

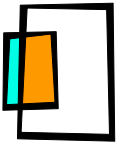
DILAPIDATION REPORT

**For Property At
3A Valley Rd,
Lindfield, NSW 2070**

**For Development At
59-63 Trafalgar Ave & 1A-1B Valley Rd,
Lindfield, NSW 2070**

**On behalf of
Landmark Group
PO Box R351, Royal Exchange,
Sydney, NSW 1225**

**Ref: 26009-DR-001-R1-3A Valley Rd
Date: 25.05.2026**



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1.0 INTRODUCTION

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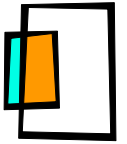
- 1.1 Appendix A – Photographs
- 1.2 Appendix B – Location Maps

DISCLAIMER

The inspection was limited to readily accessible areas and based solely on a visual inspection with no invasive or further investigative methods undertaken.

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

1. Any non-structural element, eg, roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling,
2. An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.



1.0 INTRODUCTION

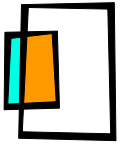
ABC Consultants Pty Ltd have been commissioned by Landmark Group to undertake a dilapidation report of 3A Valley Rd, Lindfield for the proposed development at 59-63 Trafalgar Ave & 1A-1B Valley Rd, Lindfield.

It must be stressed that the inspection is purely of a visual nature and no responsibility can be taken for any defects that are obscured by objects including vehicles or adjoining structures temporary or otherwise, soil stockpiles, vegetation or services external to the buildings and furniture, stored items, floor and wall coverings internal to the buildings.

An inspection of the property was completed on Monday the 25th of May by ABC Consultants Pty Ltd. Photographic evidence of the observed damage was recorded in Appendix A of this report, with locations noted in Appendix B.



Figure 1 – Location Map, 3A Valley Rd, Lindfield



2.0 OBSERVATIONS

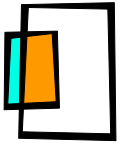
3A Valley Rd, Lindfield

The property is a two-storey residential dwelling of conventional masonry construction. The ground floor comprises a garage, living area, kitchen, bathroom, study, laundry, and bedroom. The upper level contains bedrooms, bathrooms, and a study. Internal walls throughout are constructed of brick masonry with rendered finishes. The external façade is of double brick construction and is surmounted by a tiled roof.

At the time of inspection, the property was observed to be in overall average condition, with no significant structural defects evident.

Cracking was observed to internal painted finishes throughout, including around door and window openings, along wall skirtings, and to ceiling cornices/coving. The cracking is consistent with typical minor building movement and material shrinkage. Cracking was also observed to tiled finishes within the bathroom areas. Externally, settlement was observed to paved areas, and the metal fence along the side boundary was noted to be overturned.

Photographic evidence of the observed defects was recorded in Appendix A of this report, with corresponding locations identified in Appendix B.



Appendix A – Photographs



Photo 1 – General view



Photo 2 – Cracking observed to coving



Photo 3 – General view



Photo 4 – Cracking observed to coving

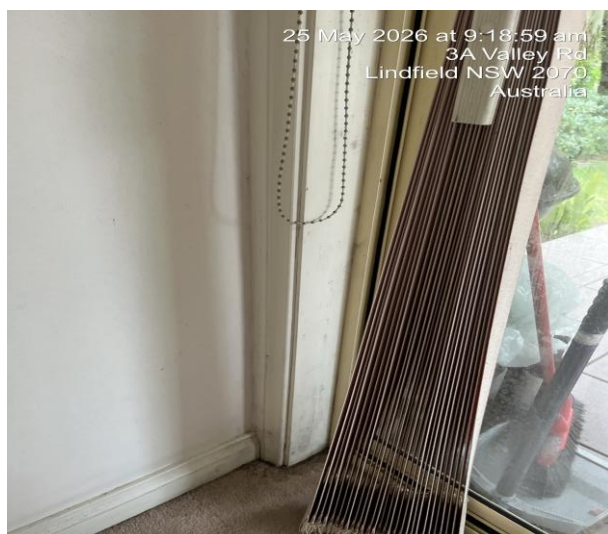


Photo 5 – Cracking observed to skirting



Photo 6 – Cracking observed to doorframe

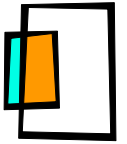


Photo 7 – General view



Photo 8 – General view



Photo 9 – General view



Photo 10 – Cracking observed to wall

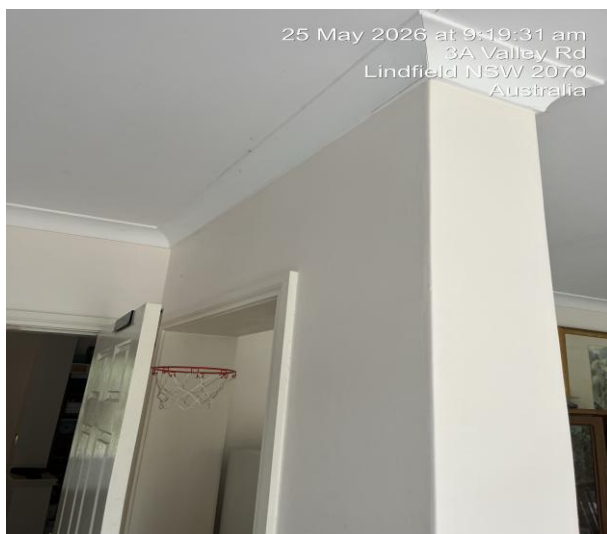


Photo 11 – Cracking observed to coving



Photo 12 – General view



Photo 13 – Cracking observed to ceiling



Photo 14 - General view



Photo 15 - General view



Photo 16 – General view



Photo 17 - General view



Photo 18 – Loose tiling observed



Photo 19 – General view



Photo 20 – Cracking observed to skirting



Photo 21 - General view



Photo 22 – General view

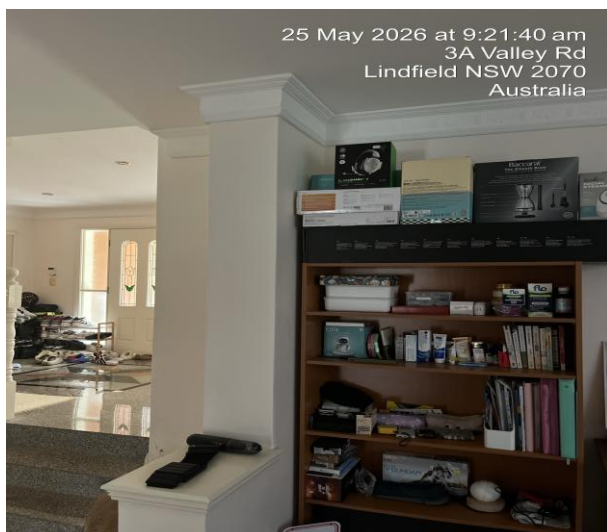


Photo 23 – General view

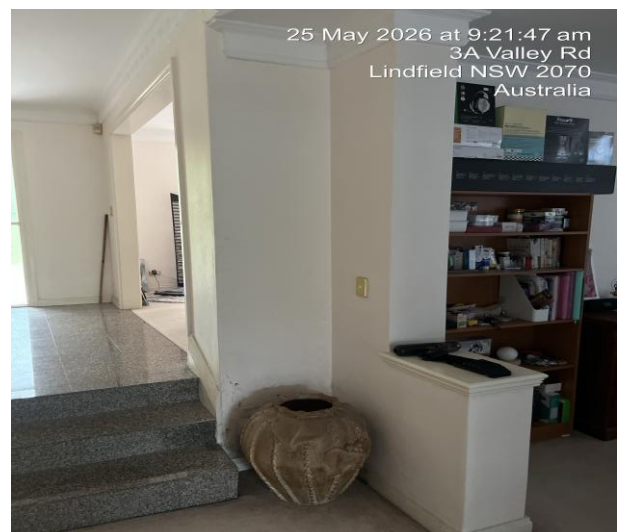


Photo 24 – General view



Photo 25 – General view



Photo 26 – General view



Photo 27 – General view



Photo 28 - General view



Photo 29 - General view

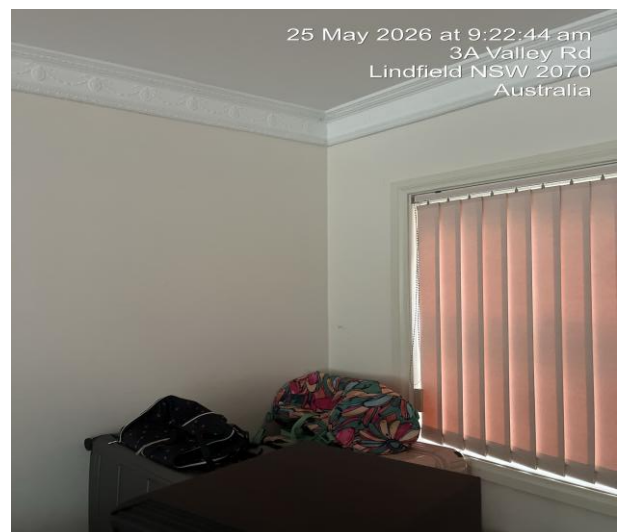


Photo 30 – General view

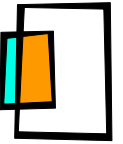


Photo 31 – Cracking observed to coving



Photo 32 – General view



Photo 33 – Cracking observed to skirting



Photo 34 - General view



Photo 35 - General view



Photo 36 – Cracking observed to coving



Photo 37 – Cracking observed to framing



Photo 38 – General view



Photo 39 – General view



Photo 40 - General view

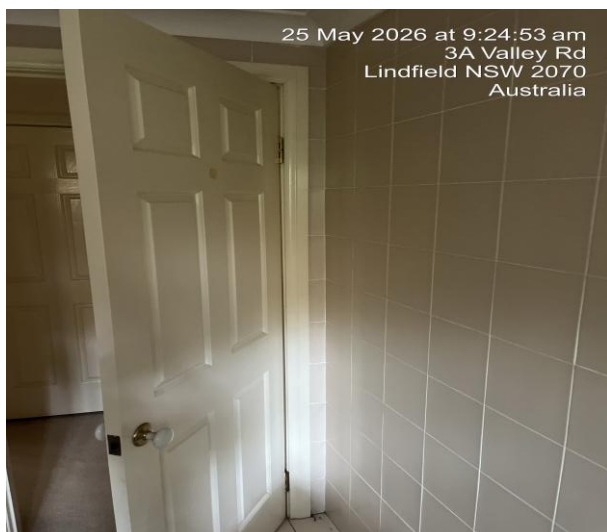


Photo 41 – General view



Photo 42 – General view



Photo 43 – General view



Photo 44 – Cracking observed to tiles



Photo 45 – Cracking observed to tiles



Photo 46 – Cracking observed to tiles



Photo 47 - General view



Photo 48 – Cracking observed to grout



Photo 49 – General view



Photo 50 – General view



Photo 51 - General view



Photo 52 – Cracking observed to wall and frame

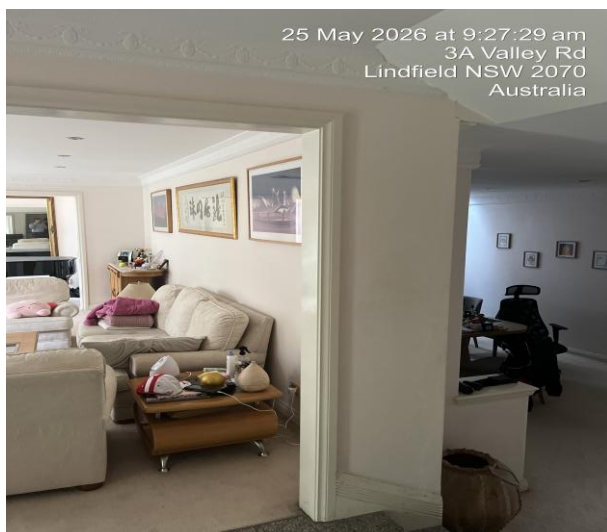


Photo 53 – General view

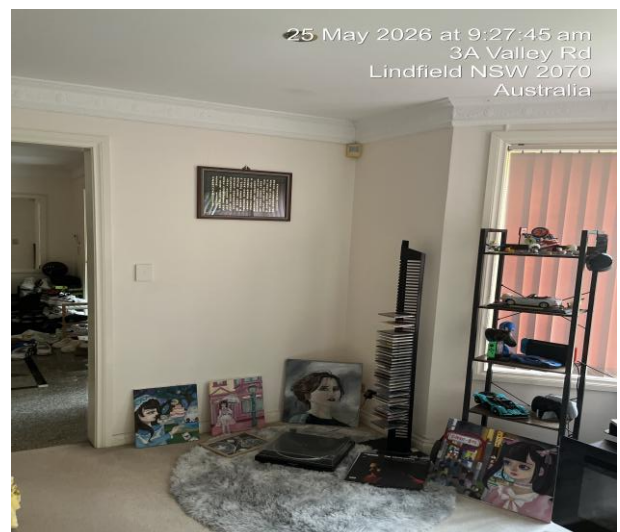


Photo 54 – General view



Photo 55 – General view



Photo 56 – General view



Photo 57 - General view



Photo 58 – Cracking observed to coving



Photo 59 - General view



Photo 60 - General view



Photo 61 – General view



Photo 62 - General view



Photo 63 – Cracking observed to coving



Photo 64 – General view

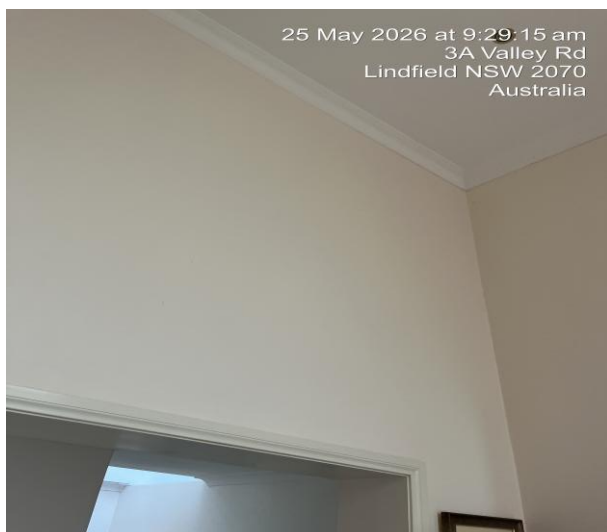


Photo 65 - Cracking observed to coving



Photo 66 - Cracking observed to coving

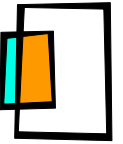


Photo 67 - Cracking observed to coving



Photo 68 - General view



Photo 69 – General view



Photo 70 – Cracking observed to coving



Photo 71 – Cracking observed to coving



Photo 72 – General view



Photo 73 – Cracking observed to coving



Photo 74 – General view



Photo 75 – General view



Photo 76 – General view

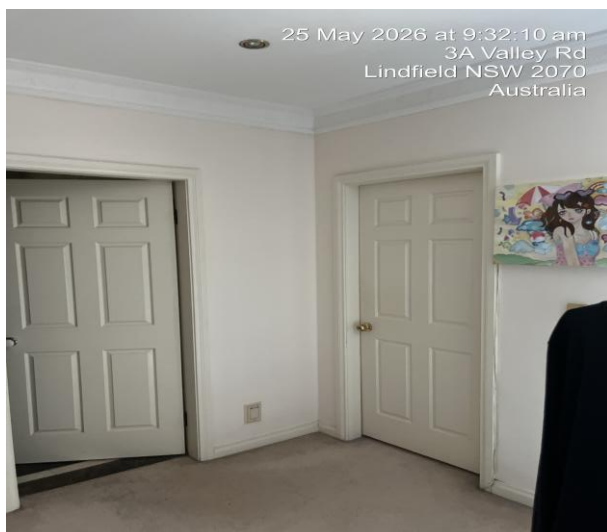
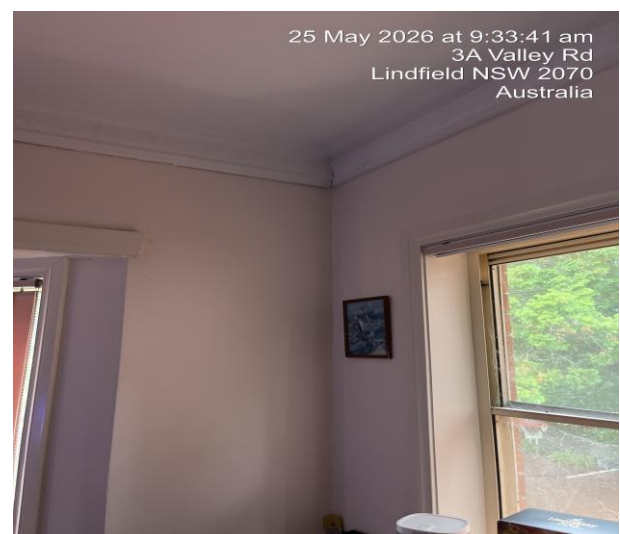
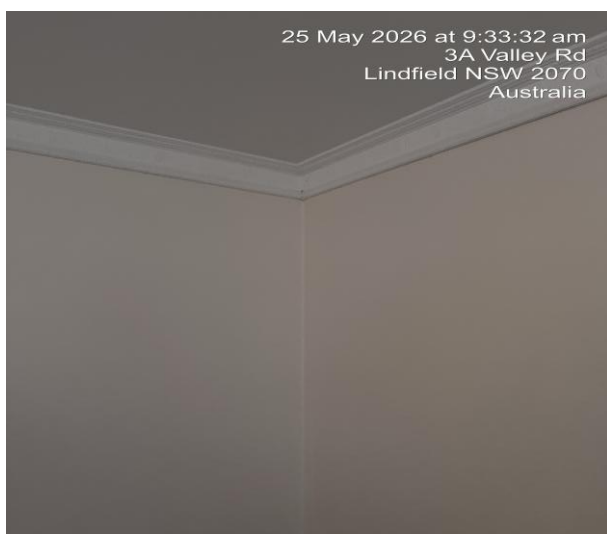
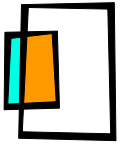


