.com.au or call Vanguard Consulting Engineers on (02) 9145 0253 to book a convenient time for the photos to be taken or for any queries regarding this letter. Please have a time arranged with our office by the **Friday 29th of May 2026**.

Please note that if no booking is made by the above-mentioned date, we respectfully assume that you do not wish to; grant access to carry out our service and include your property in this report. Additionally, there is no cost regarding this report or obtaining a copy of the report on your behalf.

In the case you do not wish to grant access to carry out our service, and include your property in this report, we require written confirmation of your request. If you could kindly fill out the below form and return to our office at your earliest convenience.

Yours faithfully,

Vanguard Consulting Engineers Pty Ltd



Vanguard Consulting
Engineers Pty Ltd

ABN 83 672 342 264

Unit 1, 6 Weld Street
Prestons NSW 2170

(02) 9145 0253

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