Photo 77 – General view



Photo 78 – General view



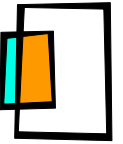


Photo 85 - General view



Photo 86 - Movement observed to coving

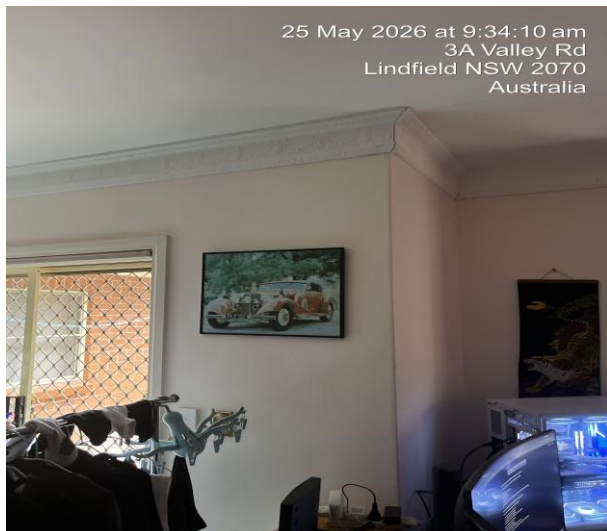


Photo 87 - General view



Photo 88 - Cracking observed to coving



Photo 89 - Cracking observed to coving



Photo 90 - General view



Photo 91 – General view



Photo 92 – General view



Photo 93 – General view



Photo 94 - General view



Photo 95 – General view



Photo 96 – General view



Photo 97 – Cracking observed to tiles



Photo 98 – Cracking observed to tiles



Photo 99 – General view



Photo 100 – Cracking observed to paint



Photo 101 – Cracking observed to coving



Photo 102 – General view



Photo 103 – General view



Photo 104 – General view

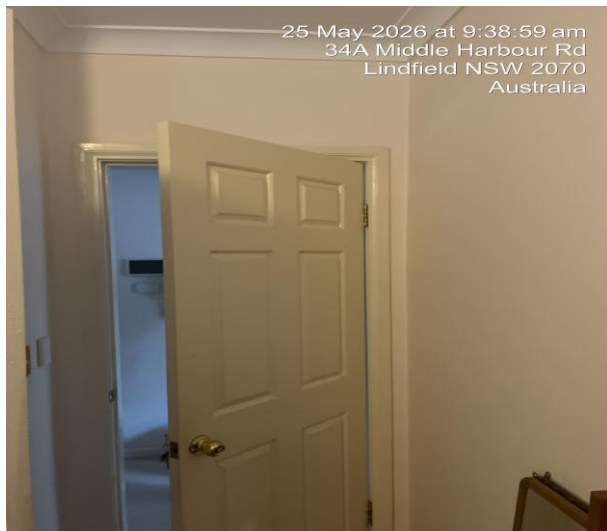


Photo 105 – General view



Photo 106 - General view



Photo 107 – Cracking observed to coving



Photo 108 – General view



Photo 109 – General view

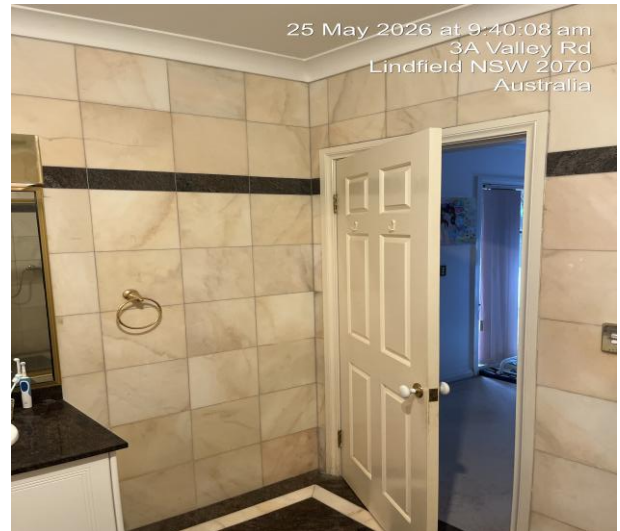


Photo 110 – General view

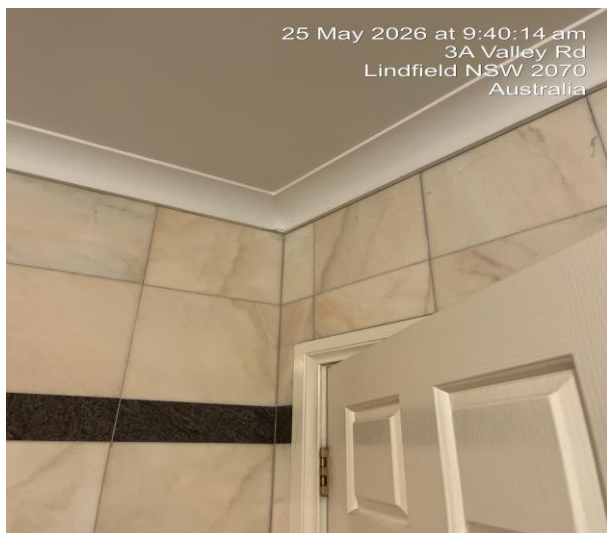


Photo 111 – Cracking observed to coving



Photo 112 - General view



Photo 113 – Cracking observed to tiles



Photo 114 – Cracking observed to coving



Photo 115 – General view



Photo 116 – Cracking observed to tiles



Photo 117 – Cracking observed to tiles



Photo 118 - General view



Photo 119 – Cracking observed to tiles and frame

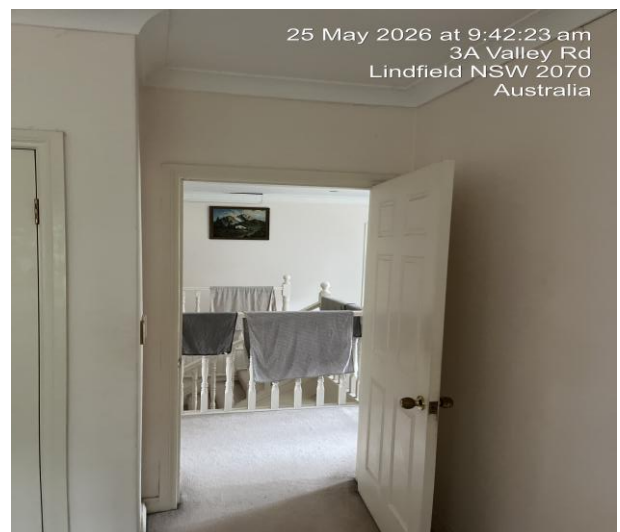


Photo 120 – General view



Photo 121 – Cracking observed to coving



Photo 122 – General view



Photo 123 – Cracking observed to wall



Photo 124 - General view

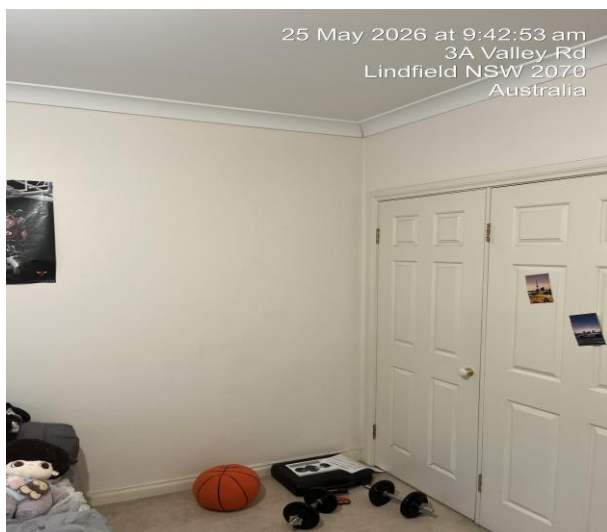


Photo 125 – General view



Photo 126 – Cracking observed to coving



Photo 127 – General view



Photo 128 – General view



Photo 129 – Cracking observed to coving



Photo 130 - General view



Photo 131 – General view



Photo 132 – Movement observed to coving



Photo 133 – General view

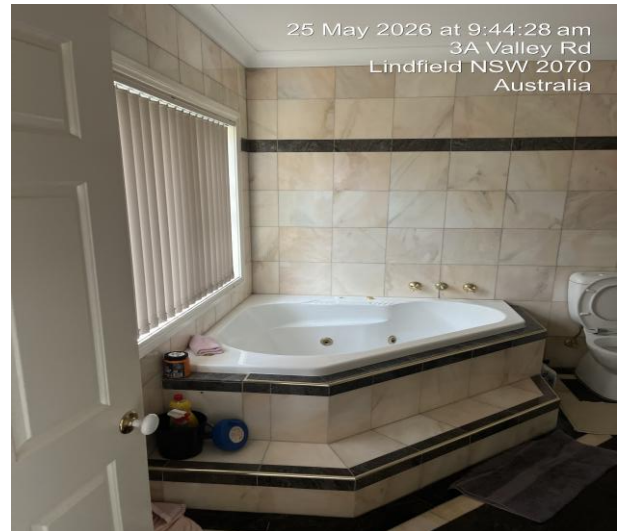


Photo 134 – General view

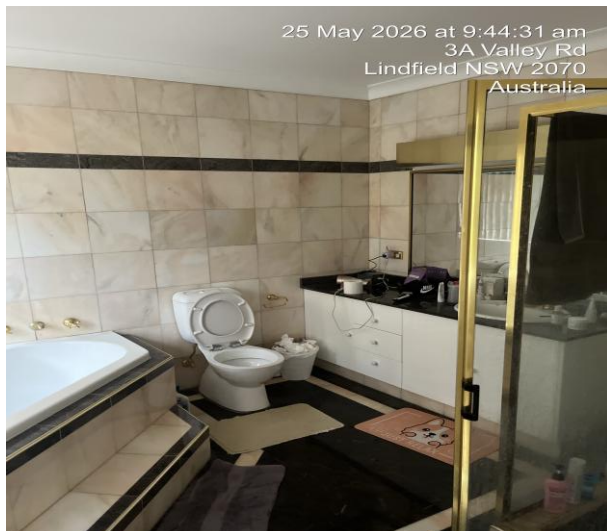


Photo 135 – General view



Photo 136 - General view



Photo 137 – General view



Photo 138 – Cracking observed to ceiling



Photo 139 – General view



Photo 140 – General view



Photo 141 - General view



Photo 142 - General view



Photo 143 – Water ingress and delamination of paint observed



Photo 144 – General view



Photo 145 – General view



Photo 146 – General view

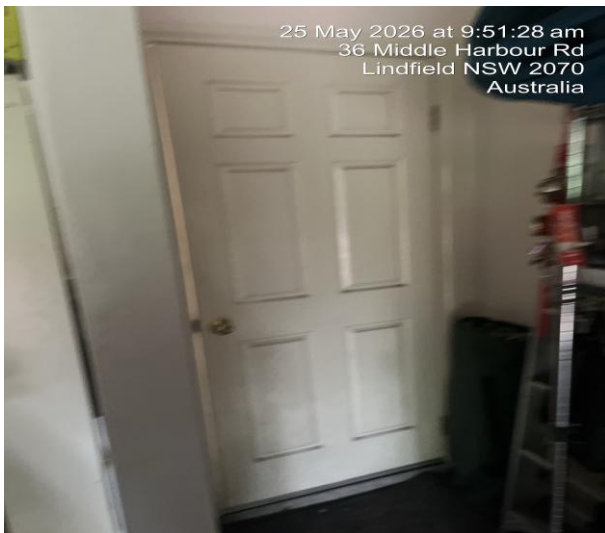


Photo 147 – General view



Photo 148 – General view

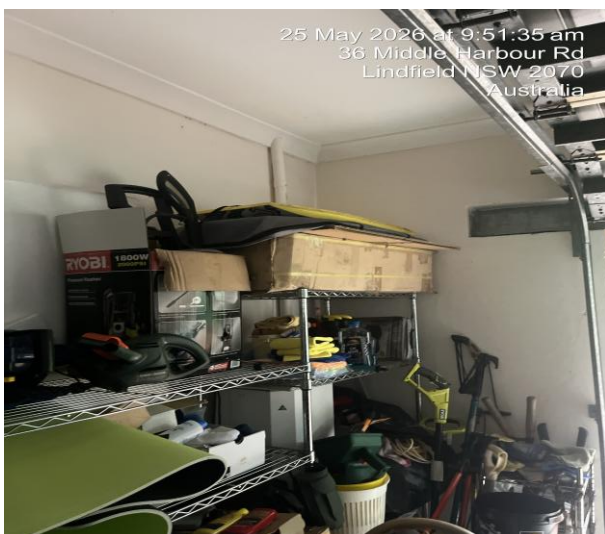


Photo 149 – General view



Photo 150 – General view



Photo 151 – General view



Photo 152 – Cracking observed to coving



Photo 153 – General view



Photo 154 – General view



Photo 155 – General view

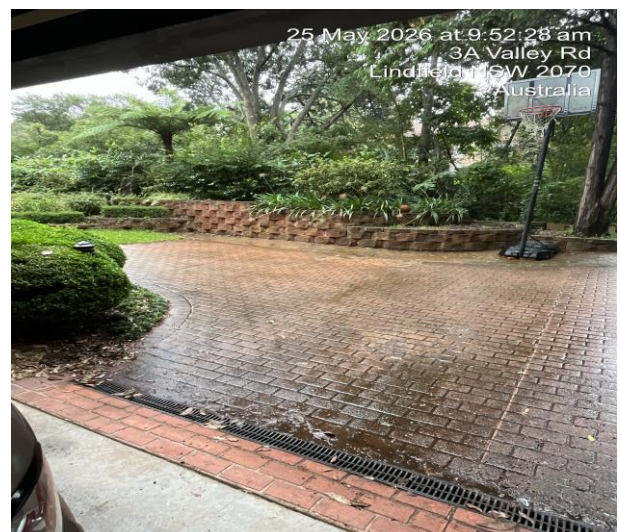


Photo 156 – General view



Photo 157 – Cracking observed to paver



Photo 158 - General view



Photo 159 – General view



Photo 160 – General view



Photo 161 – General view



Photo 162 – General view



Photo 163 – Mold growth observed to tiling



Photo 164 - General view

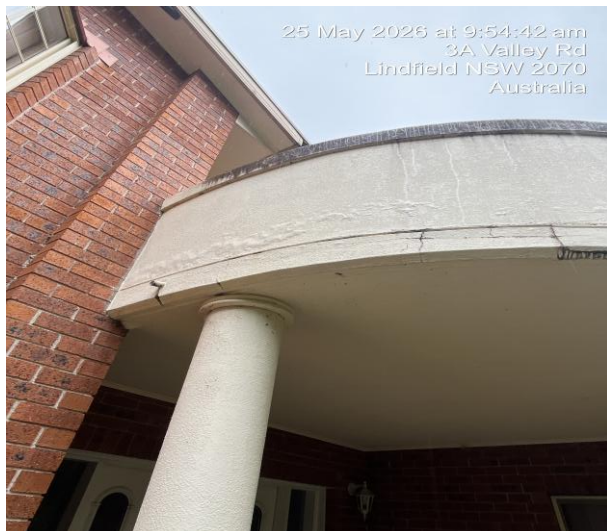


Photo 165 – Water ingress observed to upturn



Photo 166 – Water ingress and damage observed to upturn

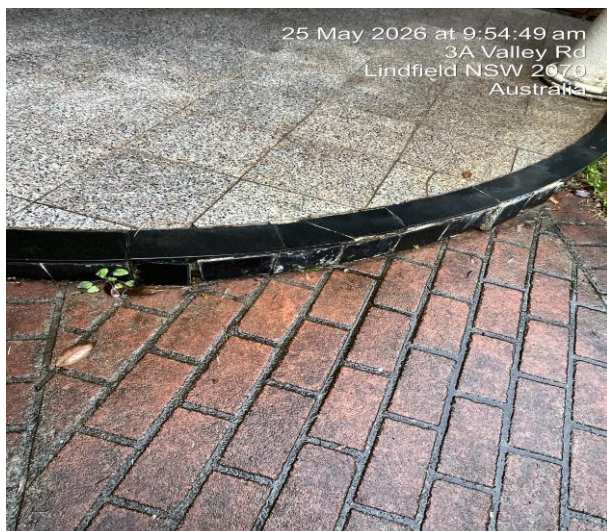


Photo 167 – Cracking and dislodgement observed to tiling



Photo 168 – General view



Photo 169 – General view



Photo 170 – Gaps observed to mortar



Photo 171 – General view



Photo 172 – General view



Photo 173 – General view



Photo 174 – General view



Photo 175 – General view



Photo 176 – Water ingress and damage observed to upturn

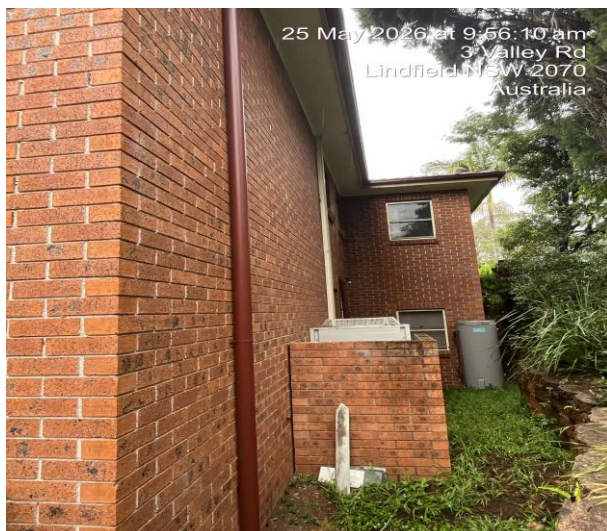


Photo 177 – General view



Photo 178 – General view



Photo 179 – General view



Photo 180 – General view



Photo 181 – Weathering observed to stairs



Photo 182 - General view



Photo 183 – Damage observed to mortar



Photo 184 – General view

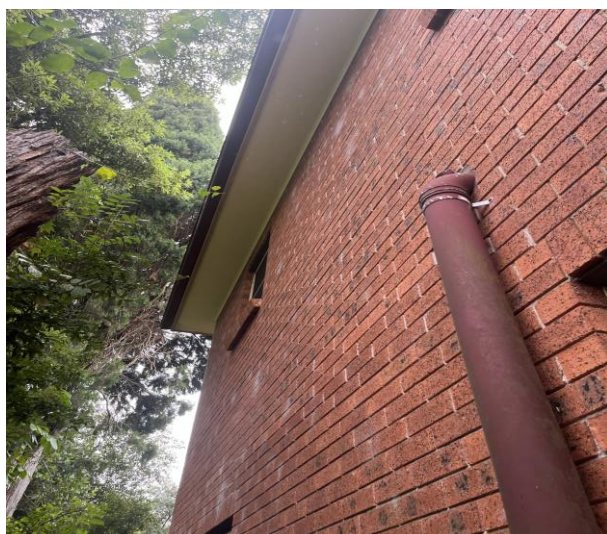


Photo 185 – General view



Photo 186 – General view



Photo 187 – General view

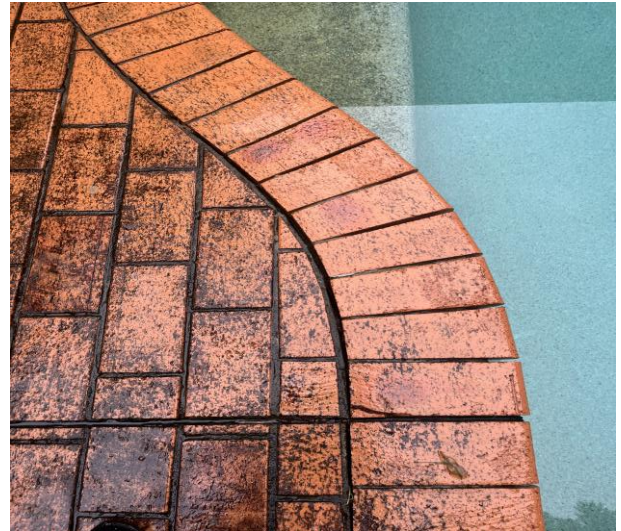


Photo 188 – Cracking observed to paver



Photo 189 – General view



Photo 190 – General view



Photo 191 – Damage observed to fence



Photo 192 – Overturning of fence observed



Photo 193 – General view



Photo 194 – Cracking observed to paver



Photo 195 – General view

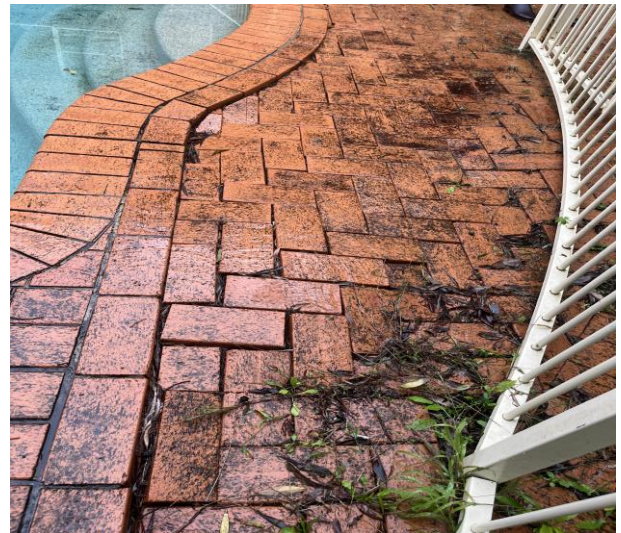


Photo 196 – Settlement observed to pavers



Photo 197 – General view



Photo 198 – General view

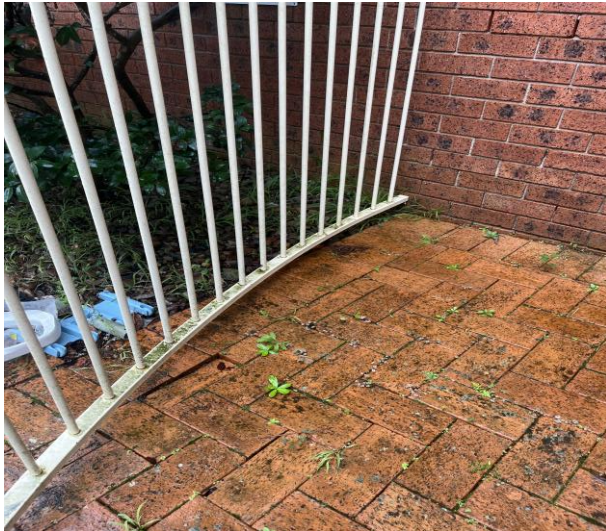


Photo 199 – Settlement observed to pavers

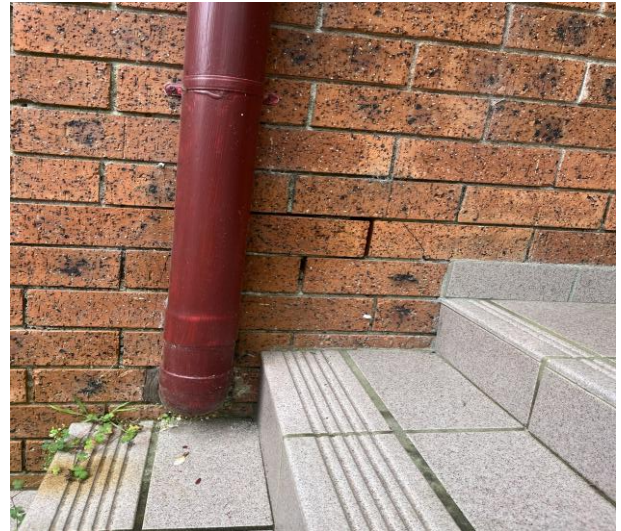


Photo 200 – Gaps observed to mortar



Photo 201 – Damage observed to mortar



Photo 202 – General view



Photo 203 – General view



Photo 204 – General view



Photo 205 – General view



Photo 206 - General view



Photo 207 – Gaps observed to mortar



Photo 208 – General view



Photo 209 – Cracking observed to capping block

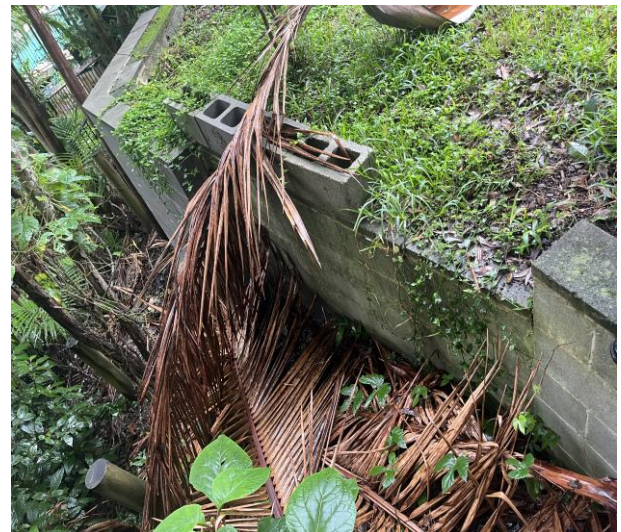


Photo 210 - General view



Photo 211 – Efflorescence observed to block retaining wall



Photo 212 – General view



Photo 213 – General view



Photo 214 – Dislodged brick observed



Photo 215 - General view

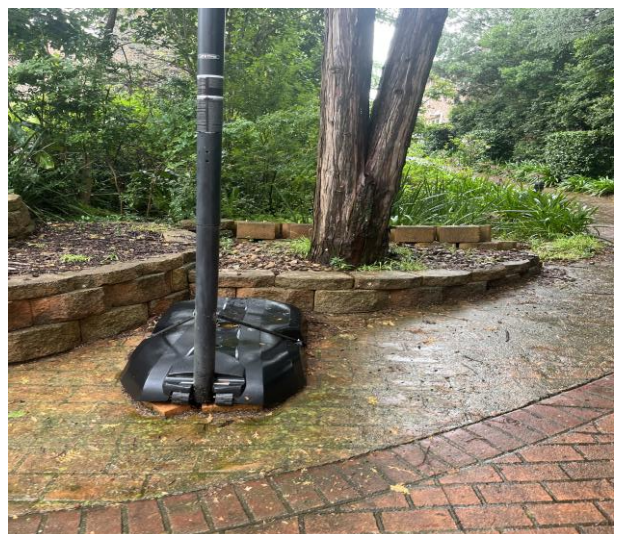


Photo 216 - General view



Photo 217 – General view



Photo 218 – Settlement observed to driveway pavers



Photo 219 – General view



Photo 220 – Cracking observed to pavers



Photo 221 – General view



Photo 222 – Cracking observed to stone



Photo 223 – General view



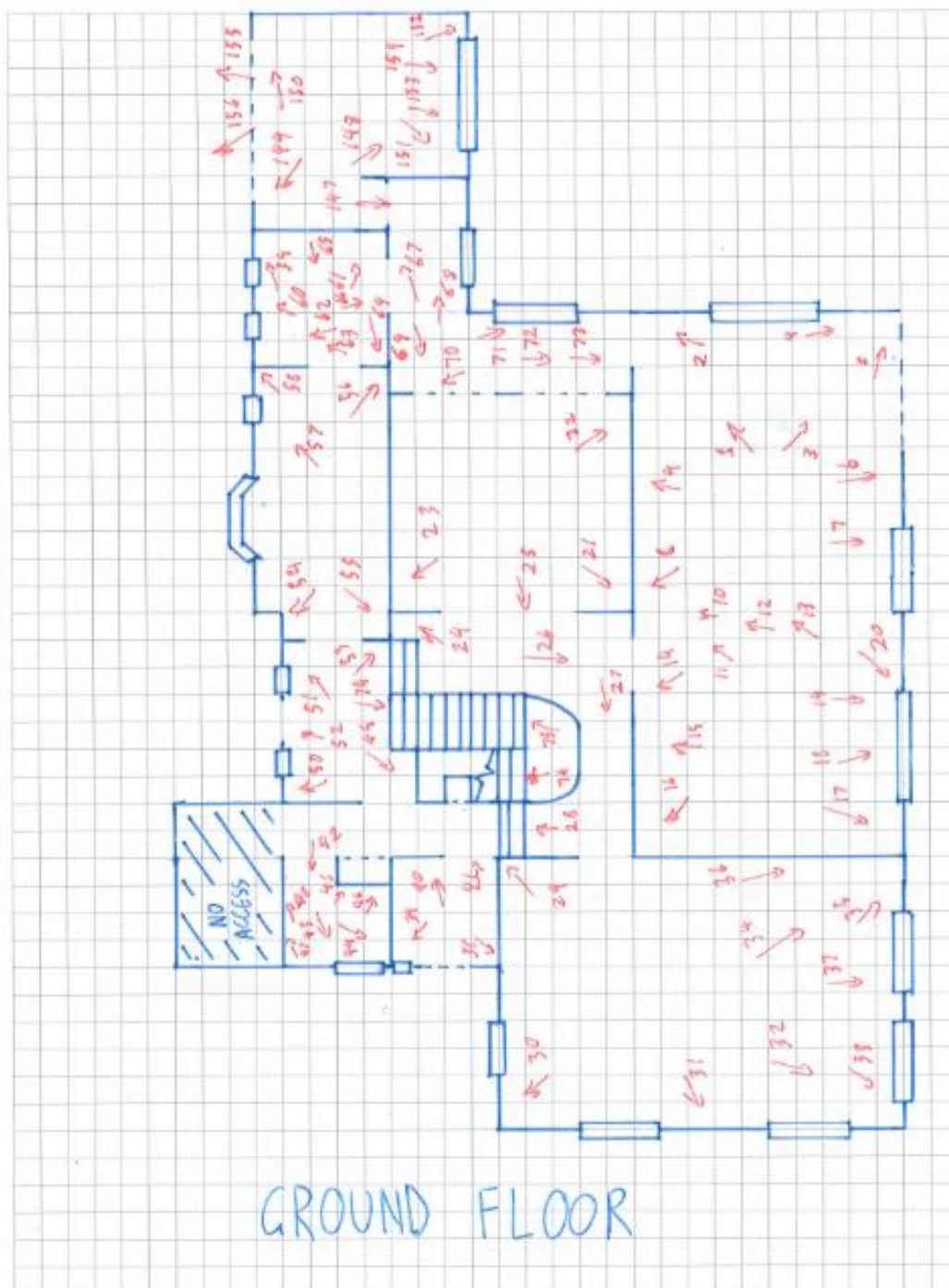
Photo 224 – General view

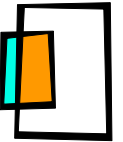


Appendix B – Location Map



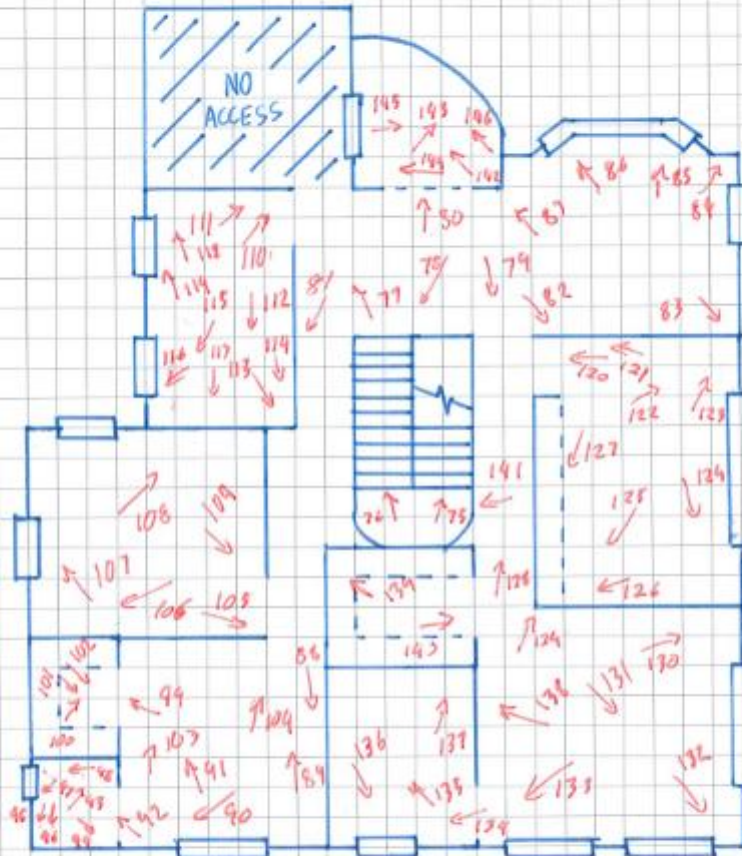
Project: 3A Valley Rd, Lindfield	Prepared By:	Job No: 26009
	Date:	Sheet:



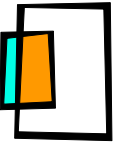


abc CONSULTANTS
structural & civil engineers

Project: 3A Valley Rd, Lindfield	Prepared By:	Job No: 26009
	Date:	Sheet:



LEVEL 1

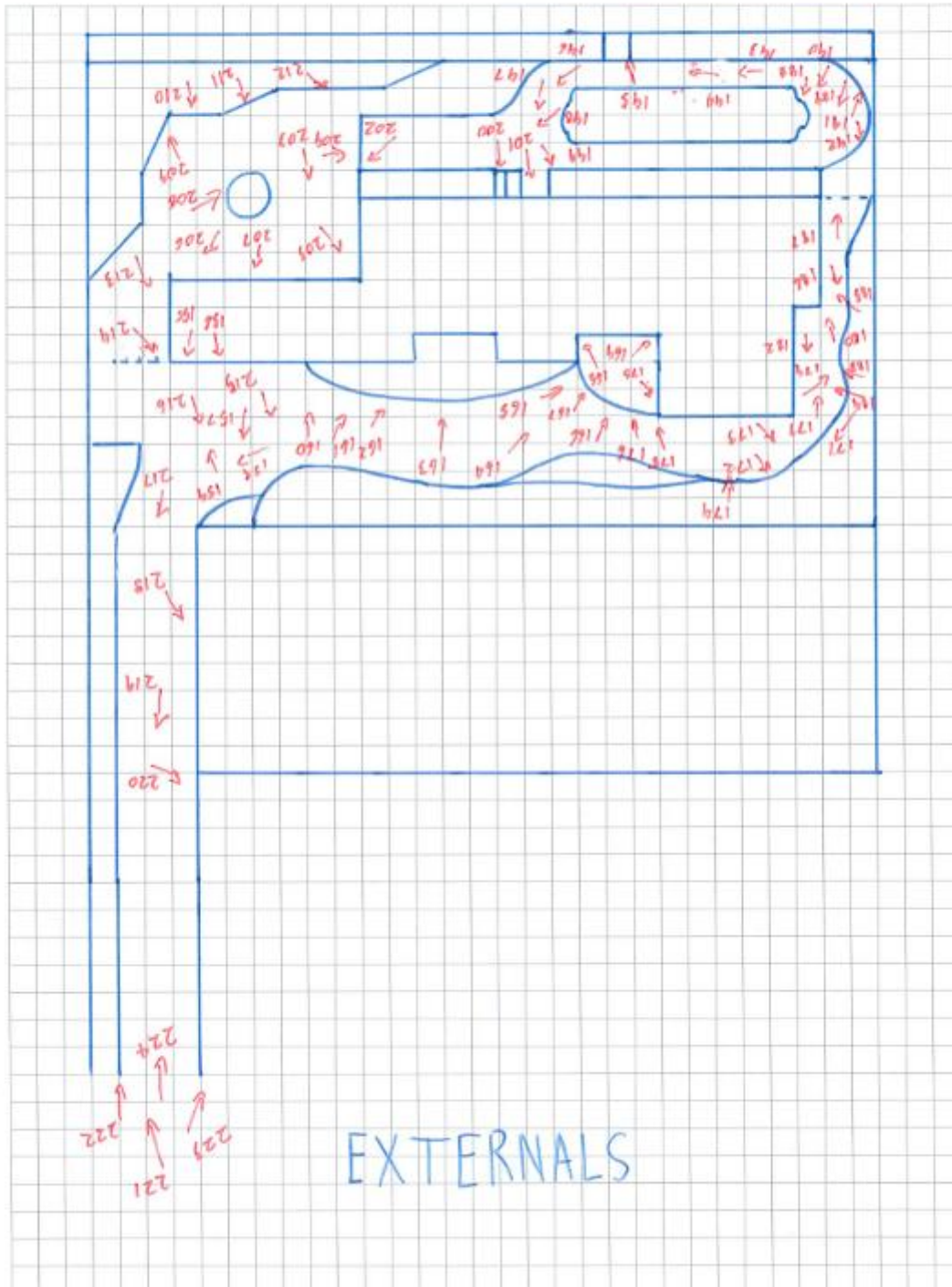


abc CONSULTANTS
structural&civilengineers

Project: 3A Valley Rd, Lindfield

Prepared By:
Date:

Job No: 26009
Sheet:



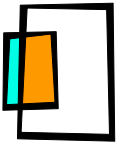
DILAPIDATION REPORT

**For Property At
24 Russell Ave,
Lindfield, NSW 2070**

**For Development At
59-63 Trafalgar Ave & 1A-1B Valley Rd,
Lindfield, NSW 2070**

**On behalf of
Landmark Group
PO Box R351, Royal Exchange,
Sydney, NSW 1225**

**Ref: 26009-DR-001-R1-24 Russell Ave
Date: 01.06.2026**



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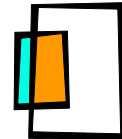
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- 1.2 Appendix B – Location Maps

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The inspection was limited to readily accessible areas and based solely on a visual inspection with no invasive or further investigative methods undertaken.

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

1. Any non-structural element, eg, roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling,
2. An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.



1.0 INTRODUCTION

ABC Consultants Pty Ltd have been commissioned by Landmark Group to undertake a dilapidation report of 24 Russell Ave, Lindfield for the proposed development at 59-63 Trafalgar Ave & 1A-1B Valley Rd, Lindfield.

It must be stressed that the inspection is purely of a visual nature and no responsibility can be taken for any defects that are obscured by objects including vehicles or adjoining structures temporary or otherwise, soil stockpiles, vegetation or services external to the buildings and furniture, stored items, floor and wall coverings internal to the buildings.

An inspection of the property was completed on Monday the 1st of June by ABC Consultants Pty Ltd. Photographic evidence of the observed damage was recorded in Appendix A of this report, with locations noted in Appendix B.

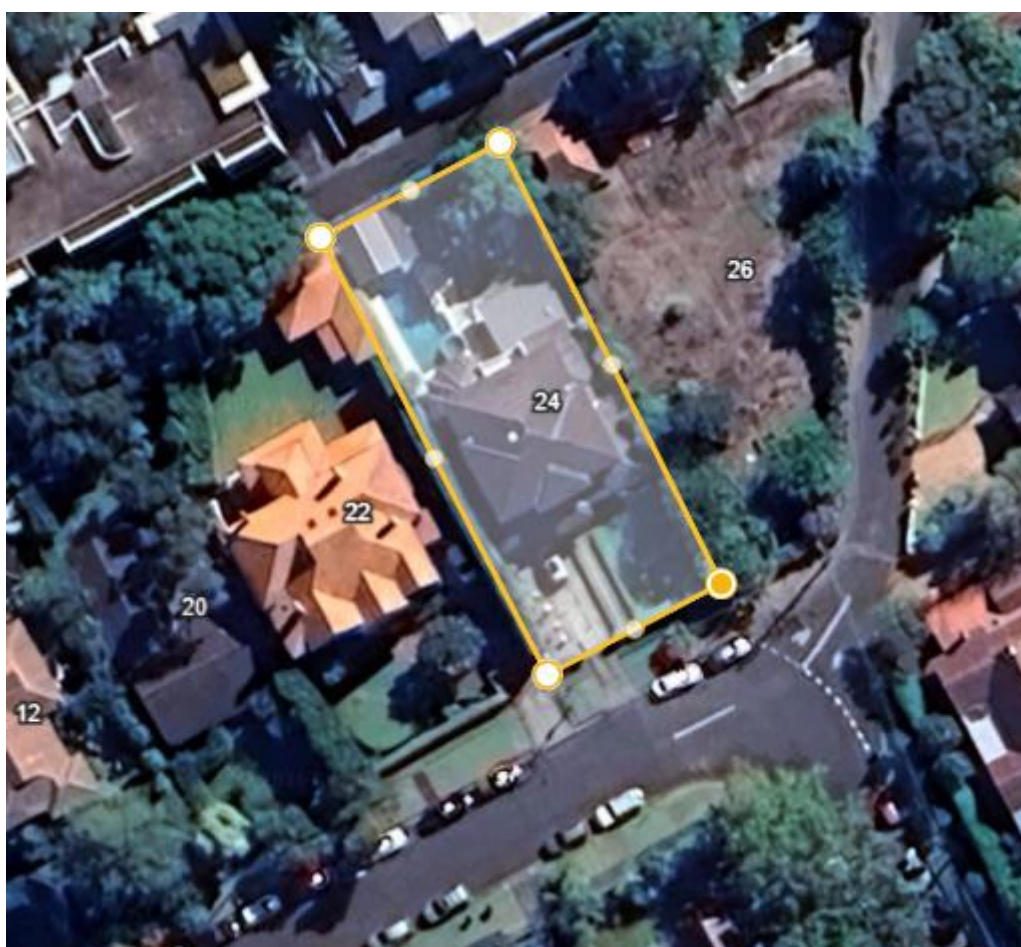
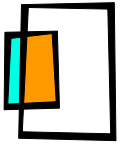


Figure 1 – Location Map, 24 Russell Ave, Lindfield



2.0 OBSERVATIONS

24 Russell Ave, Lindfield

The property is a two-storey residential dwelling of conventional masonry construction. The external façade is of double brick construction and is surmounted by a tiled roof. Internal walls are predominantly brick masonry with rendered finishes, while ceilings comprise suspended gyprock linings. Internal flooring is predominantly timber, with tiled finishes to wet areas and the kitchen. The Ground Floor comprises living areas, kitchen, bathroom, laundry, storage areas, and an attached garage. The First Floor comprises bedrooms, a balcony, and a bathroom, with the master bedroom incorporating an ensuite. Externally, it includes a swimming pool and carport at the rear of the property

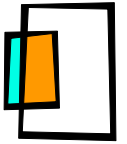
At the time of inspection, the property was noted to be in overall poor condition, with evidence of deterioration and movement both internally and externally.

Cracking of rendered internal wall finishes was observed throughout various areas of the dwelling. Associated movement was also evident to skirting boards and cornices/coving. In addition, cracking was observed to joints within the suspended ceilings across multiple locations. Areas of previous patching and repainting were noted to sections of cracked rendered walls, indicating prior repair attempts.

Evidence of moisture-related deterioration was observed internally. Water damage was noted to the kitchen ceiling, while mould growth was evident to bathroom ceilings and tiled shower areas. Cracking of floor and wall tiles was observed within wet areas, consistent with movement and/or substrate distress.

Externally, deterioration and movement were evident within the swimming pool area. Cracking and dislodgement of pool tiles were observed, with settlement noted to the pool surround adjacent to the fence line. Settlement of paved areas was also observed within the front yard. Additionally, cracking was evident to the concrete driveway.

Photographic evidence of the observed defects was recorded in Appendix A of this report, with locations noted in Appendix B.



Appendix A – Photographs



Photo 1 – General view



Photo 2 – Movement observed to coving



Photo 3 – Cracking observed to render and ceiling



Photo 4 – General view



Photo 5 – General view



Photo 6 – General view



Photo 7 – General view



Photo 8 – Cracking observed to render and ceiling



Photo 9 – Cracking observed to render



Photo 10 – Cracking observed to skirting



Photo 11 – Cracking and delamination of paint observed to coving



Photo 12 – Cracking observed to render



Photo 13 – Cracking observed to render



Photo 14 – Damaged observed to coving



Photo 15 – Cracking observed to door frame



Photo 16 – General view



Photo 17 - General view



Photo 18 – Cracking observed to ceiling



Photo 19 – Cracking observed to render



Photo 20 – Movement observed to skirting

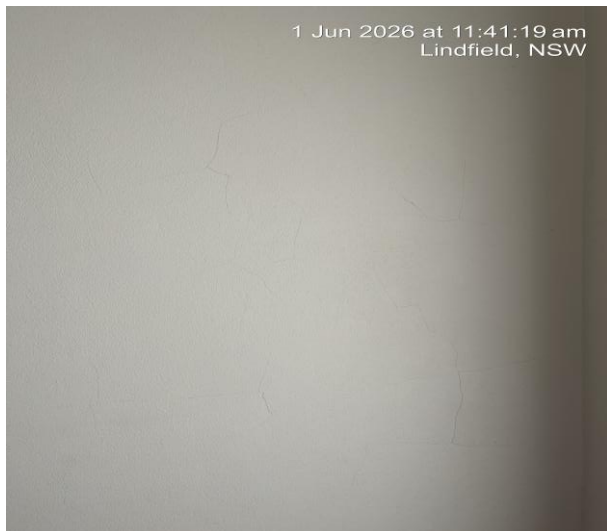


Photo 21 - Cracking observed to render



Photo 22 - Cracking observed to render



Photo 23 – Cracking observed to door frame and coving



Photo 24 – General view



Photo 25 – General view



Photo 26 – General view



Photo 27 – Cracking observed to tiles



Photo 28 - Cracking observed to tiles



Photo 29 - Cracking observed to tiles



Photo 30 – Cracking observed to tiles



Photo 31 – General view



Photo 32 – Cracking observed to render



Photo 33 – Damage observed to ceiling



Photo 34 - General view



Photo 35 - General view



Photo 36 - Cracking observed to ceiling

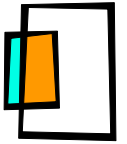


Photo 37 – Cracking observed to coving



Photo 38 – Cracking observed to render



Photo 39 – General view



Photo 40 - General view



Photo 41 – General view



Photo 42 – General view



Photo 43 – Cracking observed to render

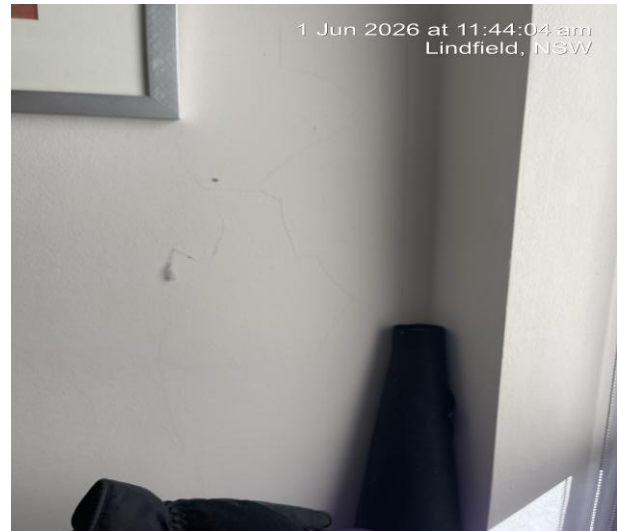


Photo 44 – Cracking observed to render



Photo 45 – Movement observed to coving



Photo 46 - Cracking observed to render



Photo 47 - Cracking observed to ceiling



Photo 48 - Cracking observed to ceiling

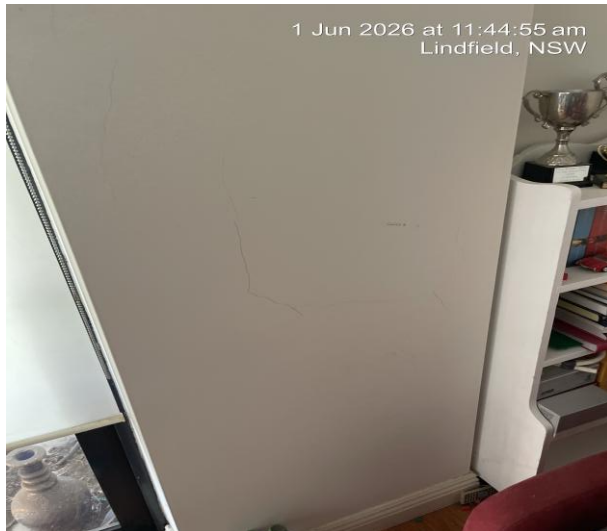


Photo 49 – Cracking observed to render



Photo 50 – Damage observed to coving

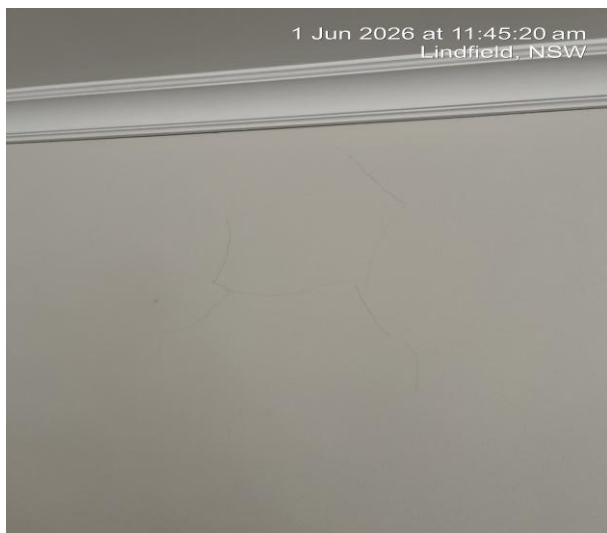


Photo 51 - Cracking observed to render

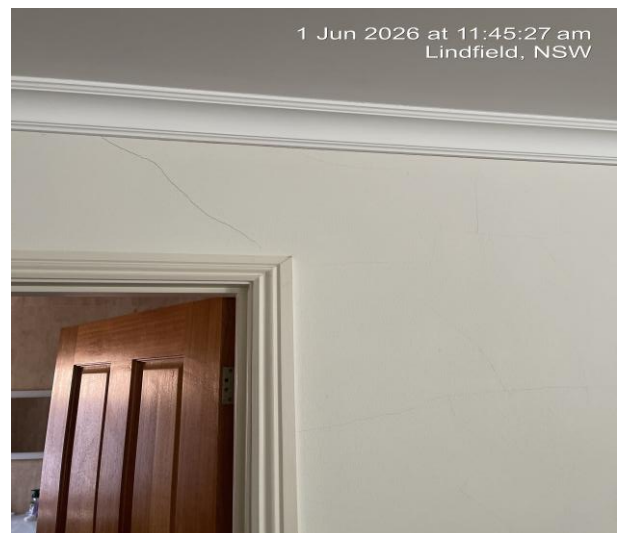


Photo 52 - Cracking observed to render



Photo 53 – General view



Photo 54 – General view



Photo 55 – General view



Photo 56 - General view



Photo 57 – Cracking observed to tiles



Photo 58 – Cracking observed to render



Photo 59 – Cracking observed to render



Photo 60 – Cracking observed to ceiling



Photo 61 – General view



Photo 62 - General view



Photo 63 – General view



Photo 64 - General view



Photo 65 – Cracking observed to coving

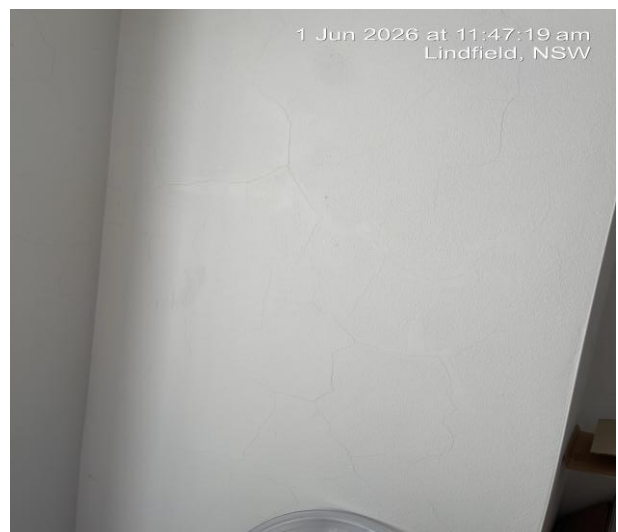


Photo 66 – Cracking observed to render



Photo 67 – Cracking observed to render



Photo 68 – Cracking observed to render



Photo 69 – Cracking observed to render with signs of attempts to repair



Photo 70 – Cracking observed to ceiling and render



Photo 71 – Movement observed to coving



Photo 72 – Damage observed to ceiling consistent with water ingress



Photo 73 – General view



Photo 74 – Cracking observed to render and coving



Photo 75 – General view

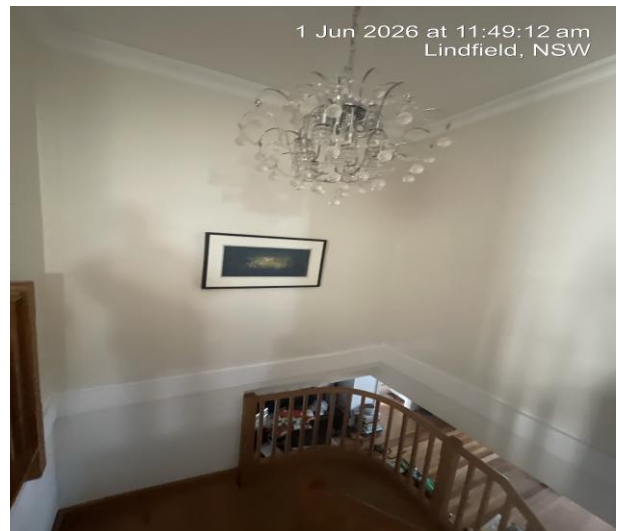


Photo 76 – General view



Photo 77 – Cracking observed to render



Photo 78 – Cracking observed to ceiling



Photo 79 – Cracking observed to render

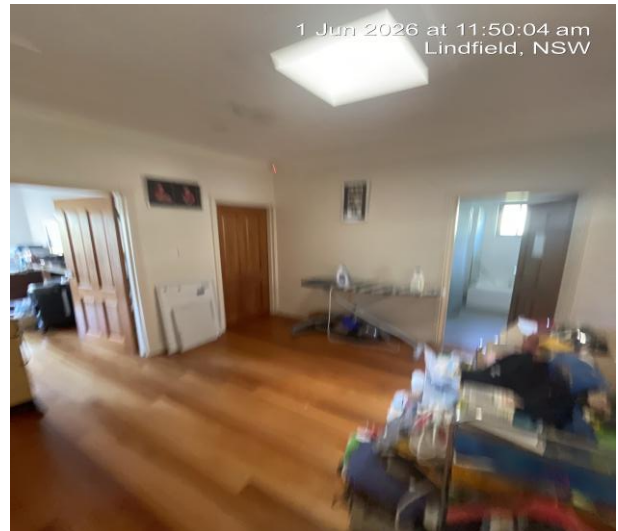


Photo 80 - General view



Photo 81 - General view



Photo 82 – General view



Photo 83 – General view



Photo 84 - General view



Photo 85 - Cracking observed to render with signs of attempts to repair



Photo 86 - Cracking observed to ceiling



Photo 87 - Cracking observed to render



Photo 88 - Cracking observed to ceiling and render with signs of attempts to repair



Photo 89 - Cracking observed to coving and render



Photo 90 - General view



Photo 91 – General view



Photo 92 – Mould growth observed



Photo 93 – General view



Photo 94 – General view



Photo 95 – General view



Photo 96 – General view



Photo 97 – Cracking observed to ceiling



Photo 98 – Cracking observed to render



Photo 99 - Cracking observed to render



Photo 100 - Cracking observed to render



Photo 101 – General view



Photo 102 – General view



Photo 103 – General view



Photo 104 – Cracking observed to tiles



Photo 105 – Mould growth observed to ceiling



Photo 106 - Cracking observed to render



Photo 107 – Cracking observed to render



Photo 108 – Mould growth observed to shower area

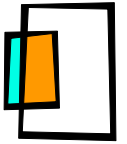


Photo 109 – Cracking observed to tiles



Photo 110 – Movement observed to coving



Photo 111 - General view



Photo 112 – General view



Photo 113 – General view



Photo 114 - General view



Photo 115 – General view



Photo 116 – Cracking observed to ceiling



Photo 117 - Cracking observed to ceiling



Photo 118 - Cracking observed to ceiling



Photo 119 – Cracking observed to render

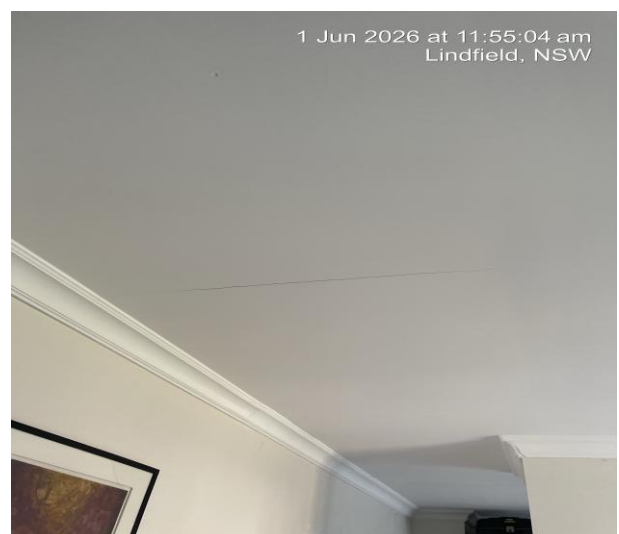


Photo 120 - Cracking observed to ceiling



Photo 121 – Cracking observed to coving



Photo 122 - Cracking observed to render with signs of attempts to repair



Photo 123 - General view



Photo 124 - General view



Photo 125 – Movement observed to coving



Photo 126 - Cracking observed to ceiling



Photo 127 - General view



Photo 128 - General view



Photo 129 - Cracking observed to tiles



Photo 130 - General view



Photo 131 - General view



Photo 132 - General view



Photo 133 - General view



Photo 134 – Cracking observed to render



Photo 135 - Cracking observed to render



Photo 136 - General view



Photo 137 - General view



Photo 138 - General view



Photo 139 - General view



Photo 140 - General view



Photo 141 – Cracking and efflorescence observed to edge of balcony



Photo 142 – Cracking observed to tiles



Photo 143 – General view



Photo 144 - General view



Photo 145 - General view

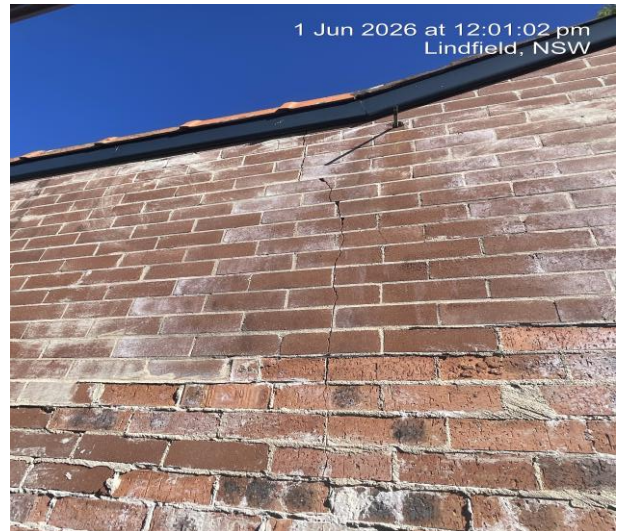


Photo 146 – Vertical crack observed to neighbouring property



Photo 147 – General view



Photo 148 - General view



Photo 149 – General view



Photo 150 - General view



Photo 151 - Cracking observed to tiles



Photo 152 – Dislodgement of tiles observed

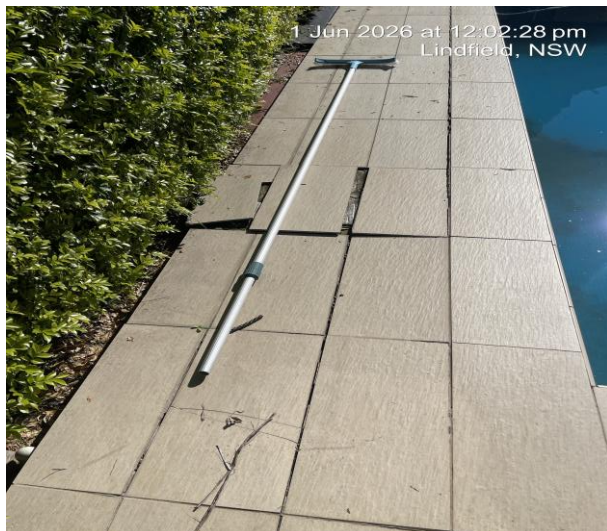


Photo 153 – Settlement and dislodgement of tiles observed to pool surround

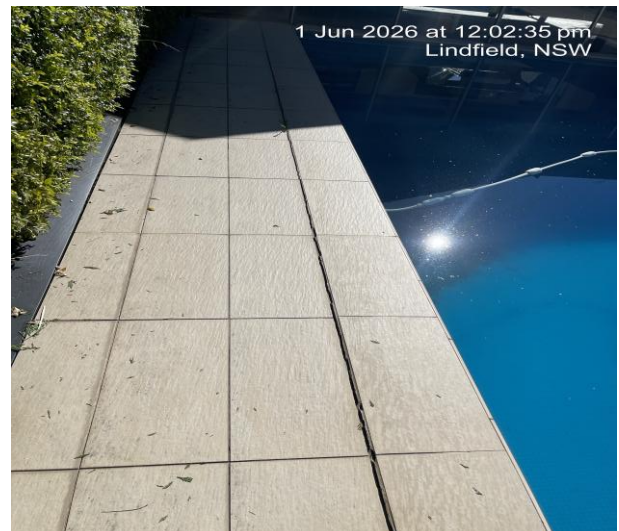


Photo 154 – Settlement observed to pool surround

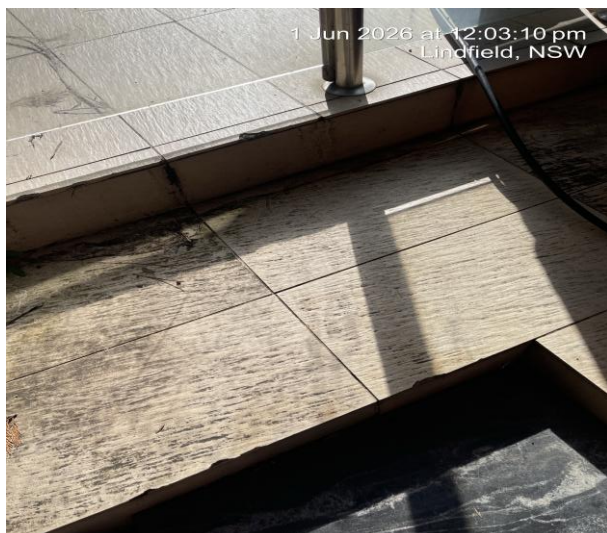


Photo 155 – Damage observed to tiles



Photo 156 – Cracking observed to brick facade



Photo 157 – General view



Photo 158 – Overturning of fence observed



Photo 159 - General view



Photo 160 – Settlement observed to pavers



Photo 161 - Settlement observed to pavers



Photo 162 – General view



Photo 163 – General view



Photo 164 – General view



Photo 165 – Cracking observed to concrete



Photo 166 - Cracking observed to concrete



Photo 167 – General view



Photo 168 – General view



Photo 169 – Damage observed to tile



Photo 170 – Settlement observed to pavers

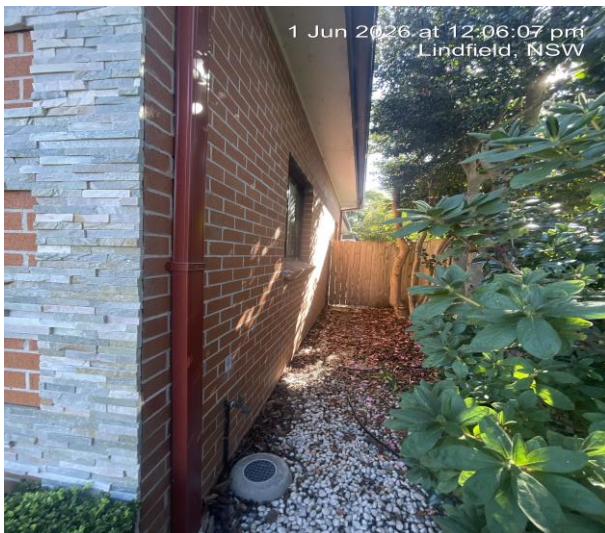


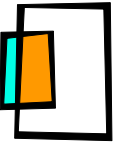
Photo 171 – General view



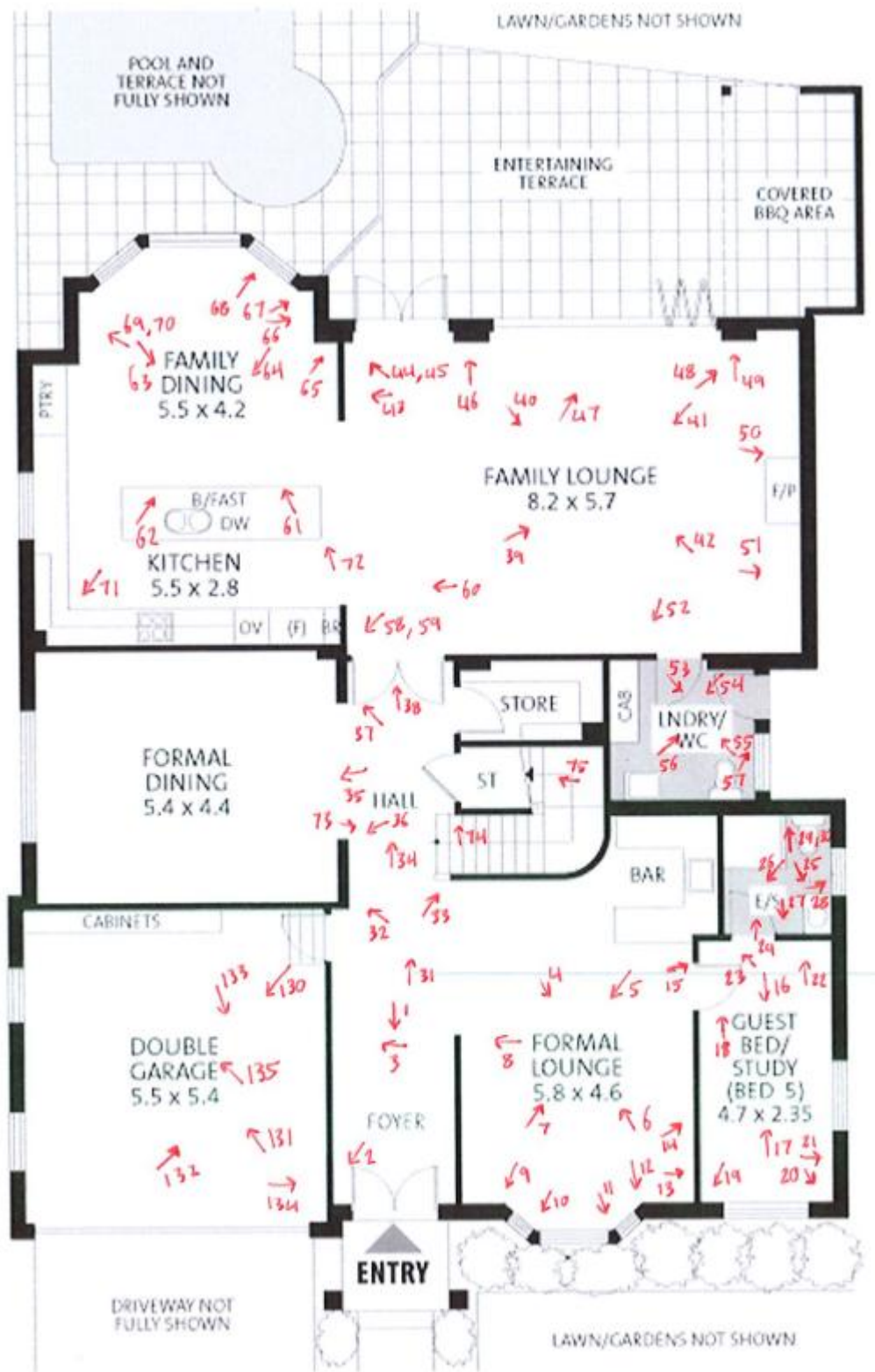
Photo 172 – General view



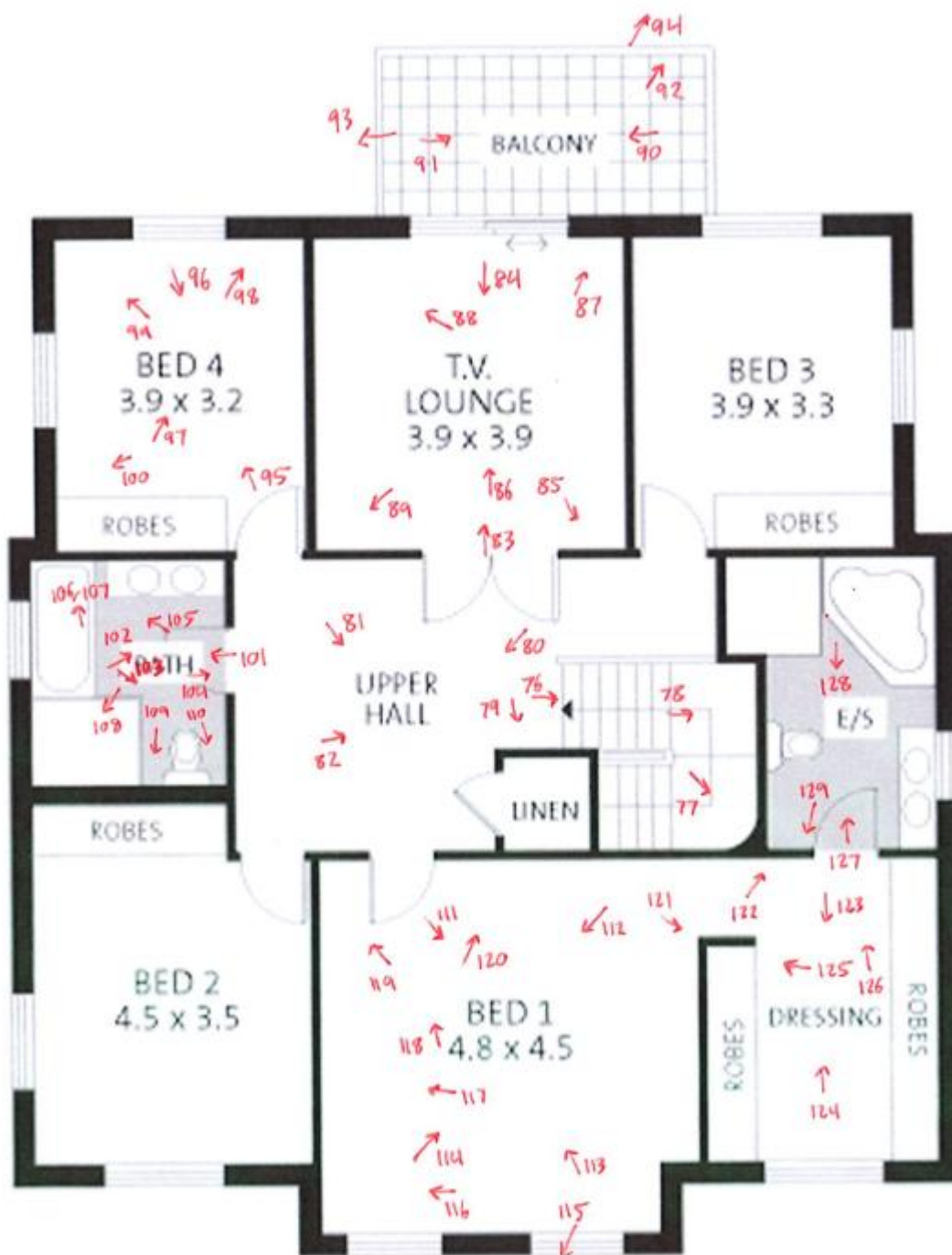
Photo 173 – General view



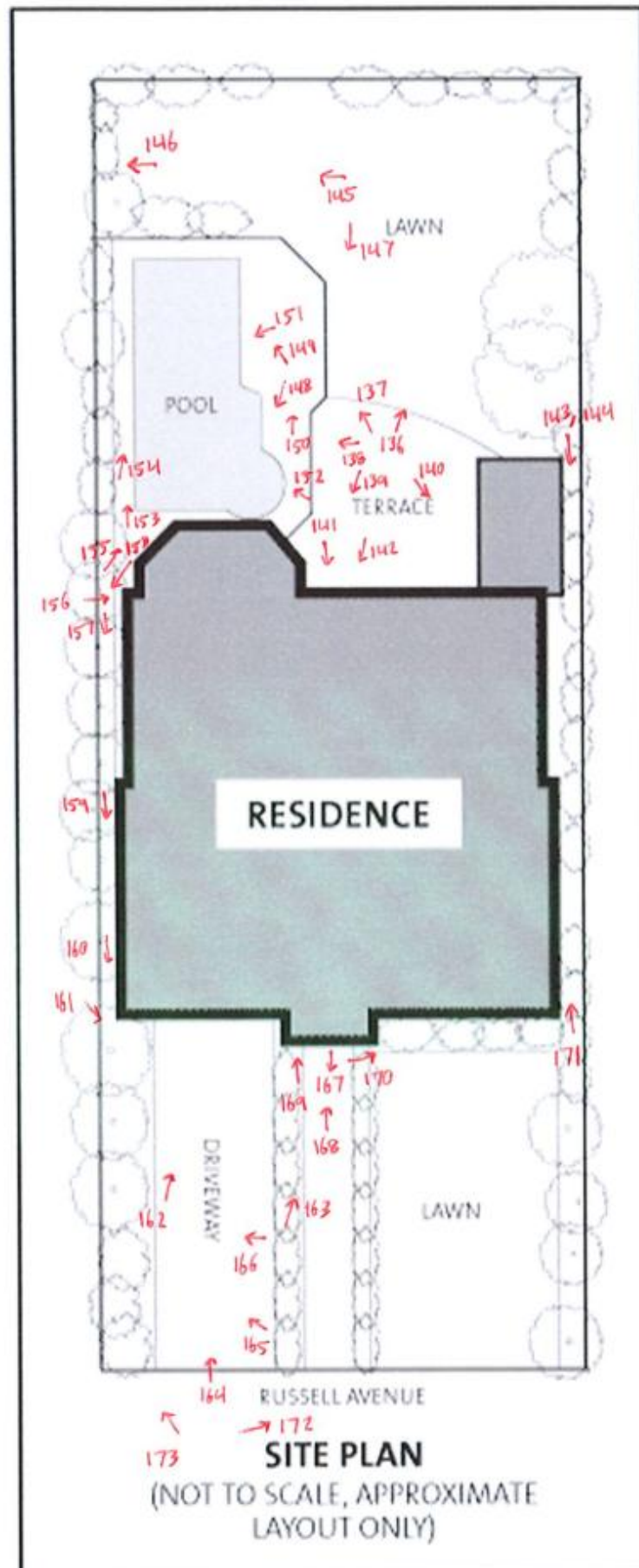
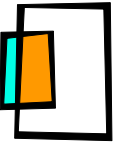
Appendix B – Location Map



GROUND FLOOR PLAN



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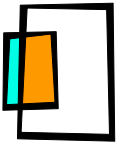
DILAPIDATION REPORT

**For Property At
27 Russell Ave,
Lindfield, NSW 2070**

**For Development At
59-63 Trafalgar Ave & 1A-1B Valley Rd,
Lindfield, NSW 2070**

**On behalf of
Landmark Group
PO Box R351, Royal Exchange,
Sydney, NSW 1225**

**Ref: 26009-DR-001-R1-27 Russell Ave
Date: 21.04.2026**



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1.0 INTRODUCTION

2.0 OBSERVATIONS

APPENDICES

- 1.1 Appendix A – Photographs
- 1.2 Appendix B – Location Maps

DISCLAIMER

The inspection was limited to readily accessible areas and based solely on a visual inspection with no invasive or further investigative methods undertaken.

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

1. Any non-structural element, eg, roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling,
2. An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.



1.0 INTRODUCTION

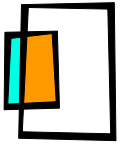
ABC Consultants Pty Ltd have been commissioned by Landmark Group to undertake a dilapidation report of 27 Russell Ave, Lindfield for the proposed development at 59-63 Trafalgar Ave & 1A-1B Valley Rd, Lindfield.

It must be stressed that the inspection is purely of a visual nature and no responsibility can be taken for any defects that are obscured by objects including vehicles or adjoining structures temporary or otherwise, soil stockpiles, vegetation or services external to the buildings and furniture, stored items, floor and wall coverings internal to the buildings.

An inspection of the property was completed on Tuesday the 21st of April by ABC Consultants Pty Ltd. Photographic evidence of the observed damage was recorded in Appendix A of this report, with locations noted in Appendix B.



Figure 1 – Location Map, 27 Russell Ave, Lindfield



2.0 OBSERVATIONS

27 Russell Ave, Lindfield

The property is a three-storey residential dwelling of conventional masonry construction. The Ground Floor comprises bedrooms, living areas, kitchen, bathroom, laundry, and balcony. The Lower Ground level contains a garage, backyard, and swimming pool area. The First Floor comprises bedrooms, a bathroom, and a study. Internal walls throughout are constructed of brick masonry with rendered finishes. The external façade is of double brick construction and is surmounted by a tiled roof. Internal flooring is predominantly carpeted, with tiled finishes in wet areas. The garage is constructed on a concrete slab, and all external areas are paved.

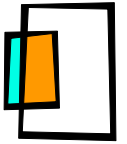
At the time of inspection, the property was noted to be in overall poor condition, with widespread building distress evident throughout.

Extensive sporadic cracking was observed to internal brick walls across multiple areas and levels. The cracking includes vertical, horizontal, and diagonal (approximately 45-degree) patterns, varying in width and extent. Concentrated cracking was particularly evident at wall junctions and around door and window openings, consistent with stress concentration and potential structural movement. Cracking was also observed to the garage concrete slab.

Additionally, the First Floor bathroom floor exhibited a bouncy feel at the floor waste location, consistent with non-solid bedding or possible subfloor movement.

The overall extent and distribution of observed defects indicate a significant level of structural and serviceability distress. Further assessment by appropriately qualified professionals is recommended to determine the underlying causes and required remedial measures.

Photographic evidence of the observed defects was recorded in Appendix A of this report, with locations noted in Appendix B.



Appendix A – Photographs



Photo 1 – General view



Photo 2 – General view



Photo 3 - General view



Photo 4 – General view

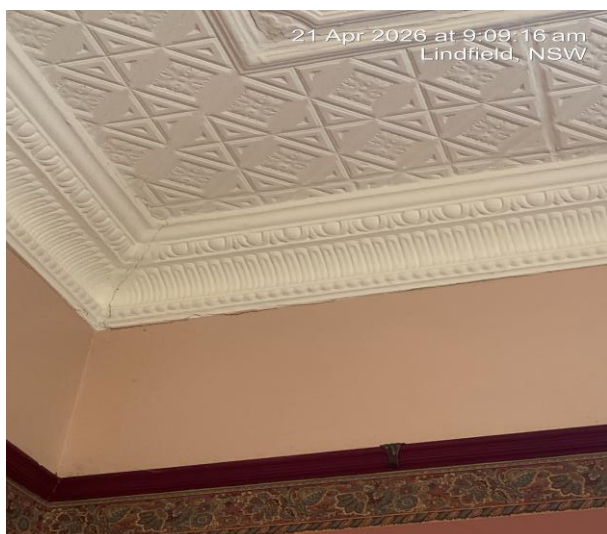


Photo 5 – Cracking observed to coving



Photo 6 – Cracking observed to window frame



Photo 7 – Vertical cracking observed to wall



Photo 8 – Cracking observed to wall and coving



Photo 9 – Vertical cracking observed to wall and coving



Photo 10 – Vertical cracking observed to wall

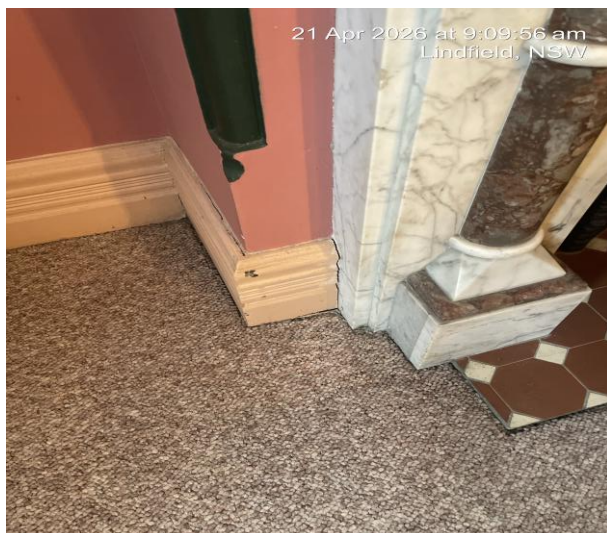


Photo 11 – Movement observed to skirting



Photo 12 – Cracking observed to wall and coving



Photo 13 – Vertical cracking observed to wall



Photo 14 – Vertical cracking observed to wall and coving



Photo 15 - Cracking observed to wall and coving



Photo 16 – General view



Photo 17 - General view

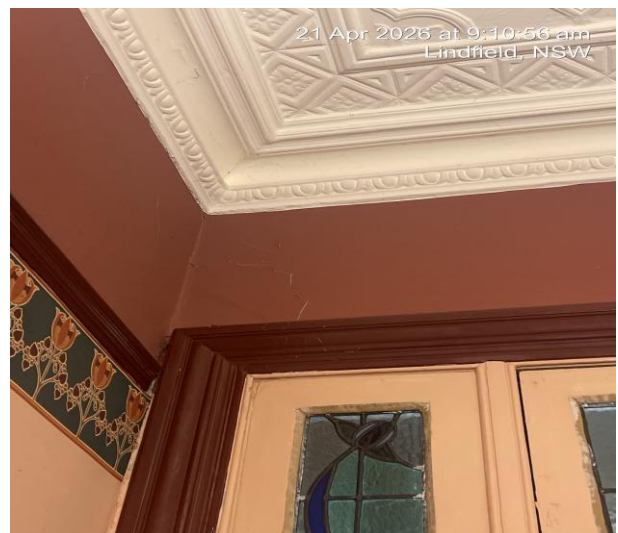


Photo 18 – Cracking observed to wall



Photo 19 – Cracking observed to wall



Photo 20 - Cracking observed to wall



Photo 21 - Cracking observed to archway



Photo 22 - General view



Photo 23 - General view



Photo 24 – 45° crack observed to wall



Photo 25 – Vertical cracking observed to wall



Photo 26 - Cracking observed to archway



Photo 27 – 45° crack observed to wall



Photo 28 - Cracking observed to wall



Photo 29 - Cracking observed to wall



Photo 30 – 45° crack observed to wall



Photo 31 – Cracking observed to wall



Photo 32 – General view



Photo 33 – General view



Photo 34 - General view



Photo 35 - General view



Photo 36 - Cracking observed to wall



Photo 37 – Cracking observed to wall and coving



Photo 38 – Cracking observed to wall and coving



Photo 39 – Cracking observed to wall and coving



Photo 40 - Cracking observed to wall and coving



Photo 41 – General view



Photo 42 – General view



Photo 43 – General view



Photo 44 – General view

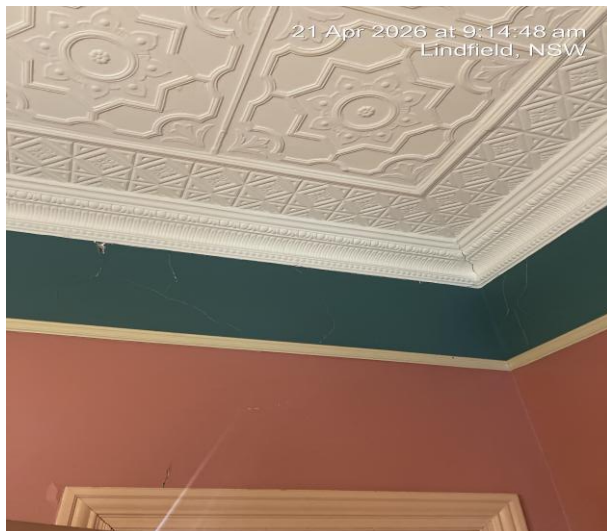


Photo 45 – Cracking observed to wall and coving



Photo 46 - Cracking observed to wall and coving



Photo 47 - Cracking observed to wall and coving



Photo 48 - Cracking observed to wall



Photo 49 - General view



Photo 50 – Cracking observed to wall



Photo 51 - Cracking observed to wall



Photo 52 - General view



Photo 53 – General view



Photo 54 – General view



Photo 55 - Cracking observed to tile



Photo 56 - General view



Photo 57 - General view



Photo 58 – Horizontal cracking observed to wall



Photo 59 – Horizontal cracking observed to wall



Photo 60 – Movement observed to coving



Photo 61 – Cracking observed to wall



Photo 62 - Cracking observed to wall



Photo 63 – Vertical crack observed at wall junction



Photo 64 - General view



Photo 65 - General view



Photo 66 – 45° crack observed to wall



Photo 67 – Vertical crack observed to wall



Photo 68 – Cracking observed to wall and movement observed to coving



Photo 69 – Cracking observed to wall



Photo 70 – General view



Photo 71 – General view



Photo 72 – Cracking observed to wall



Photo 73 – Cracking observed to wall and skirting



Photo 74 – General view



Photo 75 – General view



Photo 76 – General view



Photo 77 – Vertical crack observed to wall



Photo 78 – 45° crack observed to wall



Photo 79 – General view



Photo 80 - General view



Photo 81 - Cracking observed to wall



Photo 82 – Cracking observed to wall



Photo 83 – General view



Photo 84 - General view



Photo 85 - General view



Photo 86 - General view



Photo 87 - Cracking observed to wall



Photo 88 - Cracking observed to ceiling junction

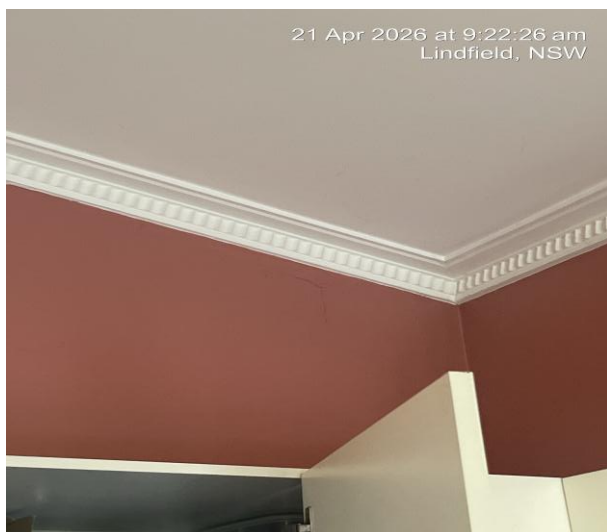


Photo 89 - Cracking observed to wall



Photo 90 - General view



Photo 91 – General view



Photo 92 – General view



Photo 93 – General view



Photo 94 – Weathering observed to fascia



Photo 95 – Weathering observed to fascia

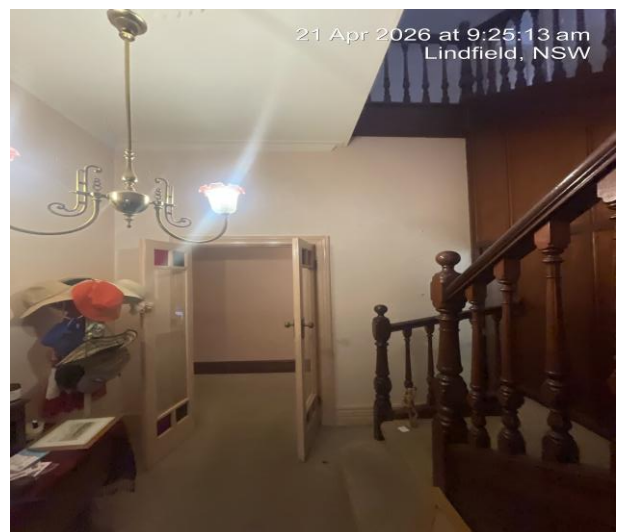


Photo 96 – General view



Photo 97 – General view



Photo 98 – Vertical crack observed to wall

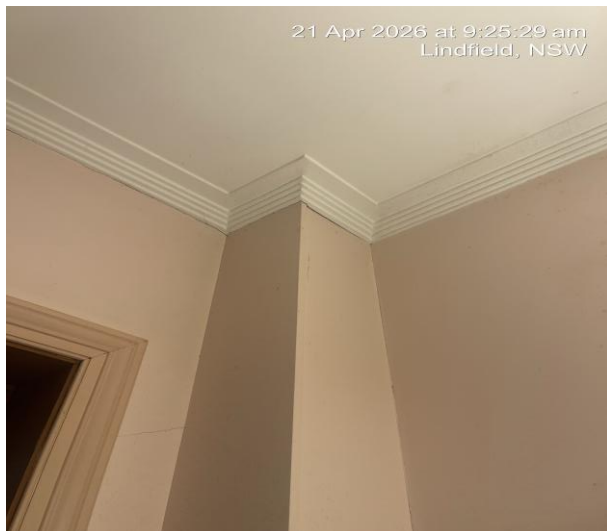


Photo 99 - Cracking observed to wall



Photo 100 - General view



Photo 101 – Vertical crack observed to wall junction



Photo 102 – Vertical crack observed to wall junction



Photo 103 – General view



Photo 104 – General view



Photo 105 – General view



Photo 106 - General view



Photo 107 – General view



Photo 108 – General view



Photo 109 – General view



Photo 110 – Rust and age-related wear observed to front porch roof



Photo 111 - General view



Photo 112 – General view



Photo 113 – Vertical crack observed to wall junction



Photo 114 - Vertical crack observed to wall junction

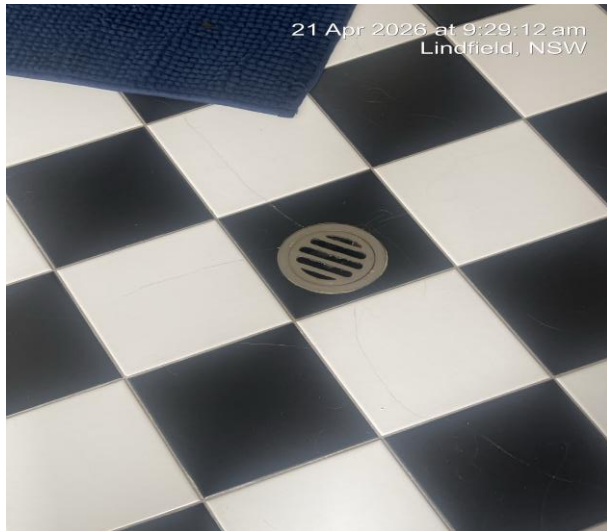


Photo 115 – Cracking observed to tiles



Photo 116 – Cracking observed to ceiling



Photo 117 - General view



Photo 118 - General view



Photo 119 – Cracking observed to ceiling junction



Photo 120 - General view



Photo 121 – Cracking observed to window frame



Photo 122 - General view



Photo 123 - General view



Photo 124 - General view



Photo 125 - General view

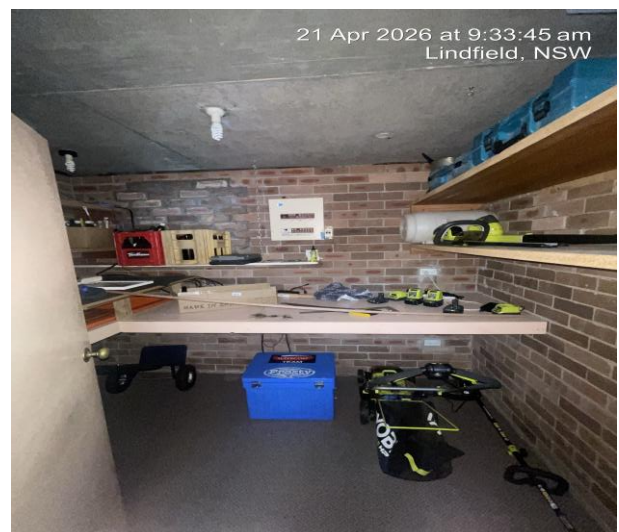


Photo 126 - General view



Photo 127 - General view



Photo 128 - General view



Photo 129 - General view



Photo 130 – Cracking observed to concrete



Photo 131 - Cracking observed to concrete



Photo 132 - General view



Photo 133 - General view



Photo 134 - General view



Photo 135 - General view



Photo 136 - General view



Photo 137 - General view



Photo 138 - General view

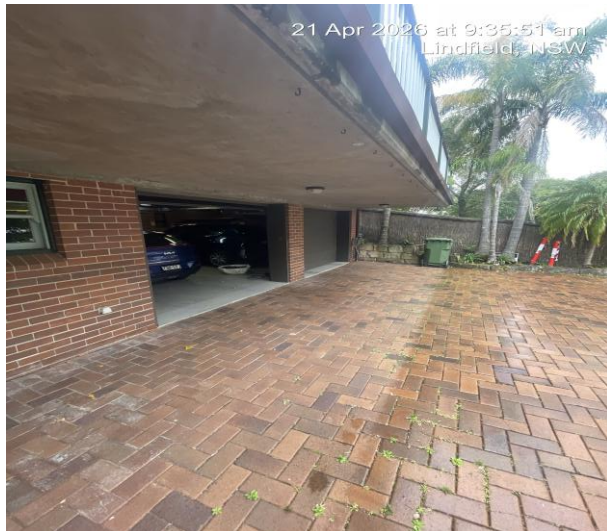


Photo 139 - General view



Photo 140 - General view



Photo 141 - General view



Photo 142 - General view



Photo 143 – Cracking observed to mortar



Photo 144 - Cracking observed to mortar



Photo 145 - General view



Photo 146 - General view



Photo 147 – Horizontal crack observed to wall



Photo 148 - General view



Photo 149 – Cracking observed to tiles



Photo 150 - General view



Photo 151 - General view



Photo 152 - General view



Photo 153 – Cracking observed to footpath



Photo 154 - General view



Photo 155 - General view



Photo 156 - General view



Photo 157 – Cracking observed to brick fence



Photo 158 - General view



Photo 159 - Cracking observed to brick fence



Photo 160 - General view

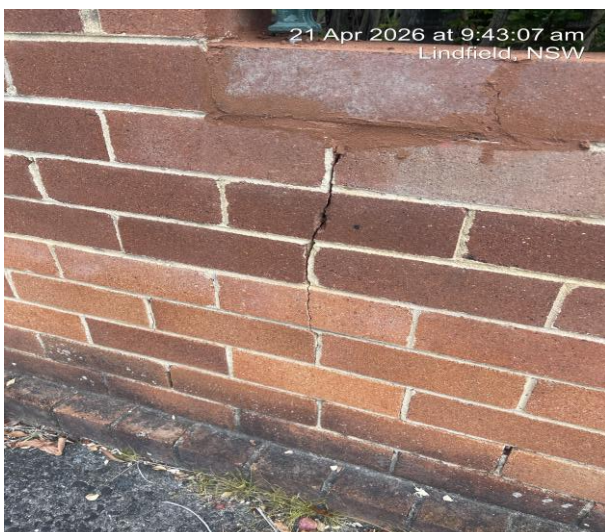
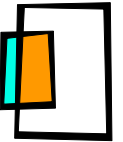


Photo 161 - Cracking observed to brick fence



Photo 162 – Rear boundary block wall exhibiting outward bowing toward neighboring property

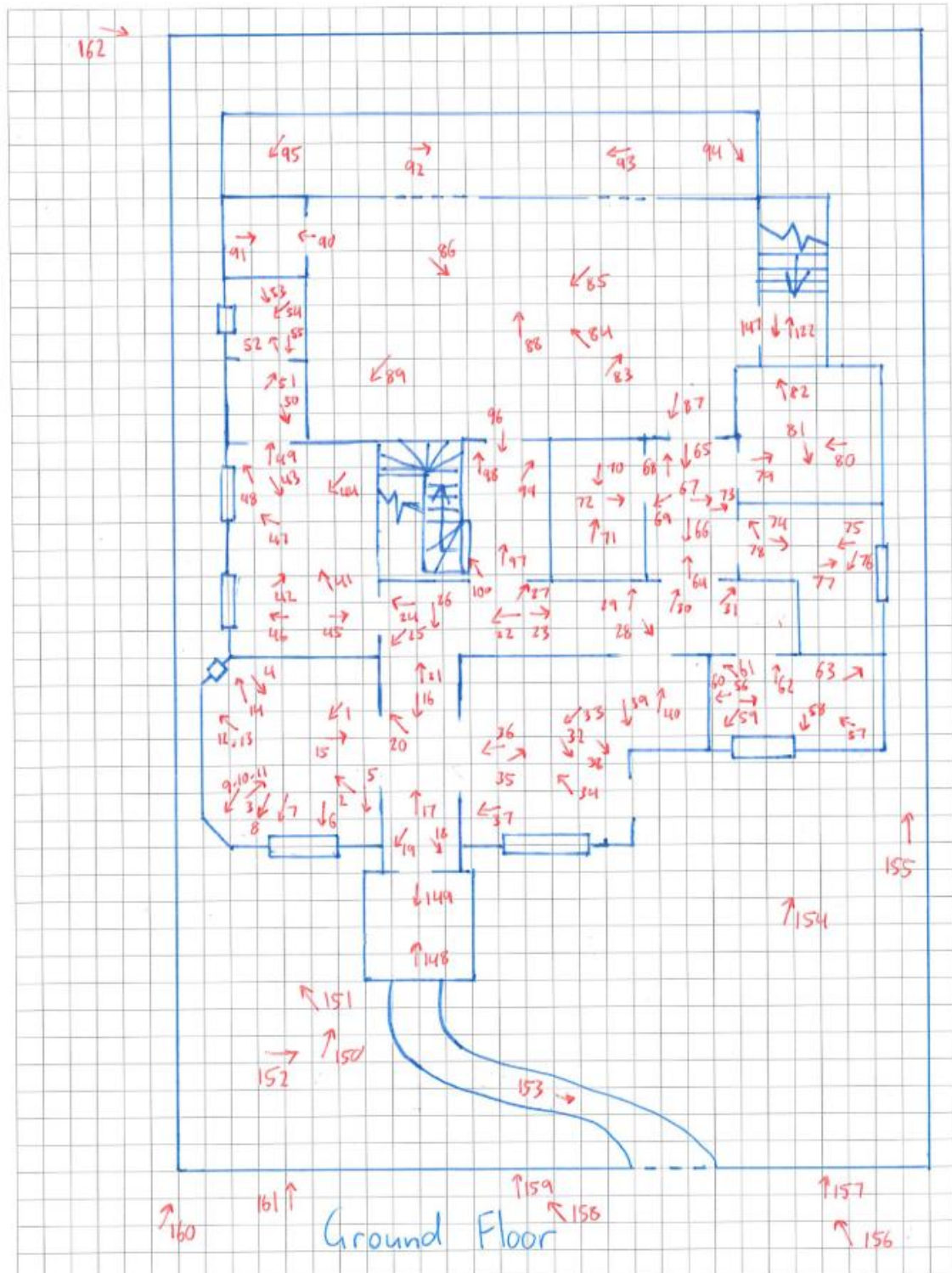


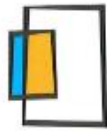
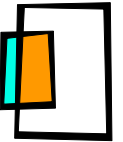
Appendix B – Location Map



abc CONSULTANTS
structural&civilengineers

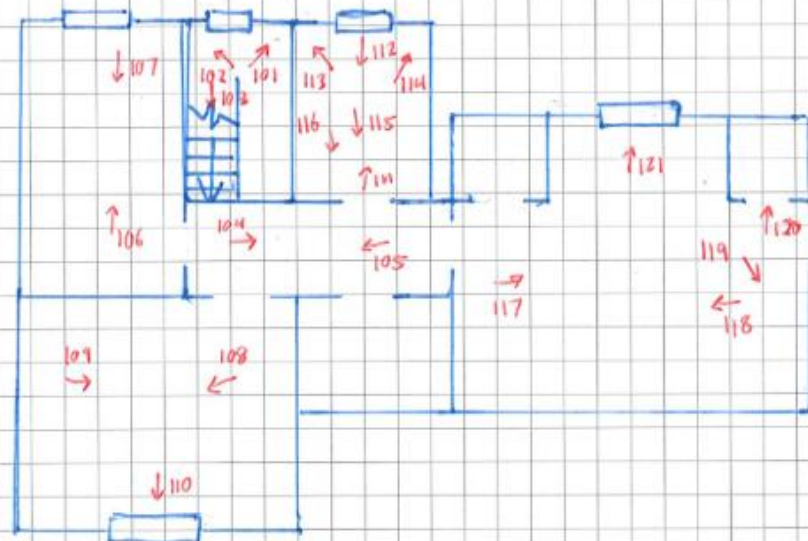
Project: 27 Russell Ave, Lindfield	Prepared By:	Job No: 26009
	Date:	Sheet:



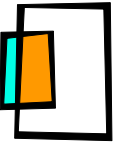


abc CONSULTANTS
structural&civilengineers

Project: 27 Russell Ave, Lindfield	Prepared By:	Job No: 26009
	Date:	Sheet:

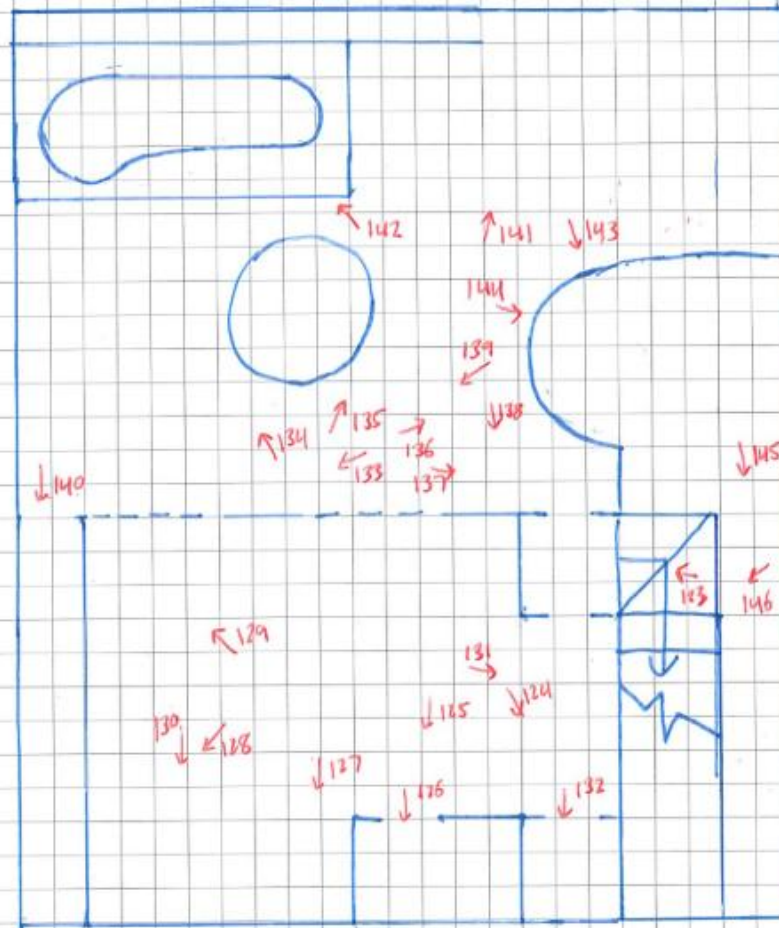


Level 1



abc CONSULTANTS
structural&civilengineers

Project: 27 Russel Ave, Lindfield	Prepared By:	Job No: 26009
	Date:	Sheet:



Garage/Backyard

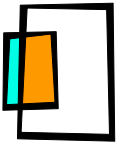
DILAPIDATION REPORT

**For Property At
52 Trafalgar Ave,
Lindfield, NSW 2070**

**For Development At
59-63 Trafalgar Ave & 1A-1B Valley Rd,
Lindfield, NSW 2070**

**On behalf of
Landmark Group
PO Box R351, Royal Exchange,
Sydney, NSW 1225**

**Ref: 26009-DR-001-R1-52 Trafalgar Ave
Date: 06.05.2026**



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1.0 INTRODUCTION

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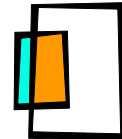
- 1.1 Appendix A – Photographs
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2. An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.



1.0 INTRODUCTION

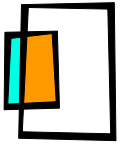
ABC Consultants Pty Ltd have been commissioned by Landmark Group to undertake a dilapidation report of 52 Trafalgar Ave, Lindfield for the proposed development at 59-63 Trafalgar Ave & 1A-1B Valley Rd, Lindfield.

It must be stressed that the inspection is purely of a visual nature and no responsibility can be taken for any defects that are obscured by objects including vehicles or adjoining structures temporary or otherwise, soil stockpiles, vegetation or services external to the buildings and furniture, stored items, floor and wall coverings internal to the buildings.

An inspection of the property was completed on Wednesday the 6th of May by ABC Consultants Pty Ltd. Photographic evidence of the observed damage was recorded in Appendix A of this report, with locations noted in Appendix B.



Figure 1 – Location Map, 52 Trafalgar Ave, Lindfield



2.0 OBSERVATIONS

52 Trafalgar Ave, Lindfield

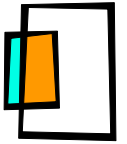
The property is a single-storey residential dwelling comprising of bedrooms, bathrooms, kitchen, living areas, and a laundry. The building is of brick construction with a tiled roof. Internal walls throughout are constructed of gyprock including the internal face of perimeter walls. Floor finishes consist of timber flooring to general living areas, tiled finishes to wet areas, and carpeted flooring to bedrooms.

At the time of inspection, the property was noted to be in generally average condition, with localised building distress and signs of minor movement evident throughout.

Minor cracking and movement were observed to skirtings and scotia in various internal areas. Localised cracking was also identified to a gyprock wall within the living room. In wet areas, cracking and movement to grout lines were noted, consistent with minor substrate movement and/or shrinkage.

Externally, cracking was observed to concrete surfaces, including walkways and the driveway. A short brick retaining wall located within the backyard was observed to be overturning and bowing toward the property, indicating lateral pressure from the adjoining property.

Photographic evidence of the observed defects was recorded in Appendix A of this report, with locations noted in Appendix B.



Appendix A – Photographs



Photo 1 – General view



Photo 2 – General view



Photo 3 - General view



Photo 4 – General view



Photo 5 – General view



Photo 6 – General view



Photo 7 – Movement observed to skirting



Photo 8 – Cracking observed to skirting



Photo 9 - Cracking observed to skirting



Photo 10 - Cracking observed to doorframe



Photo 11 - Cracking observed to doorframe



Photo 12 – General view



Photo 13 – General view



Photo 14 - General view



Photo 15 - General view



Photo 16 – General view



Photo 17 – Cracking observed to grout and coving

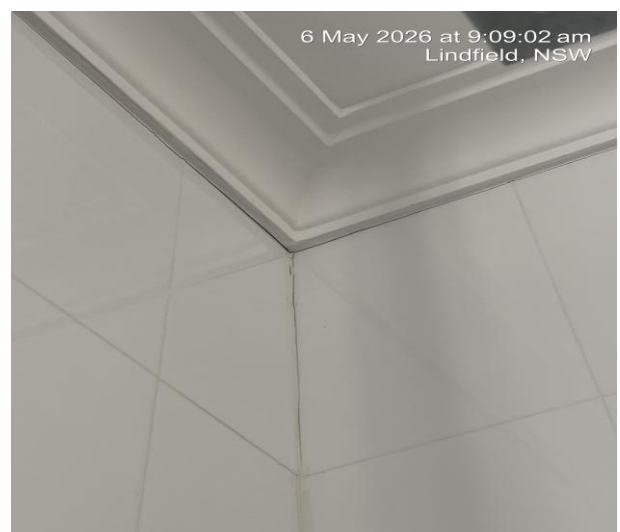


Photo 18 – Cracking observed to grout and coving



Photo 19 – Cracking observed to grout and coving



Photo 20 - Cracking observed to grout and window frame



Photo 21 – Cracking observed to grout and coving



Photo 22 – General view



Photo 23 - General view



Photo 24 – General view

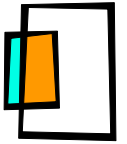


Photo 25 – General view



Photo 26 - General view



Photo 27 – General view



Photo 28 – General view



Photo 29 – Cracking observed to coving



Photo 30 – Movement observed to skirting



Photo 31 – Horizontal crack observed to gyprock



Photo 32 – 45° crack observed to gyprock



Photo 33 – Cracking observed to window frame



Photo 34 – Movement observed to skirting



Photo 35 - Movement observed to skirting



Photo 36 - General view



Photo 37 – General view



Photo 38 – General view



Photo 39 – Movement observed to skirting

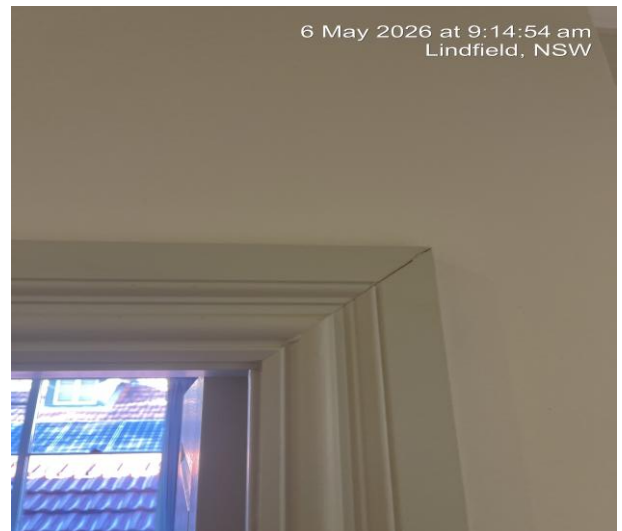


Photo 40 – Cracking observed to doorframe



Photo 41 – General view



Photo 42 – General view



Photo 43 – Cracking observed to skirting



Photo 44 – Cracking observed to window frame



Photo 45 – Cracking observed to coving

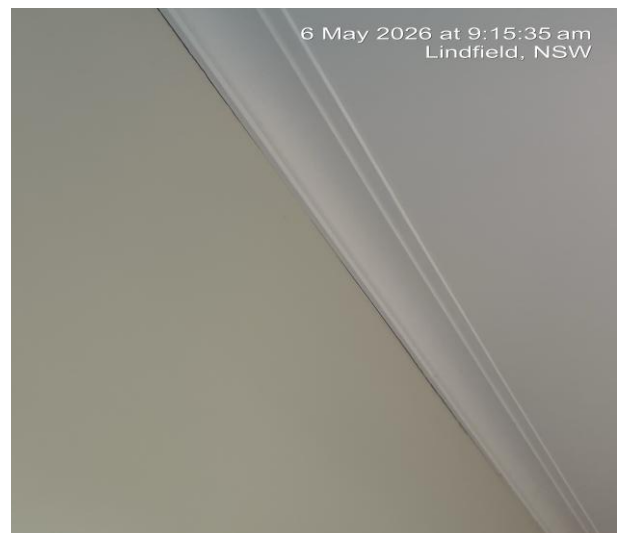


Photo 46 – Movement observed to coving

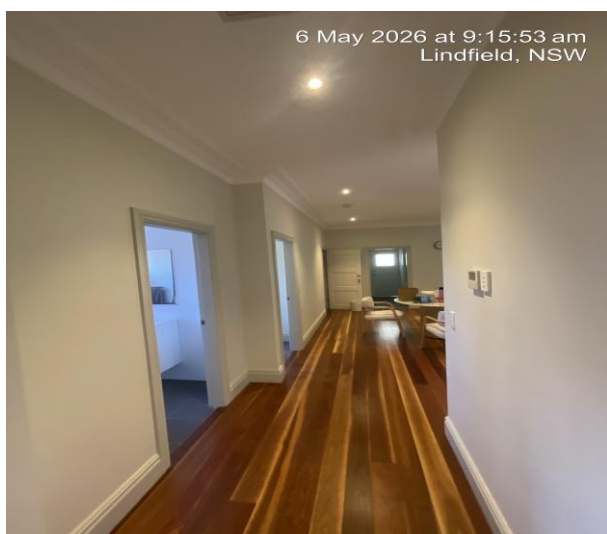


Photo 47 – General view



Photo 48 - General view



Photo 49 - General view



Photo 50 – Cracking observed to grout and coving



Photo 51 - Cracking observed to grout



Photo 52 – Cracking observed to grout and coving



Photo 53 – Cracking observed to grout and coving



Photo 54 – General view



Photo 55 – General view



Photo 56 – General view



Photo 57 - General view

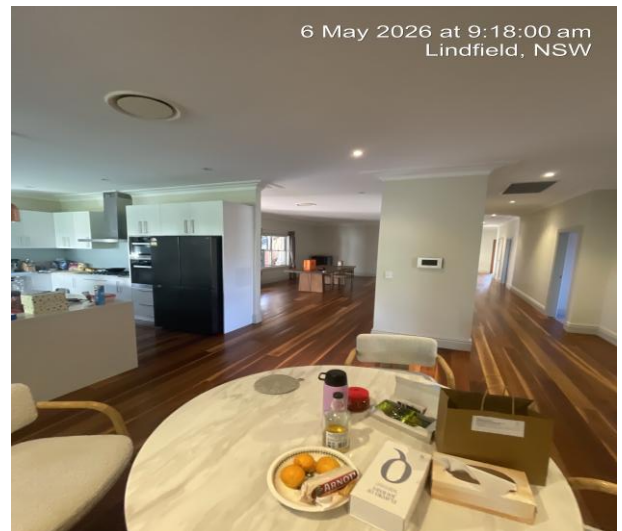


Photo 58 - General view



Photo 59 - General view



Photo 60 - General view

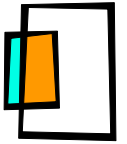


Photo 61 – General view



Photo 62 – Cracking observed to ceiling



Photo 63 – Movement observed to skirting



Photo 64 – General view



Photo 65 - General view



Photo 66 - Cracking observed to grout and coving



Photo 67 - Movement observed to coving



Photo 68 - Movement observed to coving

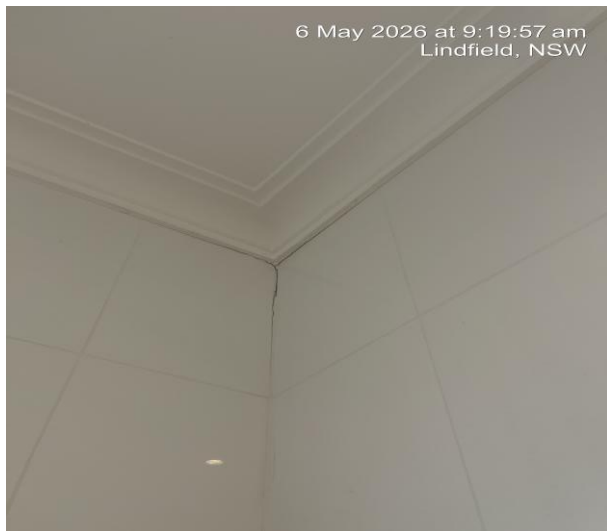


Photo 69 – Cracking observed to grout and coving



Photo 70 – Cracking observed to grout and coving



Photo 71 – General view



Photo 72 – General view

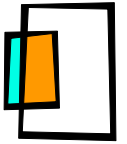


Photo 73 – Cracking observed to grout and coving



Photo 74 – Cracking observed to grout and coving

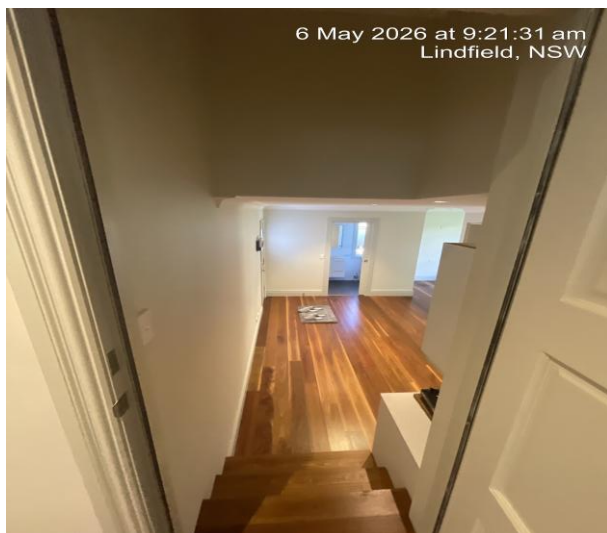


Photo 75 – General view



Photo 76 – General view



Photo 77 – General view



Photo 78 – Cracking observed to gyprock wall



Photo 79 – Movement observed to skirting



Photo 80 - General view



Photo 81 - General view



Photo 82 – Cracking observed to skirting



Photo 83 – Delamination observed to gyprock ceiling junction



Photo 84 – Cracking observed to window frame



Photo 85 – Cracking observed to skirting and wall



Photo 86 - General view



Photo 87 - General view



Photo 88 – Cracking observed to window frame



Photo 89 – Movement observed to wall/ceiling junction



Photo 90 – Cracking observed to grout and coving



Photo 91 – Cracking observed to grout



Photo 92 – Cracking observed to grout and coving



Photo 93 – General view



Photo 94 – General view



Photo 95 – Cracking observed to skirting



Photo 96 – General view



Photo 97 – General view



Photo 98 – General view



Photo 99 - General view



Photo 100 – Movement observed to wall/ceiling junction



Photo 101 – Overturning observed to brick retaining wall



Photo 102 – General view



Photo 103 – Cracking observed to concrete



Photo 104 – General view



Photo 105 – Cracking observed to concrete



Photo 106 – Cracking observed to render



Photo 107 – General view



Photo 108 – General view



Photo 109 – Cracking observed to concrete



Photo 110 - Cracking observed to concrete



Photo 111 - General view



Photo 112 – General view



Photo 113 – General view



Photo 114 - General view



Photo 115 – General view



Photo 116 – General view



Photo 117 – General view



Photo 118 – Deterioration observed to ceiling and framing

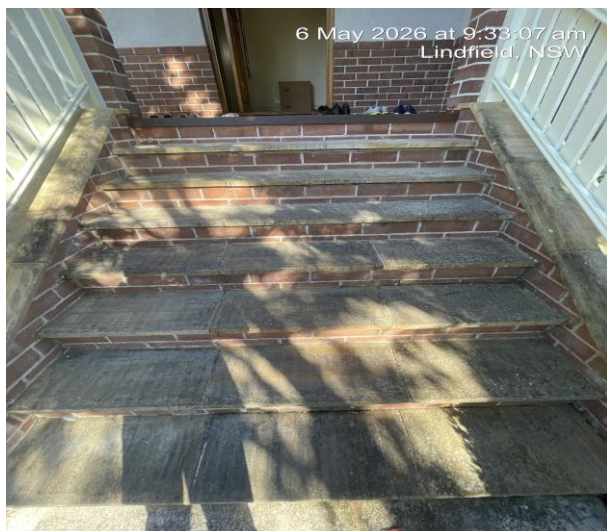


Photo 119 - General view



Photo 120 – Cracking observed to grout

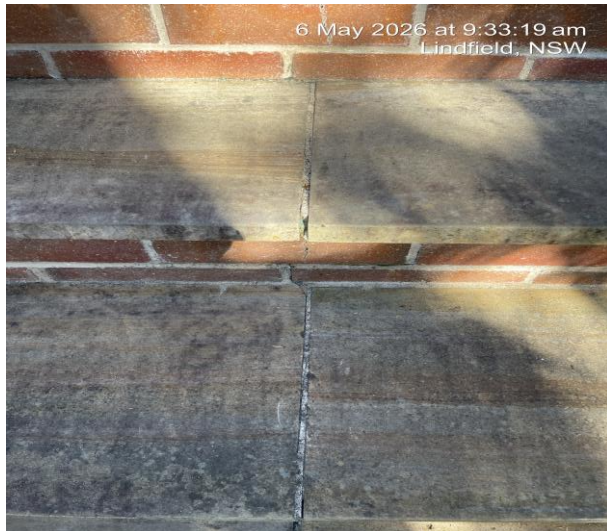


Photo 121 – Cracking observed to grout



Photo 122 – General view



Photo 123 – General view



Photo 124 – General view



Photo 125 – General view



Photo 126 - General view



Photo 127 – Cracking observed to concrete



Photo 128 – Deterioration observed to ceiling and framing



Photo 129 – Movement observed to stairs



Photo 130 – Cracking observed to concrete



Photo 131 - General view



Photo 132 – General view



Photo 133 – General view



Photo 134 - General view



Photo 135 – General view



Photo 136 – Cracking observed to concrete



Photo 137 – Cracking observed to render



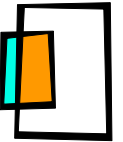
Photo 138 - General view



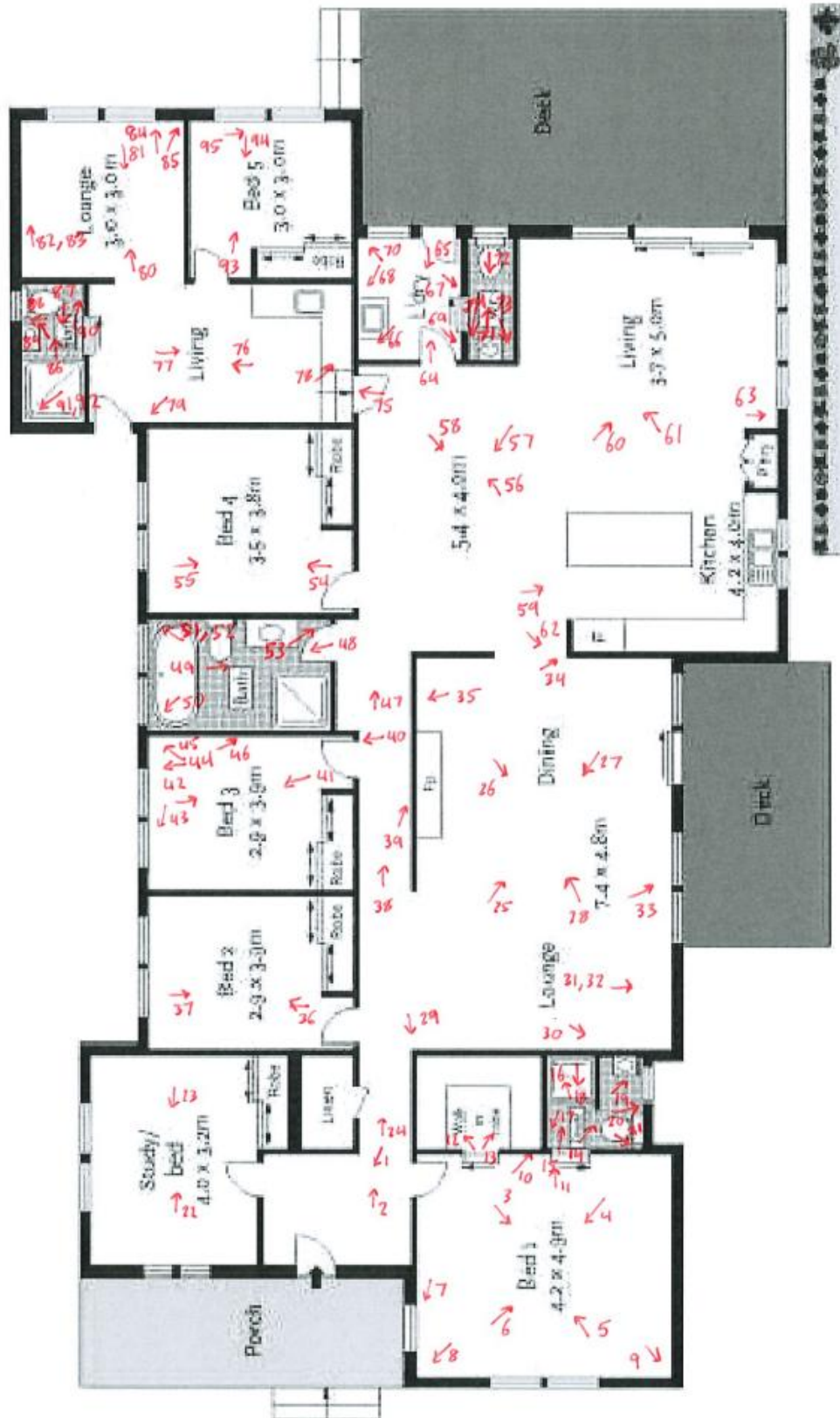
Photo 139 – General view

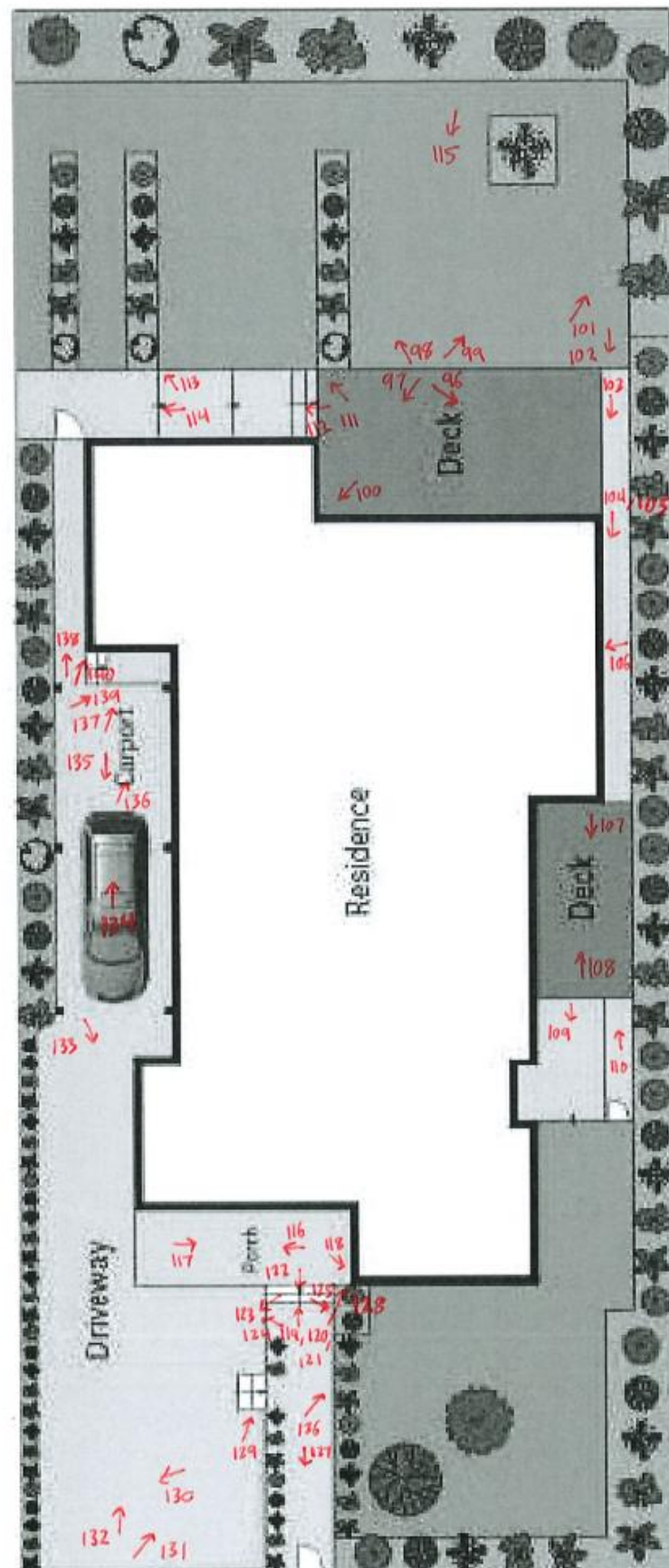
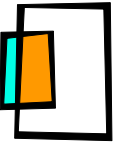


Photo 140 – Cracking observed to mortar



Appendix B – Location Map





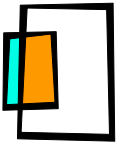
DILAPIDATION REPORT

**For Property At
54 Trafalgar Ave,
Lindfield, NSW 2070**

**For Development At
59-63 Trafalgar Ave & 1A-1B Valley Rd,
Lindfield, NSW 2070**

**On behalf of
Landmark Group
PO Box R351, Royal Exchange,
Sydney, NSW 1225**

**Ref: 26009-DR-001-R1-54 Trafalgar Ave
Date: 21.04.2026**



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1.0 INTRODUCTION

2.0 OBSERVATIONS

APPENDICES

- 1.1 Appendix A – Photographs
- 1.2 Appendix B – Location Maps

DISCLAIMER

The inspection was limited to readily accessible areas and based solely on a visual inspection with no invasive or further investigative methods undertaken.

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

1. Any non-structural element, eg, roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling,
2. An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.



1.0 INTRODUCTION

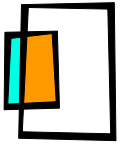
ABC Consultants Pty Ltd have been commissioned by Landmark Group to undertake a dilapidation report of 54 Trafalgar Ave, Lindfield for the proposed development at 59-63 Trafalgar Ave & 1A-1B Valley Rd, Lindfield.

It must be stressed that the inspection is purely of a visual nature and no responsibility can be taken for any defects that are obscured by objects including vehicles or adjoining structures temporary or otherwise, soil stockpiles, vegetation or services external to the buildings and furniture, stored items, floor and wall coverings internal to the buildings.

An inspection of the property was completed on Tuesday the 21st of April by ABC Consultants Pty Ltd. Photographic evidence of the observed damage was recorded in Appendix A of this report, with locations noted in Appendix B.



Figure 1 – Location Map, 54 Trafalgar Ave, Lindfield



2.0 OBSERVATIONS

54 Trafalgar Ave, Lindfield

The property is a two-storey residential dwelling of conventional masonry construction. The Ground Floor comprises a living area, kitchen, bedrooms, and bathrooms. Lower Ground contains a bedroom, laundry, bathroom, and garage. Internal walls are predominantly constructed of brick masonry with rendered finishes, with portions of Lower Ground incorporating gyprock partitions and tiled flooring. The external façade is of double brick construction and is surmounted by a tiled roof.

At the time of inspection, the property was observed to be in overall average condition, with no significant structural defects evident.

Minor cracking was noted to internal painted finishes, including around door and window openings, along wall junctions, and adjacent to stair stringers. The cracking is generally consistent with typical minor building movement and material shrinkage. Cracking was also observed to the rendered block wall at the property entrance.

Externally, the timber retaining wall along the side boundary was observed to be exhibiting signs of overturning, indicating potential loss of structural stability. Localised cracking was also observed to stone masonry elements and external tiled surfaces, consistent with minor settlement and/or ground movement.

Photographic evidence of the observed defects was recorded in Appendix A of this report, with locations noted in Appendix B.



Appendix A – Photographs



Photo 1 – General view



Photo 2 – General view



Photo 3 - General view



Photo 4 – General view



Photo 5 – General view



Photo 6 – General view



Photo 7 – General view



Photo 8 – General view



Photo 9 - General view



Photo 10 - General view

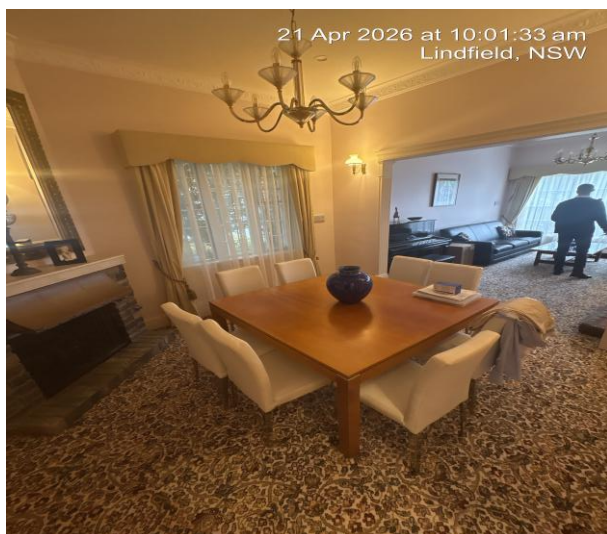


Photo 11 - General view



Photo 12 – General view



Photo 13 – Cracking observed to wall



Photo 14 - Cracking observed to wall



Photo 15 - General view



Photo 16 – General view



Photo 17 - General view



Photo 18 – General view



Photo 19 – General view



Photo 20 - General view



Photo 21 - General view



Photo 22 - General view



Photo 23 – Cracking observed to coving



Photo 24 – Cracking observed to coving



Photo 25 - General view



Photo 26 - General view



Photo 27 - General view



Photo 28 - General view



Photo 29 - General view



Photo 30 - Cracking observed to wall and coving



Photo 31 – General view



Photo 32 – General view



Photo 33 – General view



Photo 34 - General view

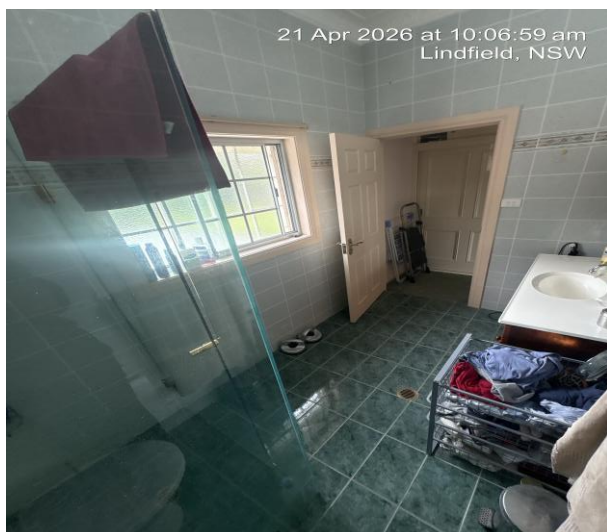


Photo 35 - General view



Photo 36 – Cracking observed to grout



Photo 37 – Movement observed to tiles and coving



Photo 38 – Cracking observed to grout



Photo 39 – General view



Photo 40 - General view



Photo 41 – General view



Photo 42 – General view



Photo 43 – Movement observed to top of column



Photo 44 – General view



Photo 45 – General view

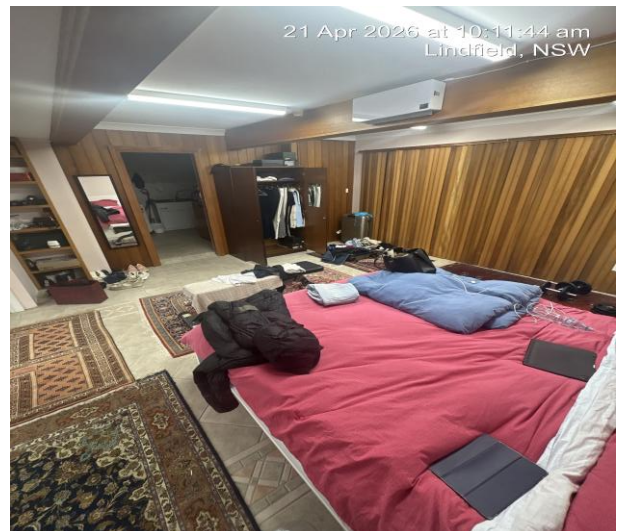


Photo 46 - General view

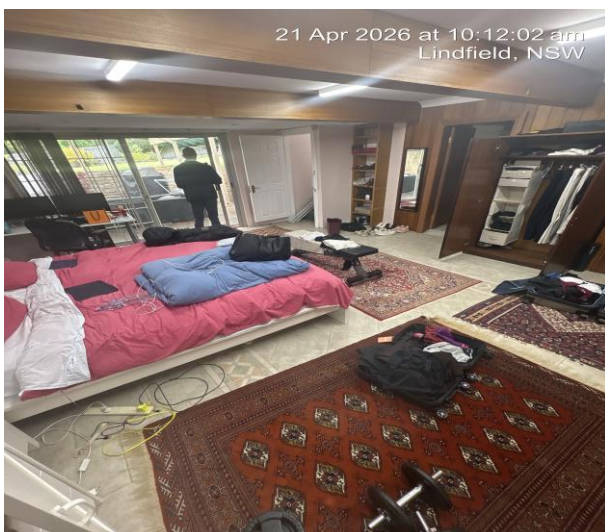


Photo 47 - General view



Photo 48 - General view



Photo 49 - General view



Photo 50 – General view



Photo 51 - General view



Photo 52 – Repair patching observed to epoxy pebble flooring



Photo 53 – Cracking observed to epoxy pebble flooring



Photo 54 – General view



Photo 55 - General view



Photo 56 - General view

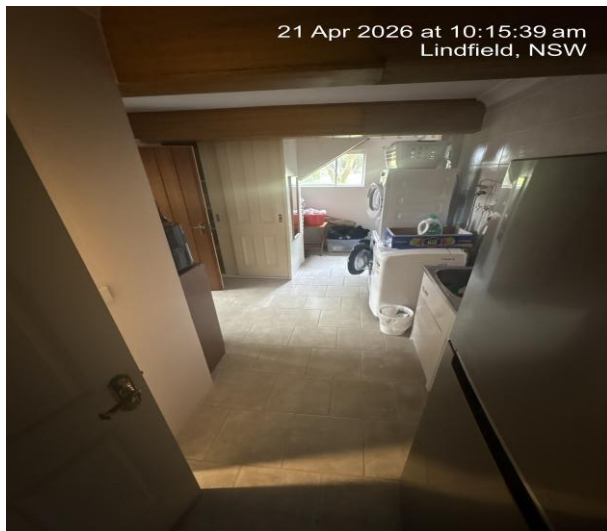


Photo 57 - General view



Photo 58 - General view



Photo 59 - General view



Photo 60 - General view



Photo 61 – General view



Photo 62 - General view



Photo 63 - General view



Photo 64 - General view



Photo 65 - General view



Photo 66 - General view



Photo 67 - General view



Photo 68 - General view



Photo 69 – Cracking observed to mortar



Photo 70 – Cracking observed to stone



Photo 71 – General view



Photo 72 – General view



Photo 73 – General view



Photo 74 – Settlement observed to stone wall



Photo 75 – Cracking observed to mortar



Photo 76 – General view



Photo 77 – Cracking observed to wall/floor junction



Photo 78 – General view



Photo 79 – Overturning of timber retaining wall observed



Photo 80 – Cracking observed to mortar



Photo 81 - General view



Photo 82 – General view

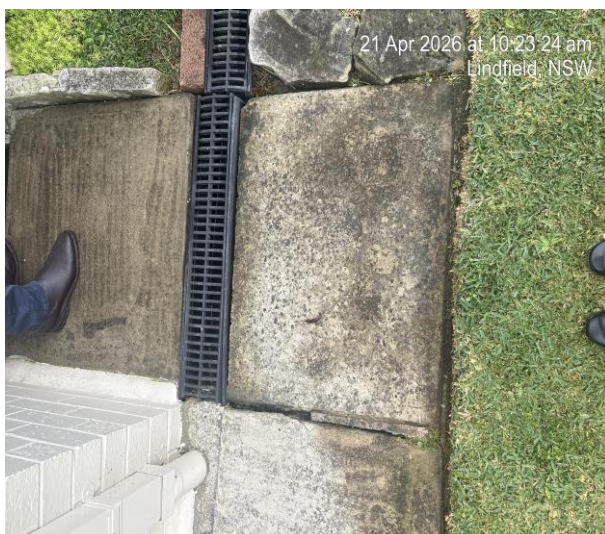


Photo 83 – Cracking observed to mortar



Photo 84 – Cracking observed to mortar



Photo 85 - General view



Photo 86 - General view



Photo 87 - General view



Photo 88 – General view



Photo 89 – General view



Photo 90 - General view



Photo 91 – Cracking observed to tiles



Photo 92 – General view



Photo 93 – Cracking observed to tiles



Photo 94 – Cracking observed to mortar



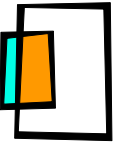
Photo 95 – Cracking observed to mortar



Photo 96 – General view



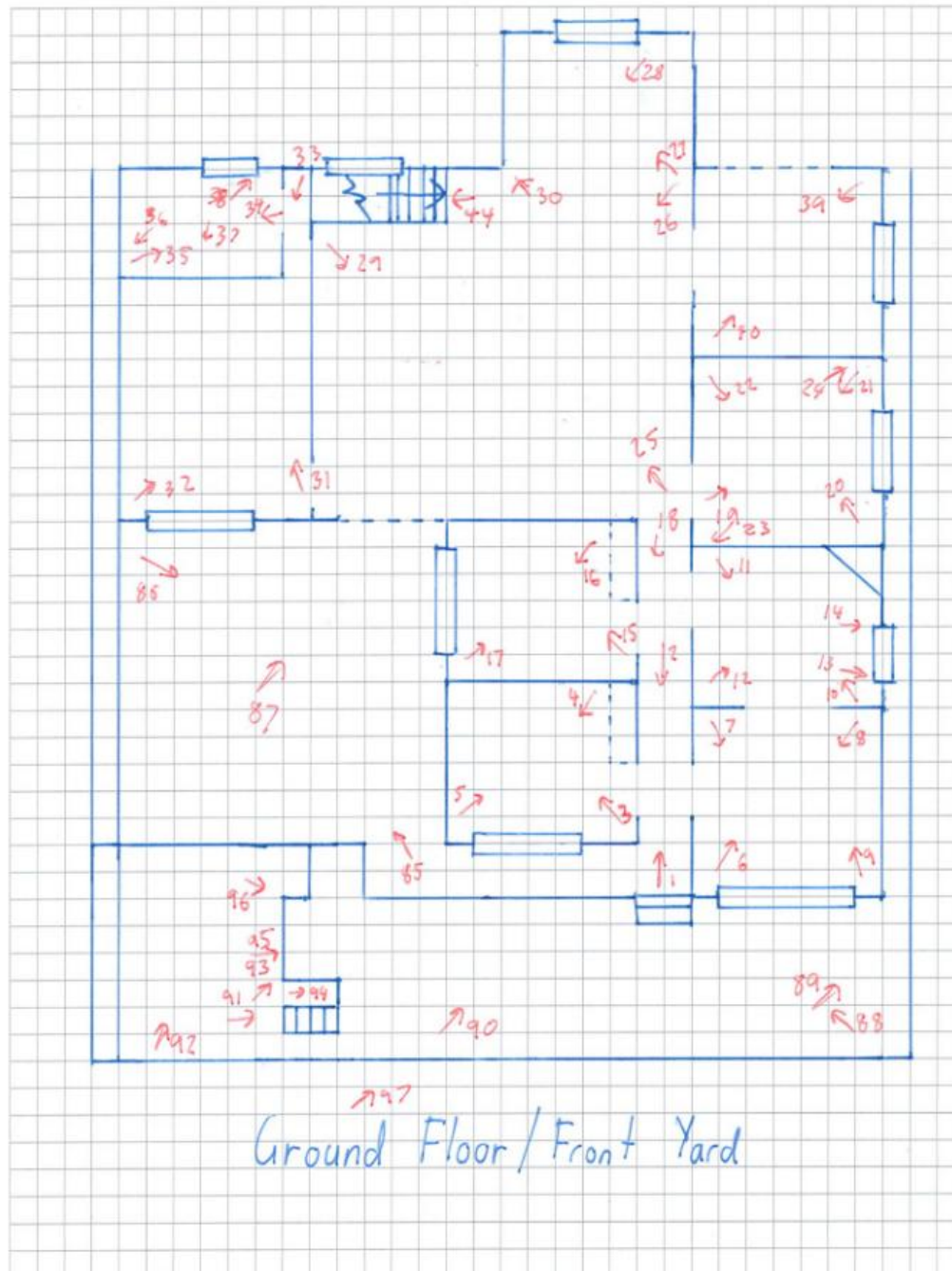
Photo 97 – General view

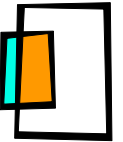


Appendix B – Location



Project: 54 Trafalgar Ave, Lindfield	Prepared By:	Job No: 26009
	Date:	Sheet:



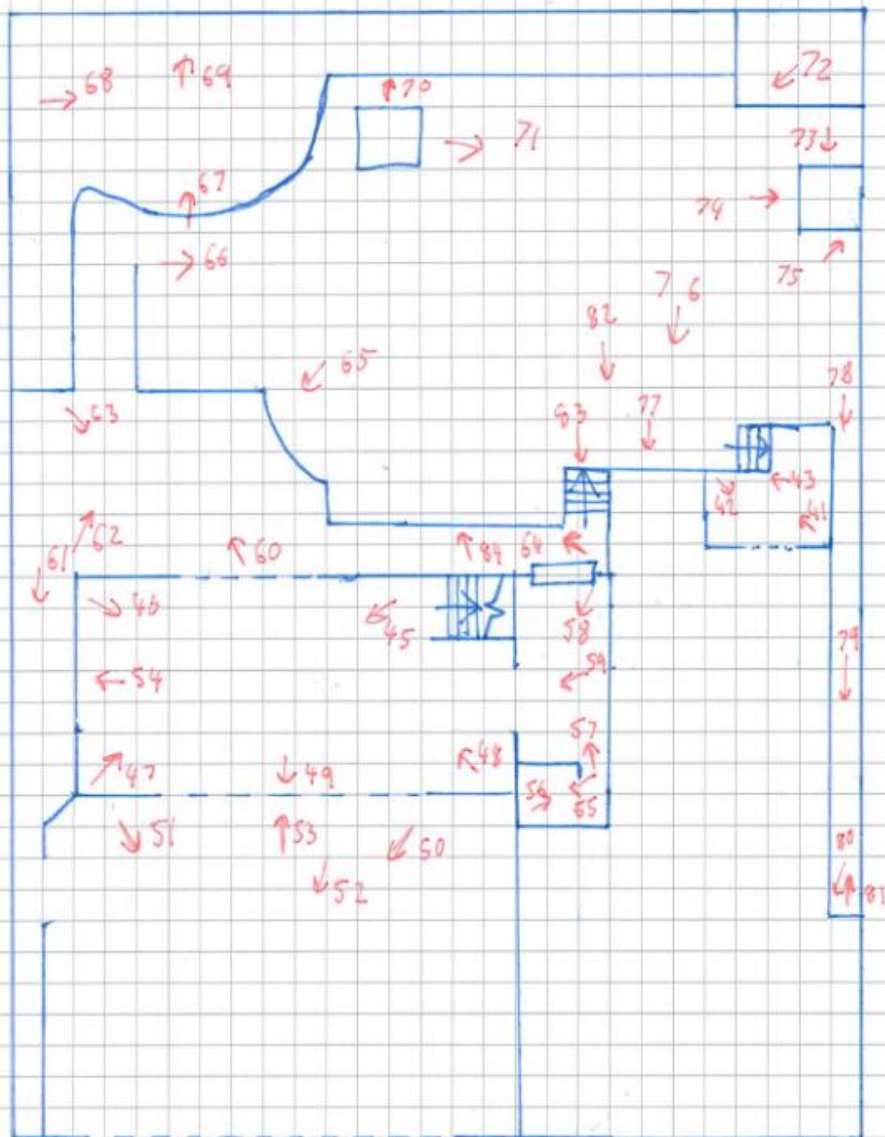


abc CONSULTANTS
structural & civil engineers

Project: 54 Trafalgar Ave, Lindfield

Prepared By:
Date:

Job No: 26009
Sheet:



Lower Ground/Backyard

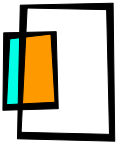
DILAPIDATION REPORT

**For Property At
55 Trafalgar Ave,
Lindfield, NSW 2070**

**For Development At
59-63 Trafalgar Ave & 1A-1B Valley Rd,
Lindfield, NSW 2070**

**On behalf of
Landmark Group
PO Box R351, Royal Exchange,
Sydney, NSW 1225**

**Ref: 26009-DR-001-R1-55 Trafalgar Ave
Date: 21.04.2026**



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- 1.1 Appendix A – Photographs
- 1.2 Appendix B – Location Maps

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2. An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.



1.0 INTRODUCTION

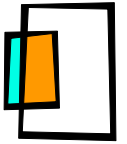
ABC Consultants Pty Ltd have been commissioned by Landmark Group to undertake a dilapidation report of 55 Trafalgar Ave, Lindfield for the proposed development at 59-63 Trafalgar Ave & 1A-1B Valley Rd, Lindfield.

It must be stressed that the inspection is purely of a visual nature and no responsibility can be taken for any defects that are obscured by objects including vehicles or adjoining structures temporary or otherwise, soil stockpiles, vegetation or services external to the buildings and furniture, stored items, floor and wall coverings internal to the buildings.

An inspection of the property was completed on Tuesday the 21st of April by ABC Consultants Pty Ltd. Photographic evidence of the observed damage was recorded in Appendix A of this report, with locations noted in Appendix B.



Figure 1 – Location Map, 55 Trafalgar Ave, Lindfield



2.0 OBSERVATIONS

55 Trafalgar Ave, Lindfield

The property is a two-storey residential dwelling of conventional masonry construction, together with an isolated granny flat of timber-framed construction. The Ground Floor of the main dwelling comprises a living area, kitchen, bedrooms, and bathroom. The Lower Level contains a bathroom, laundry, garage, and storage room.

Internal walls to the Ground Floor are constructed of brick masonry with rendered finishes, while the Lower Level incorporates a combination of rendered masonry and exposed sandstone walls. Internal flooring is predominantly timber, with tiled finishes to wet areas and stone tiling to the garage. The external façade of the main dwelling is of double brick construction and is surmounted by a tiled roof.

The detached granny flat comprises a living/dining area, bedrooms, bathroom, and kitchen. The external façade is clad and surmounted by a tiled roof. Internally, the structure consists of gyprock partitions and timber flooring. The granny flat is elevated on a steel post-and-beam subfloor support system.

At the time of inspection, the property was observed to be in overall average condition, with no significant structural defects evident.

Minor cracking was noted to internal painted finishes throughout, including around door and window openings, along wall junctions, and to ceiling coving. The cracking is consistent with typical minor building movement and material shrinkage. Cracking was also observed to tiled finishes within the Ground Floor bathroom. No other significant defects were observed at the time of inspection.

Photographic evidence of the observed defects was recorded in Appendix A of this report, with locations noted in Appendix B.



Appendix A – Photographs



Photo 1 – General view



Photo 2 – General view



Photo 3 - General view



Photo 4 – General view



Photo 5 – General view



Photo 6 – General view



Photo 7 – General view



Photo 8 – General view

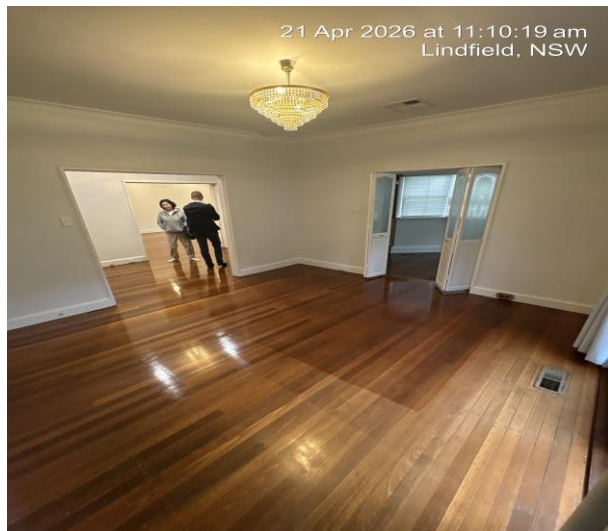


Photo 9 - General view



Photo 10 - General view



Photo 11 - General view



Photo 12 – General view

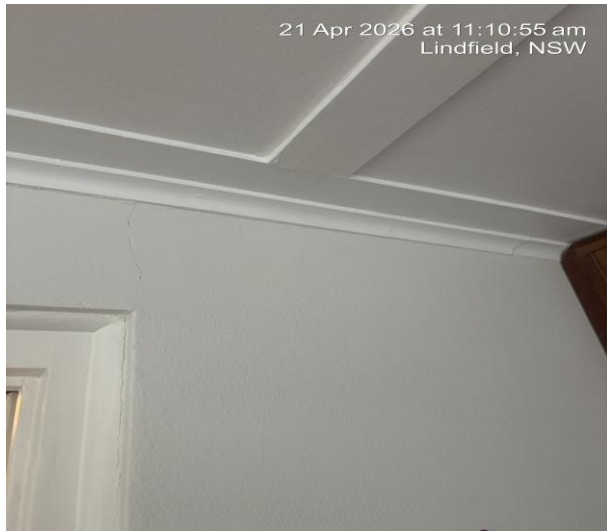


Photo 13 – Vertical cracking observed to wall



Photo 14 - Vertical cracking observed to wall



Photo 15 - 45° crack observed to wall



Photo 16 – General view



Photo 17 - General view

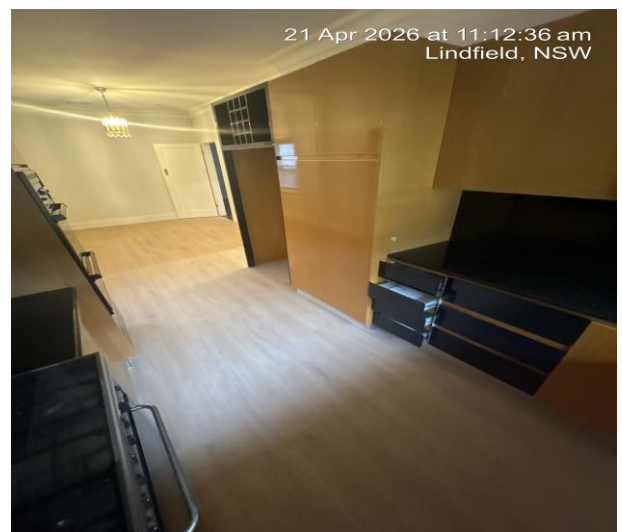


Photo 18 – General view



Photo 19 – General view



Photo 20 - Cracking observed to ceiling



Photo 21 – Cracking observed to wall/coving junction



Photo 22 - Cracking observed to coving



Photo 23 - Cracking observed to wall



Photo 24 – 45° crack observed to wall



Photo 25 – Cracking observed to wall



Photo 26 - General view

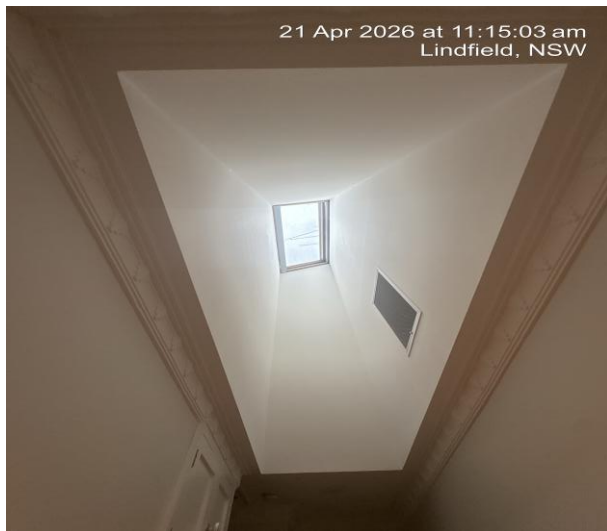


Photo 27 – General view



Photo 28 – Cracking observed to wall



Photo 29 – Movement observed to floorboards

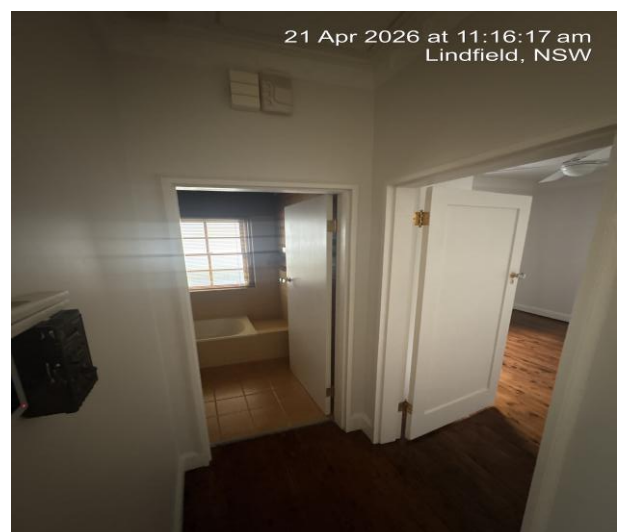


Photo 30 – General view



Photo 31 – General view



Photo 32 – General view



Photo 33 – General view



Photo 34 - General view



Photo 35 - General view



Photo 36 - General view



Photo 37 – Cracking observed to coving



Photo 38 – Cracking observed to ceiling



Photo 39 – General view



Photo 40 – Cracking observed to ceiling



Photo 41 – General view



Photo 42 – General view



Photo 43 – General view



Photo 44 – General view



Photo 45 – Cracking observed to coving



Photo 46 – Cracking observed to ceiling



Photo 47 – Cracking observed to coving



Photo 48 - General view

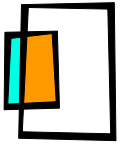


Photo 49 - General view



Photo 50 – General view



Photo 51 - General view



Photo 52 – Cracking observed to coving

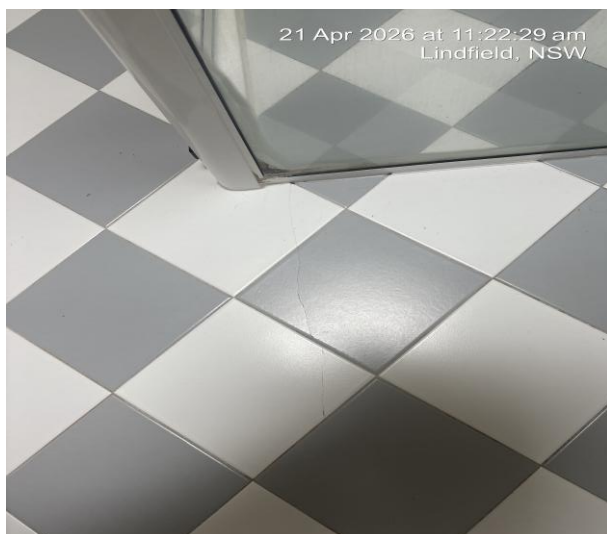


Photo 53 – Cracking observed to tiles



Photo 54 – Cracking observed to tiles



Photo 55 – Cracking observed to door frame



Photo 56 – Cracking observed to coving and ceiling



Photo 57 - General view



Photo 58 - General view



Photo 59 - General view



Photo 60 - General view



Photo 61 – Vertical cracking observed to wall and coving



Photo 62 - General view



Photo 63 - General view



Photo 64 - Cracking observed to wall and coving

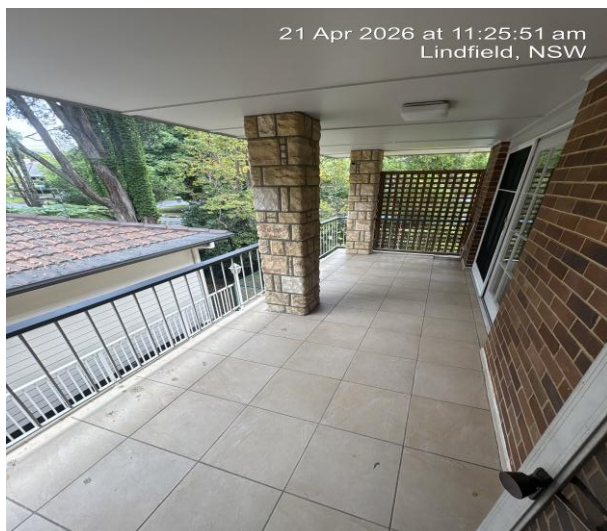


Photo 65 - General view



Photo 66 - General view



Photo 67 - General view



Photo 68 - General view



Photo 69 - General view



Photo 70 - General view



Photo 71 - General view



Photo 72 - General view



Photo 73 – General view

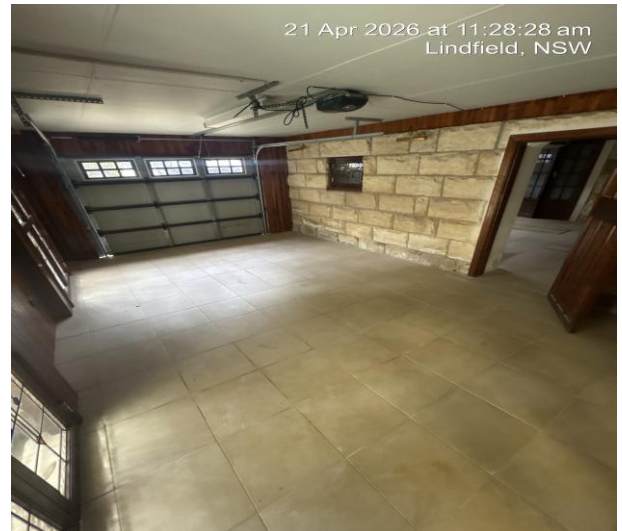


Photo 74 – General view



Photo 75 – General view



Photo 76 – General view



Photo 77 – General view



Photo 78 – General view



Photo 79 – General view



Photo 80 - General view

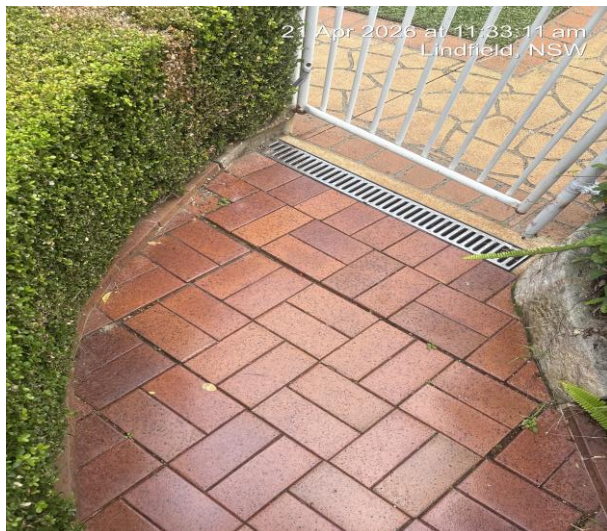


Photo 81 - General view



Photo 82 – General view



Photo 83 – General view



Photo 84 - General view



Photo 85 - General view



Photo 86 - General view



Photo 87 - General view



Photo 88 - General view



Photo 89 - General view



Photo 90 - General view



Photo 91 – General view



Photo 92 – General view



Photo 93 – General view



Photo 94 – Cracking observed to mortar



Photo 95 – General view



Photo 96 – General view



Photo 97 – General view



Photo 98 – General view



Photo 99 - General view



Photo 100 - General view



Photo 101 – General view



Photo 102 – General view



Photo 103 – General view



Photo 104 – General view



Photo 105 – General view



Photo 106 - General view



Photo 107 – Cracking observed to door frame



Photo 108 – General view



Photo 109 – General view



Photo 110 - General view



Photo 111 - General view



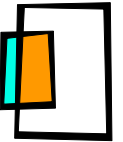
Photo 112 – General view



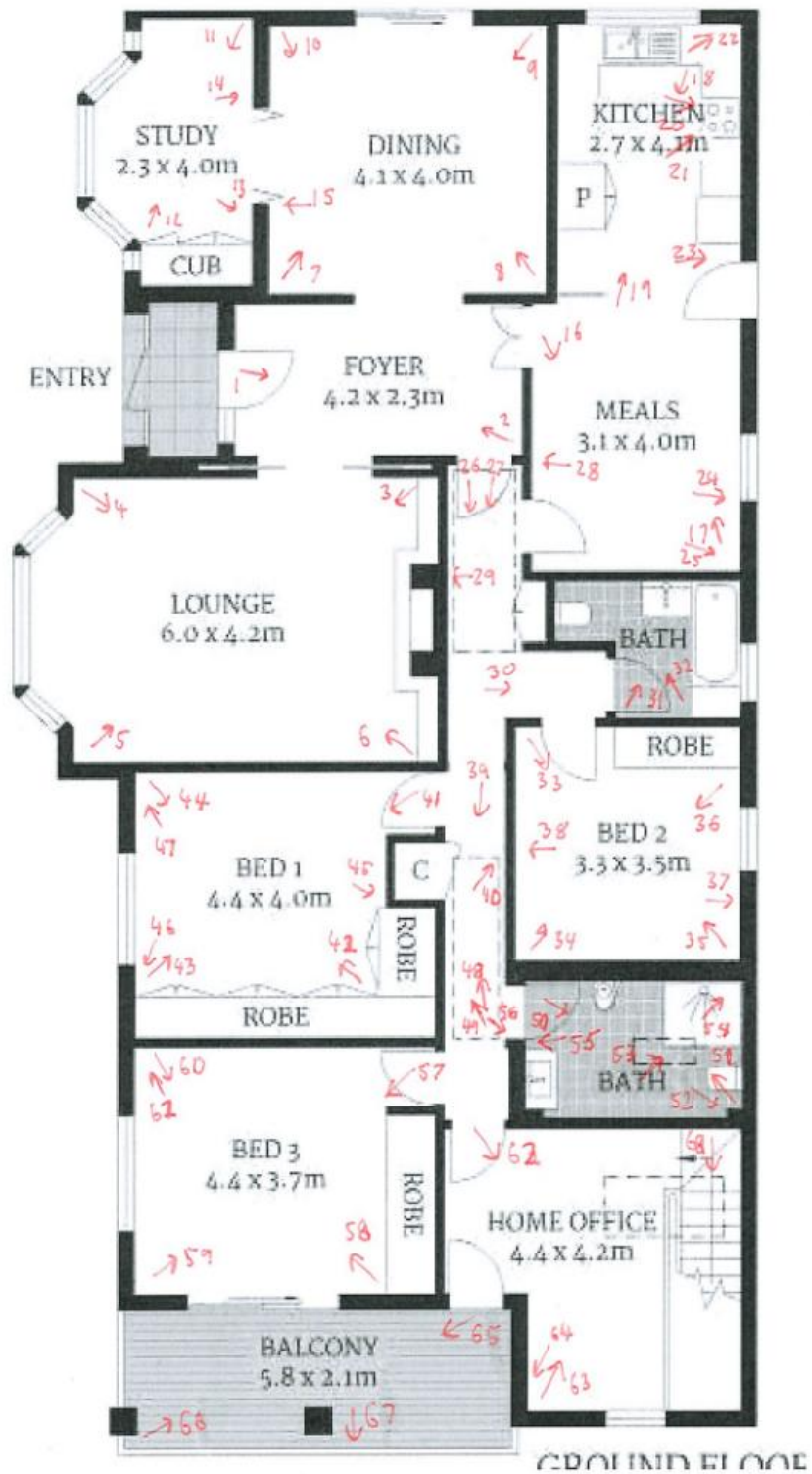
Photo 113 – General view

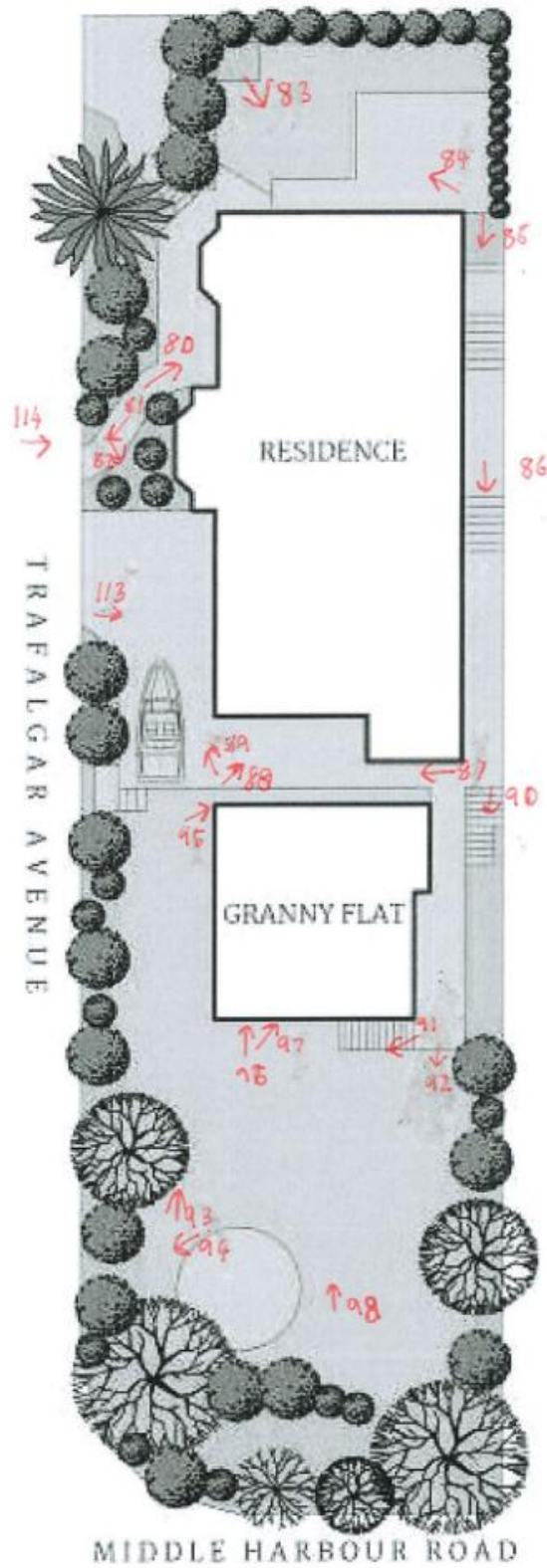
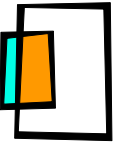


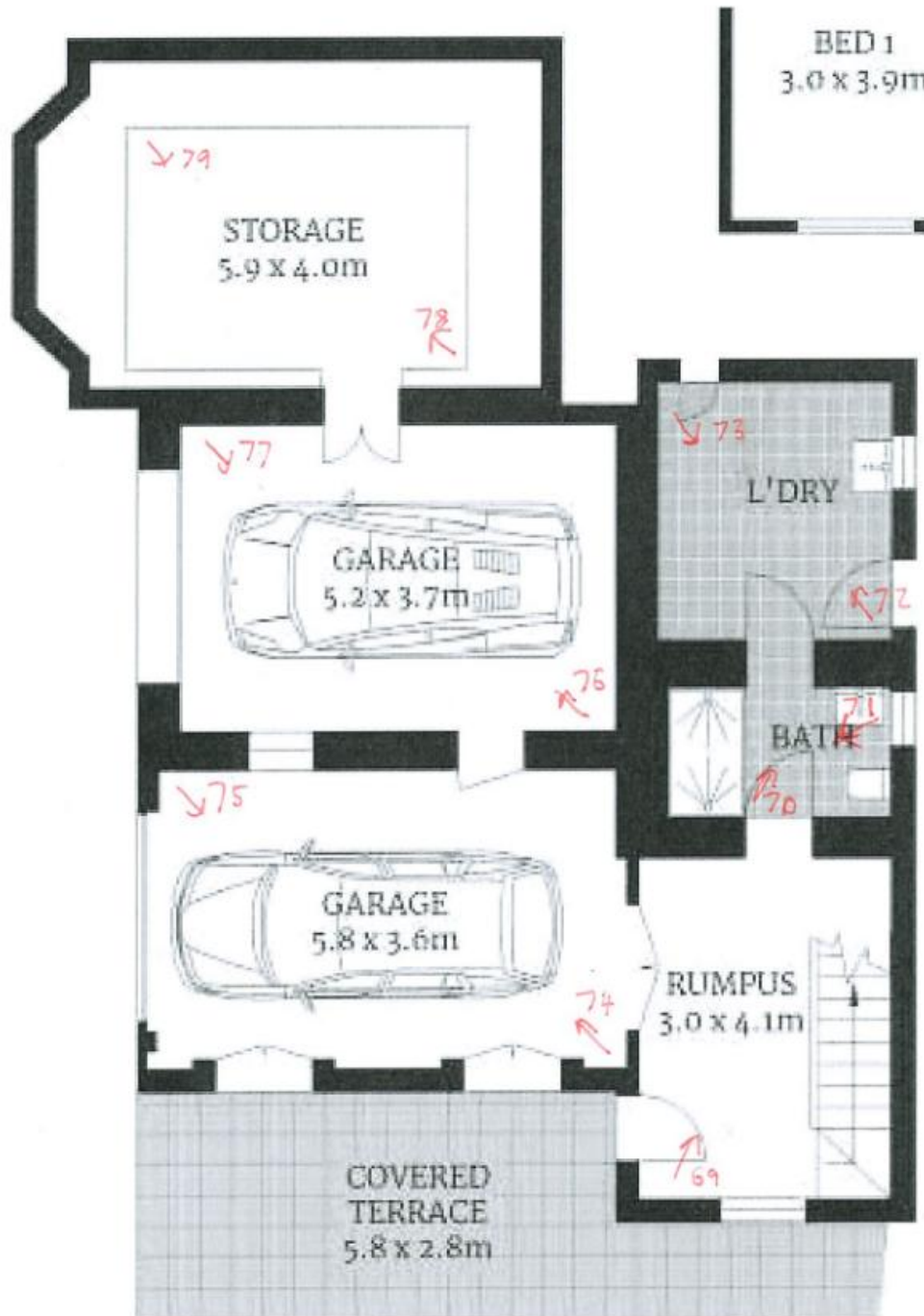
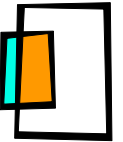
Photo 114 - General view

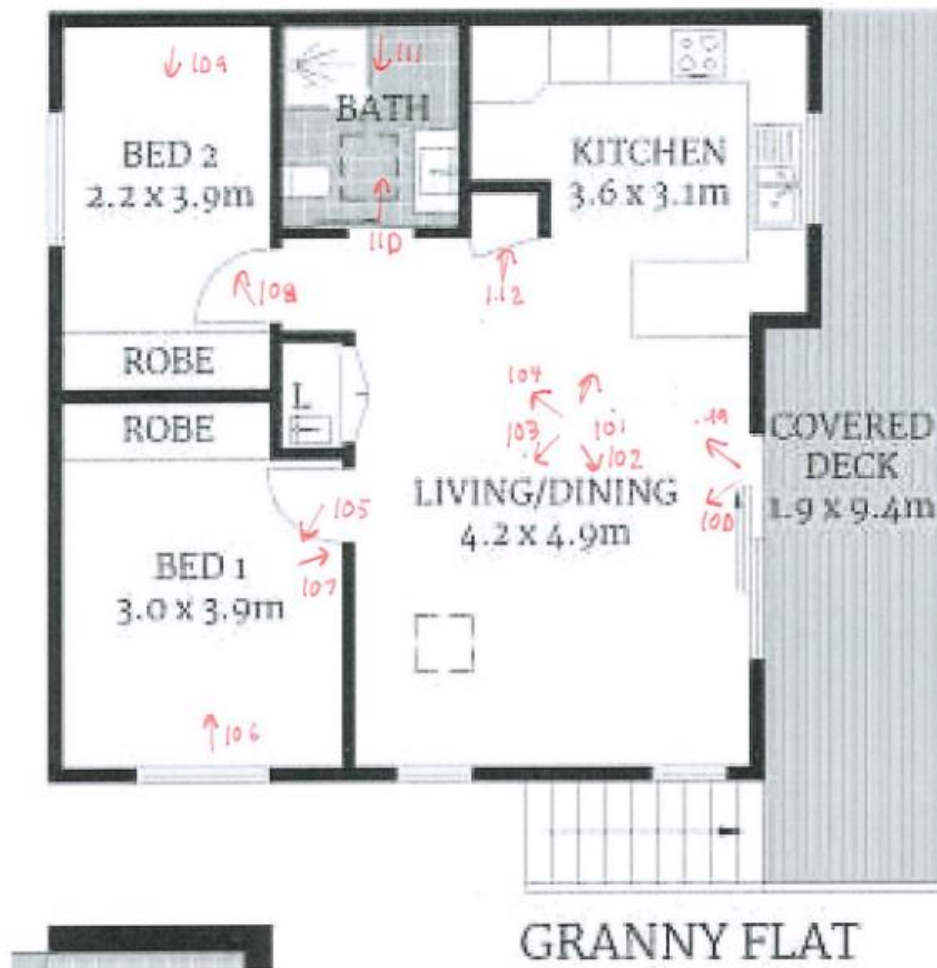
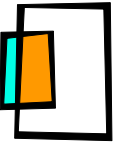


Appendix B – Location Map









GRANNY FLAT

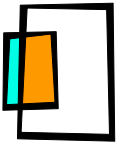
DILAPIDATION REPORT

**For Property At
65 Trafalgar Ave,
Lindfield, NSW 2070**

**For Development At
59-63 Trafalgar Ave & 1A-1B Valley Rd,
Lindfield, NSW 2070**

**On behalf of
Landmark Group
PO Box R351, Royal Exchange,
Sydney, NSW 1225**

**Ref: 26009-DR-001-R1-65 Trafalgar Ave
Date: 07.05.2026**



INDEX

1.0 INTRODUCTION

2.0 OBSERVATIONS

APPENDICES

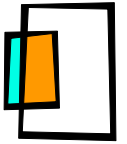
- 1.1 Appendix A – Photographs
- 1.2 Appendix B – Location Maps

DISCLAIMER

The inspection was limited to readily accessible areas and based solely on a visual inspection with no invasive or further investigative methods undertaken.

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

1. Any non-structural element, eg, roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling,
2. An assessment of any aspect or component of the property that cannot be seen or that requires testing and/or measurement to determine soundness.



1.0 INTRODUCTION

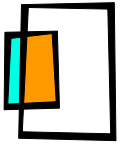
ABC Consultants Pty Ltd have been commissioned by Landmark Group to undertake a dilapidation report of 65 Trafalgar Ave, Lindfield for the proposed development at 59-63 Trafalgar Ave & 1A-1B Valley Rd, Lindfield.

It must be stressed that the inspection is purely of a visual nature and no responsibility can be taken for any defects that are obscured by objects including vehicles or adjoining structures temporary or otherwise, soil stockpiles, vegetation or services external to the buildings and furniture, stored items, floor and wall coverings internal to the buildings.

An inspection of the property was completed on Thursday the 7th of May by ABC Consultants Pty Ltd. Photographic evidence of the observed damage was recorded in Appendix A of this report, with locations noted in Appendix B.



Figure 1 – Location Map, 65 Trafalgar Ave, Lindfield



2.0 OBSERVATIONS

65 Trafalgar Ave, Lindfield

The property is a two-storey residential dwelling of conventional masonry construction. The Ground Floor comprises a garage, living area, kitchen, bathrooms and bedrooms. The upper level contains bedrooms, a main bathroom, and an ensuite. Internal walls throughout are constructed of brick masonry with rendered finishes. The external façade is of double brick construction and is surmounted by a tiled roof.

At the time of inspection, the property was noted to be in overall average condition, without significant structural defects evident.

Minor cracking was observed to internal painted finishes throughout, including around door and window openings, along wall junctions, and to ceiling coving. The cracking is consistent with typical minor building movement and material shrinkage. Cracking was also observed to tiled finishes within the bathroom. Evidence of moisture ingress was observed ceilings and upper walls, where staining and deterioration of finishes were present.

Externally, the side boundary brick wall was observed to be overturned and out of plumb, indicating instability and possible footing or ground movement issues.

Photographic evidence of the observed defects was recorded in Appendix A of this report, with locations noted in Appendix B.



Appendix A – Photographs



Photo 1 – General view



Photo 2 – General view



Photo 3 – Cracking observed to wall



Photo 4 – Cracking observed to wall



Photo 5 – General view



Photo 6 – General view



Photo 7 – General view



Photo 8 – General view



Photo 9 - Cracking observed to wall and coving



Photo 10 - General view



Photo 11 - General view



Photo 12 – Cracking and water damage observed to wall and coving



Photo 13 – Cracking observed to wall



Photo 14 - General view

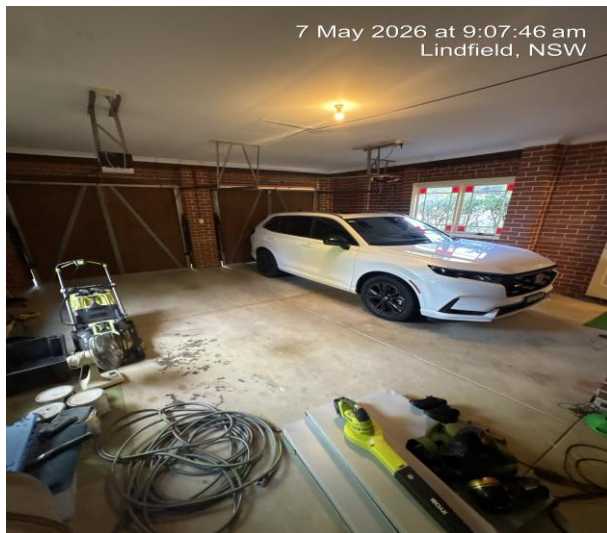


Photo 15 - General view



Photo 16 – General view



Photo 17 - General view



Photo 18 – General view



Photo 19 – General view



Photo 20 - General view



Photo 21 - General view



Photo 22 - Cracking observed to wall and coving



Photo 23 - Cracking observed to wall and coving



Photo 24 – Cracking observed to wall and coving

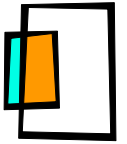


Photo 25 - Cracking observed to ceiling and coving



Photo 26 - Cracking observed to wall



Photo 27 – General view



Photo 28 - General view



Photo 29 - General view



Photo 30 – Water damage observed to ceiling



Photo 31 – Cracking observed to wall and coving



Photo 32 – Cracking observed to wall and coving



Photo 33 – Cracking observed to wall



Photo 34 - General view



Photo 35 - General view



Photo 36 - General view



Photo 37 – General view



Photo 38 – General view



Photo 39 – Cracking observed to wall



Photo 40 - General view



Photo 41 – General view



Photo 42 – Cracking observed to wall



Photo 43 – Cracking observed to wall and coving



Photo 44 – General view



Photo 45 – General view



Photo 46 - General view



Photo 47 - General view



Photo 48 - General view



Photo 49 - Cracking observed to coving



Photo 50 – General view



Photo 51 - General view



Photo 52 - General view



Photo 53 – General view



Photo 54 – General view



Photo 55 - Cracking observed to tiling



Photo 56 - Cracking observed to wall-coving join



Photo 57 - General view



Photo 58 - General view



Photo 59 - General view



Photo 60 - General view



Photo 61 – General view



Photo 62 - General view



Photo 63 – Water damage observed to wall



Photo 64 - Cracking observed to coving



Photo 65 - General view



Photo 66 - General view



Photo 67 - General view



Photo 68 - General view



Photo 69 – Cracking and water damage observed to wall, coving and ceiling



Photo 70 – General view



Photo 71 – General view

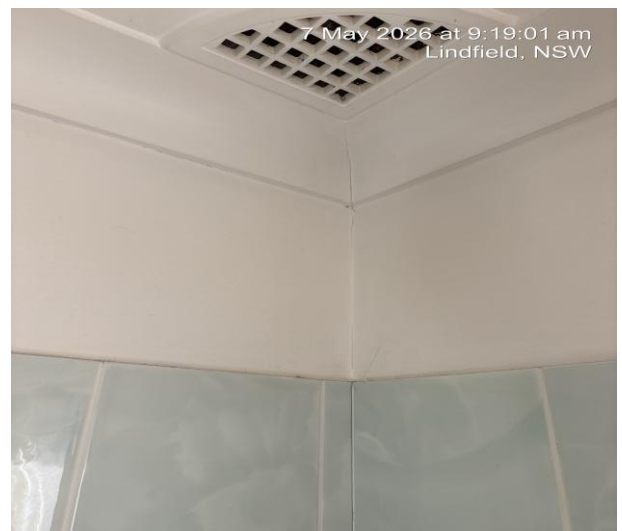


Photo 72 – Cracking observed to wall and coving



Photo 73 – General view



Photo 74 – General view

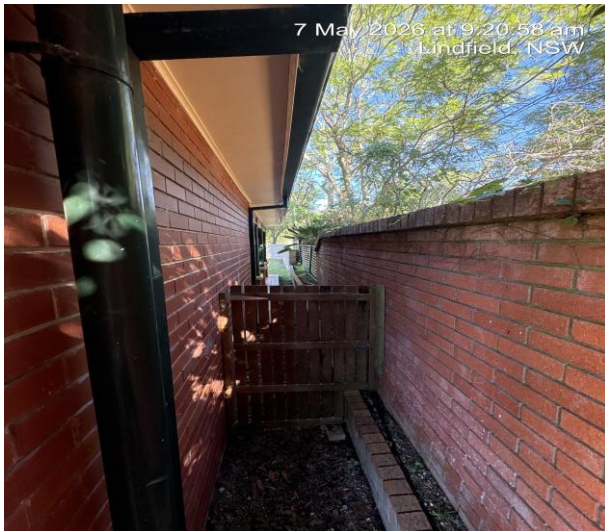


Photo 75 – General view



Photo 76 – General view



Photo 77 – General view



Photo 78 – General view



Photo 79 – General view



Photo 80 - Cracking observed to pavers



Photo 81 - General view



Photo 82 – Cracking observed to pavers

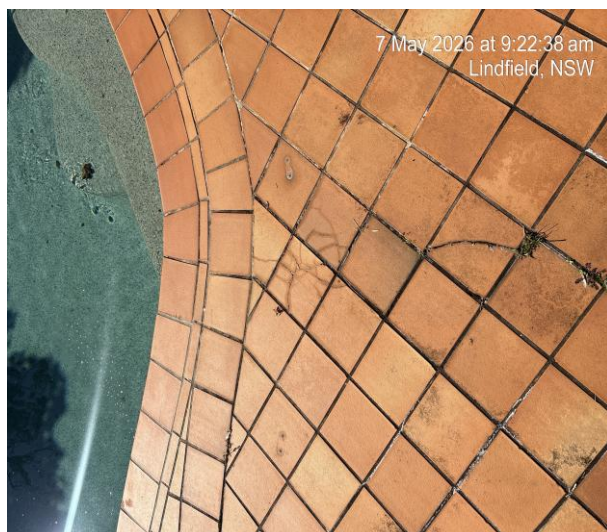


Photo 83 – Cracking observed to pavers



Photo 84 - General view

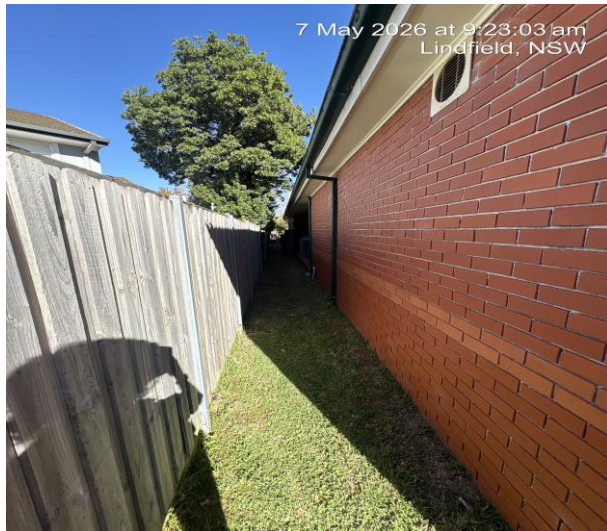


Photo 85 - General view



Photo 86 - General view



Photo 87 - General view



Photo 88 – General view



Photo 89 – General view



Photo 90 – Cracking and bowing observed to brick wall



Photo 91 – General view



Photo 92 – General view



Photo 93 – General view



Photo 94 - General view



Photo 95 – General view



Photo 96 – Cracking observed to mortar



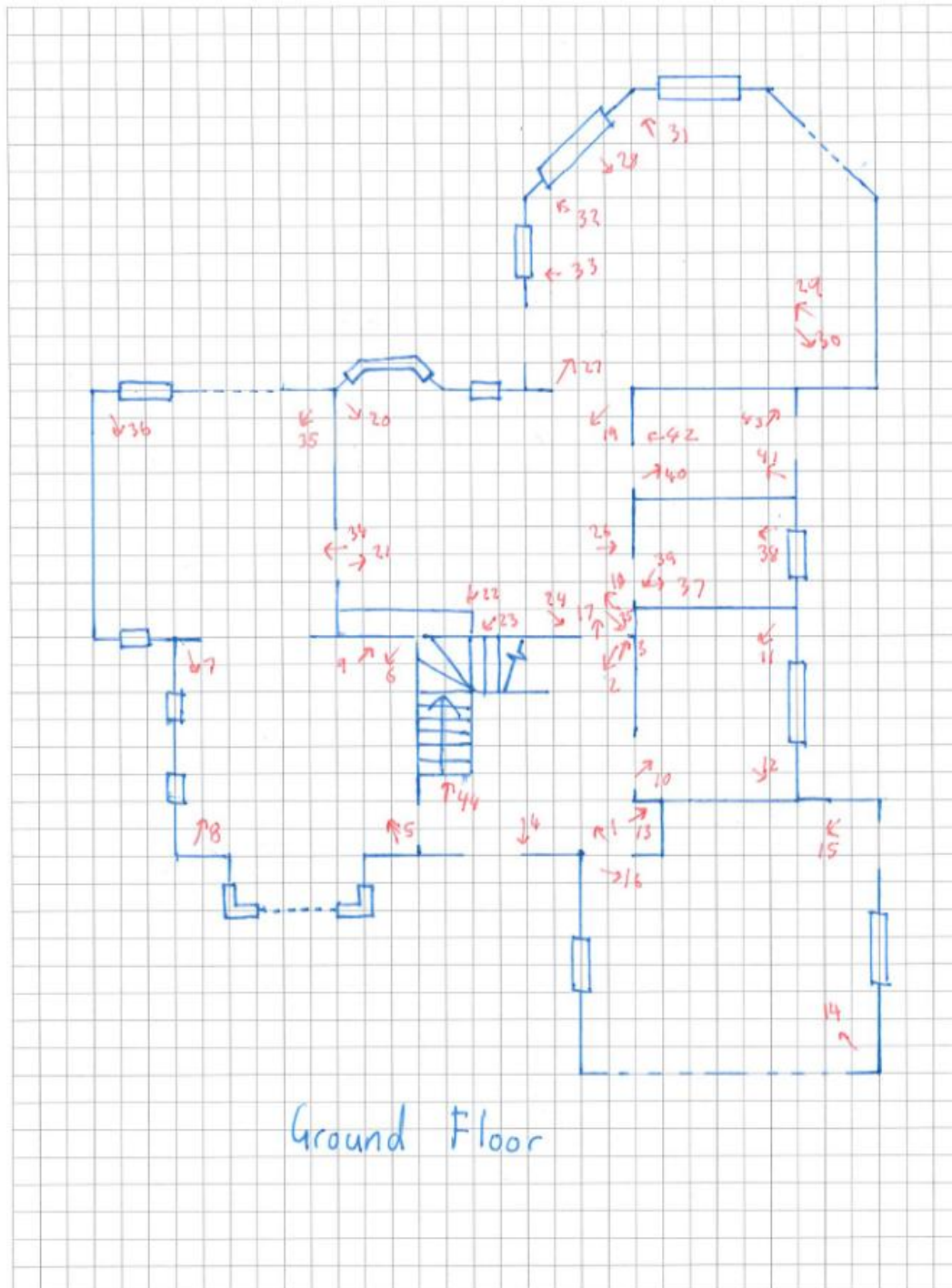
Photo 97 – Water damage observed to ceiling

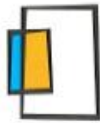
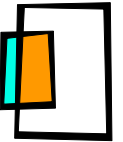
Appendix B – Location Map



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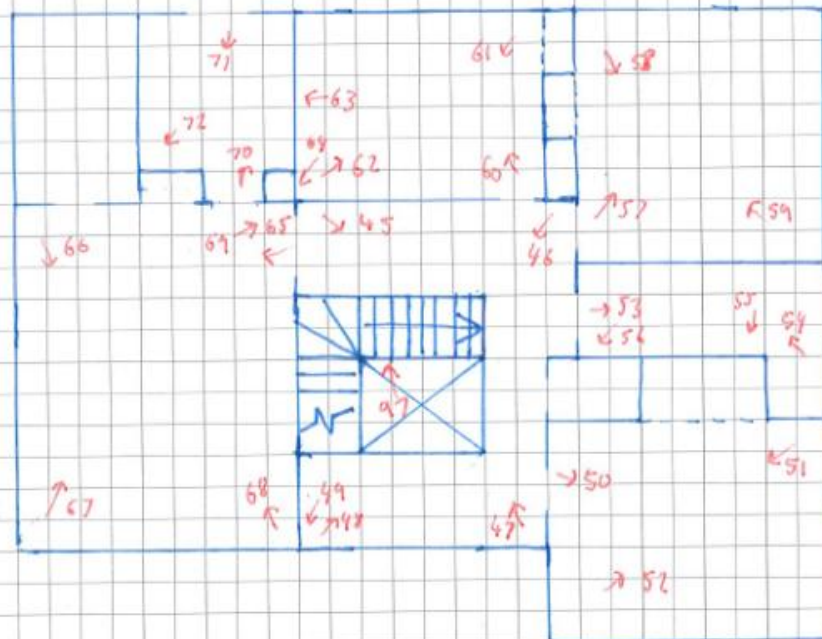
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	Date:	Sheet:



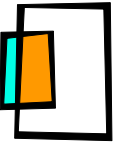


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Level 1



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	Date:	Sheet:

