

Pre-Construction Dilapidation Report of
The Surrounding Public area to 2 Lanceley Pl, Artarmon

Issue: A

29th Dec 2024

Prepared For: Delta Pty Ltd

Project No.: 12.7.143.1

Table of Contents

1.0	Brief	1
2.0	Limitations of Report.....	1
3.0	Site Inspections	2
4.0	Description of Inspected Buildings	2
4.1	Location.....	2
5.0	Description of Inspected areas.....	3
5.1	Observations made during site inspection	3
5.2	General Photos taken	4
6.0	Substantiation for inspection exclusions	4
7.0	Conclusion.....	4

Appendix A Photograph Location Plans

Appendix B Site Photographs

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in accordance with the agreement between the Client and EA and Associates Pty Ltd. EA and Associates Pty Ltd accepts no liability or responsibility whatsoever for any use of or reliance upon this report by any third party. Any copying of this report to external parties requires the permission of the Client and EA and Associates Pty Ltd

1.0 Brief

Delta Pty Ltd requested Ea and Associates Pty Ltd (EAAE) to perform a pre-construction dilapidation inspection of the surrounding buildings and public areas to the proposed Lanceley Development, as defined in the development application, and to complete the following:

- A visual inspection of the structural condition of the surrounding roads, including external façades of buildings within the zone of influence outlined by the council requirements in provided documents.
- A written report on the structural condition of the structures based on the site observations.
- Identify area of structure which represent a safety risk.

2.0 Limitations of Report

- a) This report has been prepared for Delta as part of a pre-construction dilapidation inspection to access defects to surrounding areas of Lanceley Pl, The Commonwealth Parade, prior to the commencement of construction works.
 - b) This report is based solely on EAAE's visual inspection of exposed or readily accessible structural elements. No interior building components were included in the inspection.
 - c) All inspections were conducted from the floor level.
 - d) The internal survey of sewer and storm water lines was not performed as part of this report.
 - e) No testing of any kind was performed.
 - f) All facades were inspected from ground level.
 - g) No geotechnical investigation has been performed.
 - h) EAAE has not performed an assessment of asbestos risk at the site.
 - i) No design check had been performed on any structural items.
 - j) This report deals only with those elements that were visually observed to have been damaged.
 - k) No survey measurements, have been performed.
 - l) Damage to electrical wiring, water reticulation, sewer drainage and other such services have not been assessed.
 - m) Crack widths typically vary along the length of the crack, therefore crack widths given in this report should be considered to be approximate only.
 - n) EAAE has not reviewed structural drawings of the structures as no drawings were available at the time of the inspection or reporting.
 - o) Properties outside the development zone of influence have not been inspected and do not form part of this report.
 - p) While every effort was made to identify all visible structural defects of the property, varying vehicles and other such items may have obscured the identification of a defect and hence the defect may not have been recorded in this report.
 - q) EAAE has prepared this report, including all correspondence, communications and any other materials issued in connection with this report, for the purpose specified in point (a) above and subject to the limitations outlined above. Under no circumstances should this report be relied upon or used by the Client or any third party for any other purpose and EAAE does not accept any responsibility or liability whatsoever to the Client or any third party for any loss suffered in connection with such use.
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3.0 Site Inspections

The site inspections of the surrounding buildings to the proposed development were performed by EAAE within the period of 29th Nov 2024. The site inspections were carried out to all public areas and sections outlined in the map attached Refer to Section 4.1 for details.

4.0 Description of Inspected Buildings

4.1 Location

The proposed development is located at Lanceley Pl. The inspected buildings that surround the proposed development are listed below and are highlighted in green below.

- Lanceley Place is a busy industrial cul-de-sac with low- to mid-rise warehouses and light industrial buildings, which terminates at the Cleanaway Artarmon Resource Recovery Centre (Artarmon Tip), which is a key feature of the street as well as Heidelberg Materials - Artarmon Concrete yard. Storage King is located to the east, featuring a well-maintained multi-level storage facility with secure access. Presumably, Lanceley Place has a high amount of heavy vehicle traffic.
- Campbell Street runs perpendicular to Lanceley Place and features a mix of industrial and operational facilities. Ausgrid's depot is a significant presence, surrounded by other industrial properties. The street is lined with warehouses, loading zones, and off-street parking.



Image 1 – Proposed development and inspected buildings and infrastructure (external inspection only)

5.0 Description of Inspected areas

5.1 Observations made during site inspection

1. Photo: Cracks observed (1) - Crocodile cracking developing - Refer to satellite image for location reference
 2. Photo: Cracks observed (2) - Tree root infestation in footpath - Refer to satellite image for location reference
 3. Photo: Cracks observed (3) - Substantial cracking in pavement - Refer to satellite image for location reference
 4. Photo: Cracks observed (4) - Crocodile cracking developing - Refer to satellite image for location reference
 5. Photo: Cracks observed (5) - General wear and tear of driveway - Refer to satellite image for location reference
 6. Photo: Cracks observed (6) - Large surface breaks road - Refer to satellite image for location reference
 7. Photo: Cracks observed (7) - Large surface breaks driveway - Refer to satellite image for location reference
 8. Photo: Cracks observed (8) - Large surface breaks driveway - Refer to satellite image for location reference
 9. Photo: Cracks observed (9, 10) - Large surface breaks footpath - Refer to satellite image for location reference
 10. Photo: Cracks observed (11) - Crocodile cracking developing - Refer to satellite image for location reference
 11. Photo: Cracks observed (12, 13, 14) - Large surface breaks road - Refer to satellite image for location reference
 12. Photo: Cracks observed (15) - Large surface breaks driveway - Refer to satellite image for location reference
 13. Photo: Cracks observed (16) - Misalignment of retaining wall - Refer to satellite image for location reference
 14. Photo: Cracks observed (17) - Cracks in brick feature - Refer to satellite image for location reference
 15. Photo: Cracks observed (18) - Footpath concrete cracks - Refer to satellite image for location reference
 16. Photo: Cracks observed (19) - Poor condition of driveway, cracks and joints - Refer to satellite image for location reference
 17. Photo: Cracks observed (20) - Retaining wall leaning outwards - Refer to satellite image for location reference
 18. Photo: Cracks observed (21) - Crocodile cracking in driveway - Refer to satellite image for location reference
 19. Photo: Cracks observed (22, 23) - Retaining wall leaning outwards - Refer to satellite image for location reference
 20. Photo: Cracks observed (24) - Footpath cracking - Refer to satellite image for location reference
 21. Photo: Cracks observed (25, 26, 27) - Road in poor condition, cracks and repairs observed throughout - Refer to satellite image for location reference
 22. Photo: Cracks observed (28, 29, 30) - Footpath cracking - Refer to satellite image for location reference
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23. Photo: Cracks observed (31) - Sign has been struck and deformed - Refer to satellite image for location reference
24. Photo: Cracks observed (32, 33) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road - Refer to satellite image for location reference
25. Photo: Cracks observed (34, 35) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road - Refer to satellite image for location reference
26. Photo: Cracks observed (36) - Surface breaks driveway - Refer to satellite image for location reference
27. Photo: Cracks observed (37, 38, 39) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road - Refer to satellite image for location reference
28. Photo: Cracks observed (40, 41, 42, 43, 44) - Concrete cracks throughout area - Refer to satellite image for location reference
29. Photo: Cracks observed (45) - Retaining wall large vertical crack - Refer to satellite image for location reference
30. Photo: Cracks observed (46, 47, 48, 49) - Retaining wall exhibited signs of horizontal surface cracking - Refer to satellite image for location reference

5.2 General Photos taken

5.3 General Photos taken are listed as, *General Photo taken (1)...(323)*

6.0 Substantiation for inspection exclusions

This report does not include any internal investigations of the buildings inspected. The inspection was conducted solely from the exterior of all buildings. Access was denied to the Ausgrid Artarmon Depot site located at 1 Broadcast Way, Artarmon NSW 2064, all areas were observed at safe locations.

7.0 Conclusion

In general, the buildings inspected and outlined in this report appear to be in fair condition, considering their assumed age, with a few showing obvious signs of deterioration. The Lanceley parade, particularly travelling towards the Campbell st, exhibits significant degradation. The observations made during the inspection are detailed in Section 5.0. A Photograph Location Plan is provided in Appendix A, and Site Photographs are included in Appendix B.

EAAE recommends that this report is retained and that the same areas are inspected periodically during and post-construction of the development so that future defects can be classified in relation to damage that may have been as a result of the works or deterioration of defects that existed prior to works.

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Appendix A

Photograph Location Plans

PROJECT
Lanceley PI Artarmon

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NOTES:

Area highlighted in red
are external observed
areas.



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REV	DATE	DESCRIPTION	DRN	APP

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Pre-Dilapidation report

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PROJECT
Lanceley PI Artarmon

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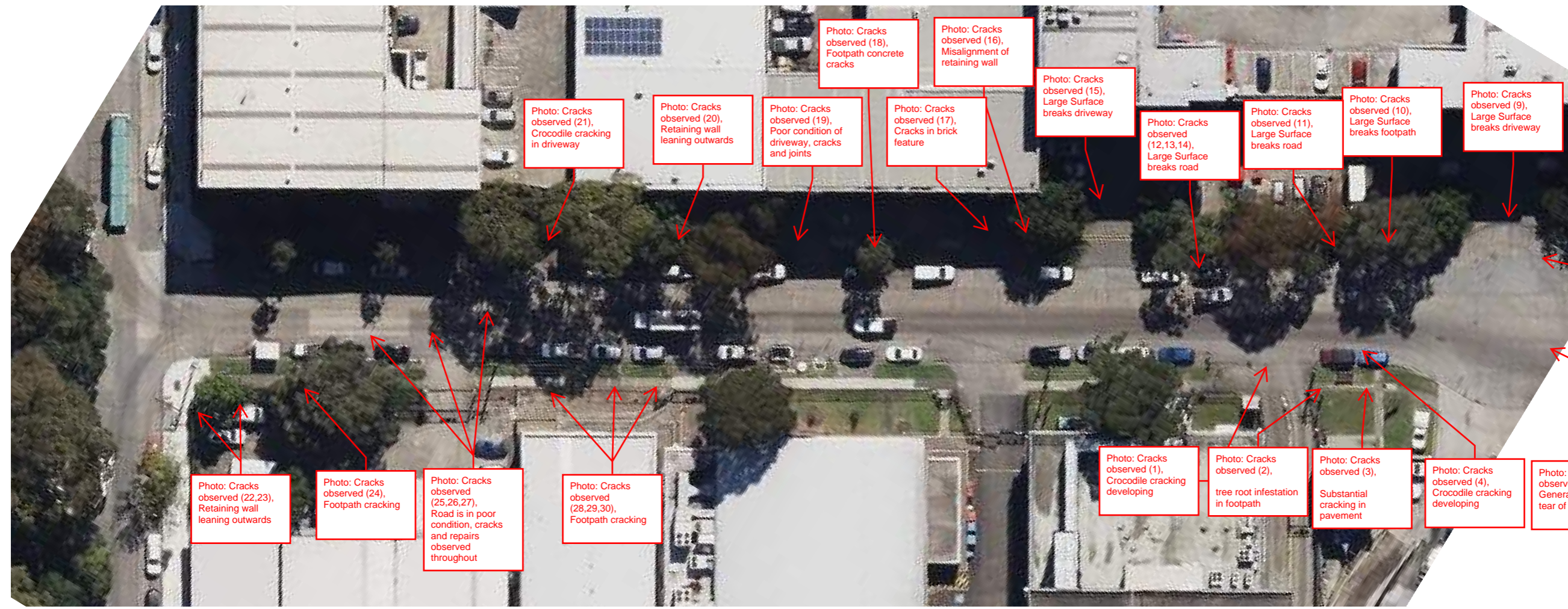


Photo: Cracks observed (22,23), Retaining wall leaning outwards

Photo: Cracks observed (24), Footpath cracking

Photo: Cracks observed (25,26,27), Road is in poor condition, cracks and repairs observed throughout

Photo: Cracks observed (28,29,30), Footpath cracking

Photo: Cracks observed (21), Crocodile cracking in driveway

Photo: Cracks observed (20), Retaining wall leaning outwards

Photo: Cracks observed (19), Poor condition of driveway, cracks and joints

Photo: Cracks observed (17), Cracks in brick feature

Photo: Cracks observed (16), Misalignment of retaining wall

Photo: Cracks observed (15), Large Surface breaks driveway

Photo: Cracks observed (12,13,14), Large Surface breaks road

Photo: Cracks observed (11), Large Surface breaks road

Photo: Cracks observed (10), Large Surface breaks footpath

Photo: Cracks observed (9), Large Surface breaks driveway

Photo: Cracks observed (8), Large Surface breaks driveway

Photo: Cracks observed (7), Large Surface breaks road

Photo: Cracks observed (6), Large Surface breaks road

Photo: Cracks observed (1), Crocodile cracking developing

Photo: Cracks observed (2), tree root infestation in footpath

Photo: Cracks observed (3), Substantial cracking in pavement

Photo: Cracks observed (4), Crocodile cracking developing

Photo: Cracks observed (5), General wear a tear of driveway

**PRINT DRAWING
IN COLOUR**

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PROJECT
Lanceley Pl Artarmon

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NOTES:

Photo: Cracks observed (34,35), Road exhibits substantial joint sealant repairs, several cracks are observed throughout road

Photo: Cracks observed (32,33), Road exhibits substantial joint sealant repairs, several cracks are observed throughout road

Photo: Cracks observed (37,38,39), Road exhibits substantial joint sealant repairs, several cracks are observed throughout road

Photo: Cracks observed (36), Surface breaks driveway

Photo: Cracks observed (31), Sign has been struck and deformed.



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Pre-Dilapidation report

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PROJECT
Lanceley Pl Artarmon

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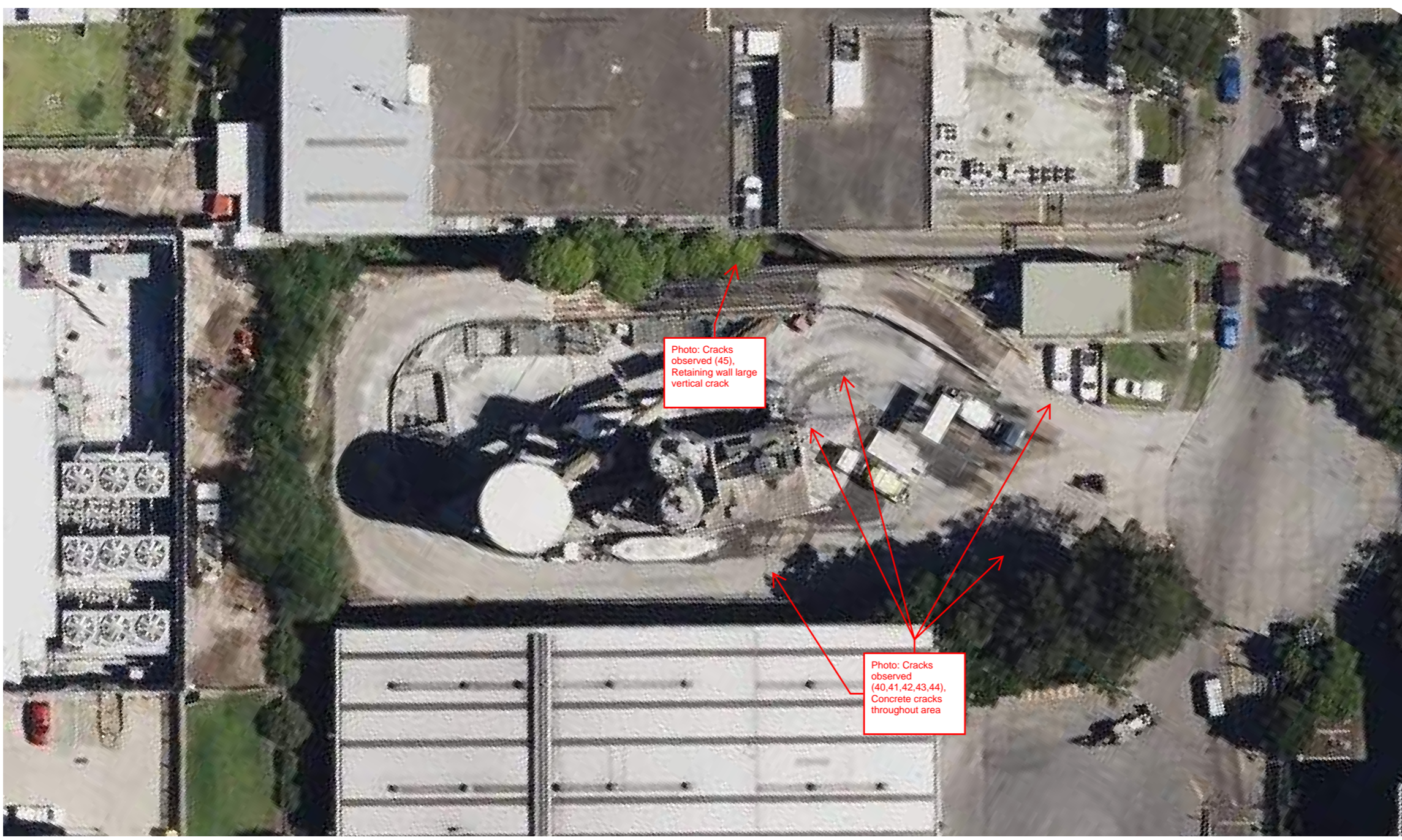


Photo: Cracks observed (45), Retaining wall large vertical crack

Photo: Cracks observed (40,41,42,43,44), Concrete cracks throughout area



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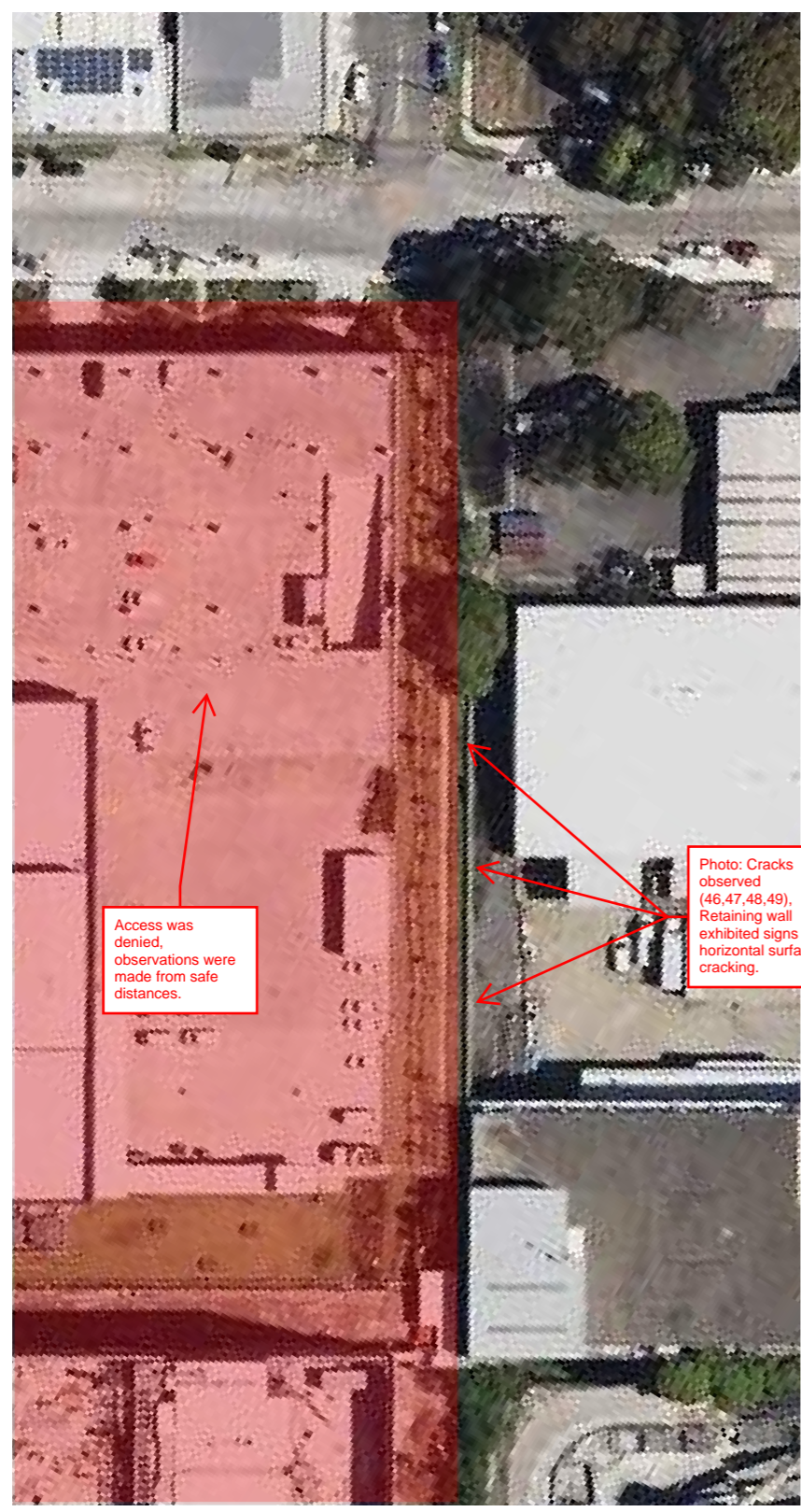
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Pre-Dilapidation report

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NOTES:



Access was denied, observations were made from safe distances.

Photo: Cracks observed (46, 47, 48, 49), Retaining wall exhibited signs of horizontal surface cracking.



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Pre-Dilapidation report

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DRAWING NUMBER SK-12.07.143.02-01			REVISION 00	

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Appendix B

Site Photographs

Cracks Observed (1-50)



Figure 1 Cracks observed (1) - Crocodile cracking developing



Figure 2 Cracks observed (2) - Tree root infestation in footpath



Figure 3 Cracks observed (3) - Substantial cracking in pavement



Figure 4 Cracks observed (4) - Crocodile cracking developing



Figure 5 Cracks observed (5) - General wear and tear of driveway



Figure 6 Cracks observed (6) - Large surface breaks road



Figure 7 Cracks observed (7) - Large surface breaks driveway



Figure 8 Cracks observed (8) - Large surface breaks driveway



Figure 9 Cracks observed (9, 10) - Large surface breaks footpath



Figure 10 Cracks observed (9, 10) - Large surface breaks footpath



Figure 11 Cracks observed (11) - Crocodile cracking developing



Figure 12 Cracks observed (12, 13, 14) - Large surface breaks road

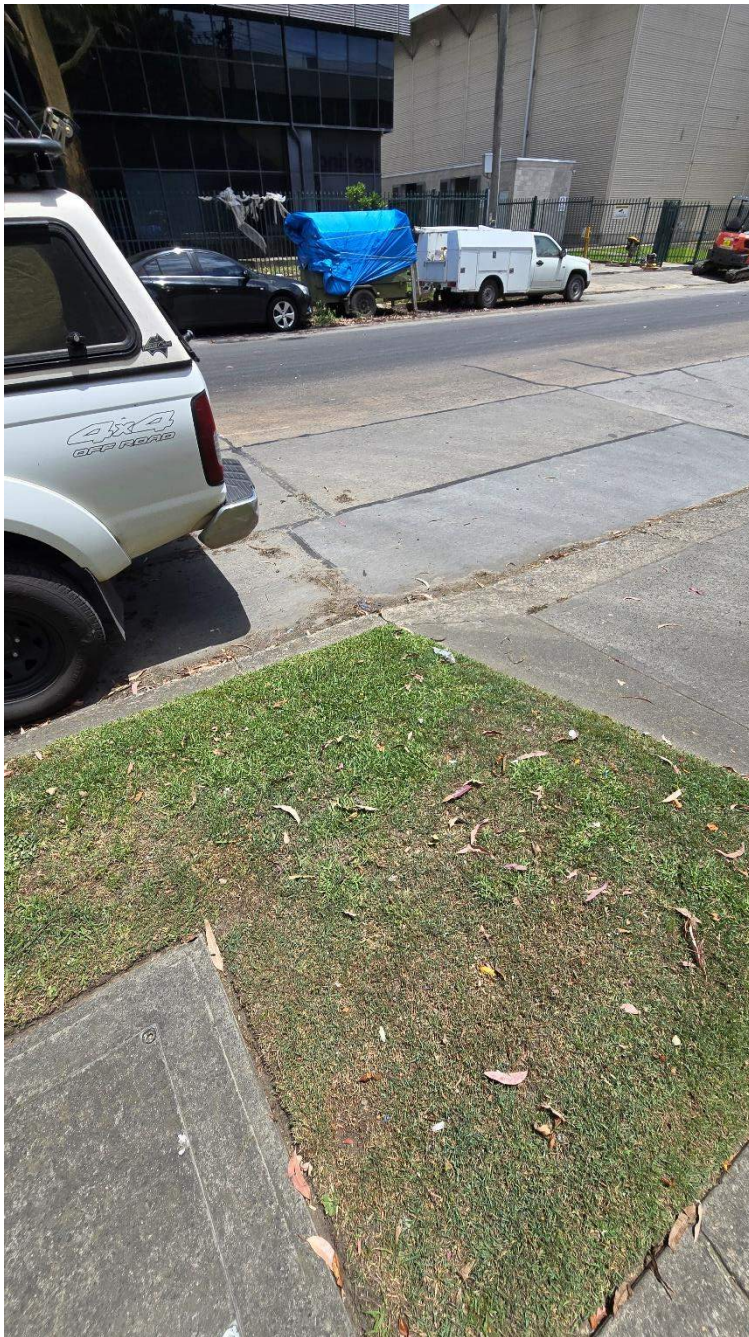


Figure 13 Cracks observed (12, 13, 14) - Large surface breaks road



Figure 14 Cracks observed (15) - Large surface breaks driveway

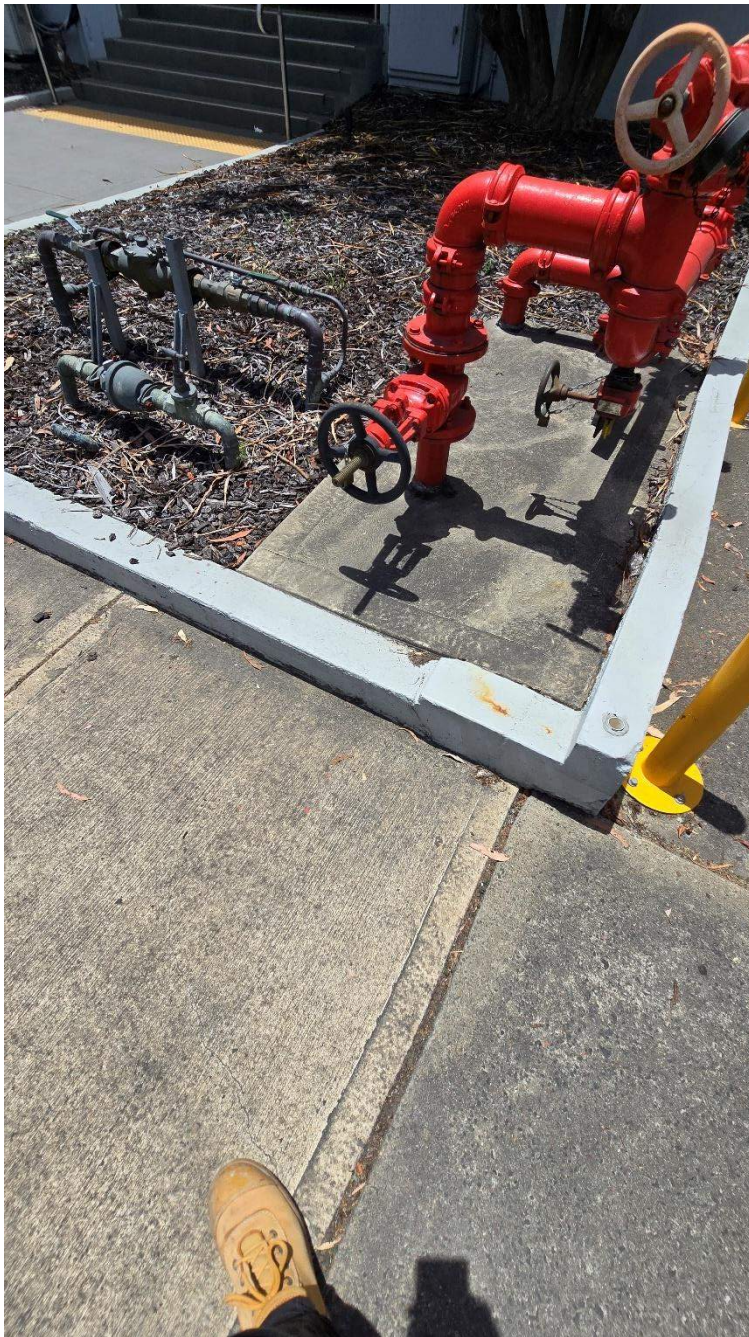


Figure 15 Cracks observed (16) - Misalignment of retaining wall

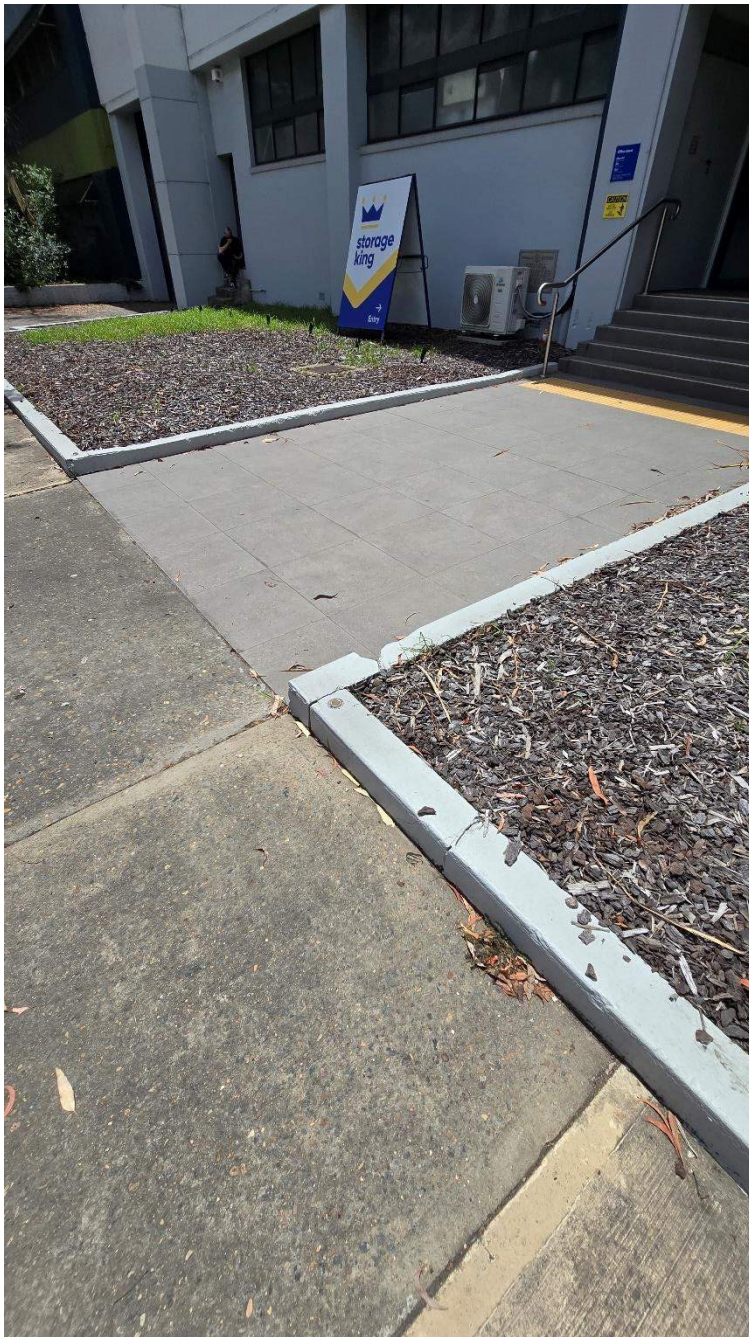


Figure 16 Cracks observed (17) - Cracks in brick feature



Figure 17 Cracks observed (18) - Footpath concrete cracks



Figure 18 Cracks observed (19) - Poor condition of driveway, cracks and joints



Figure 19 Cracks observed (20) - Retaining wall leaning outwards



Figure 20 Cracks observed (21) - Crocodile cracking in driveway

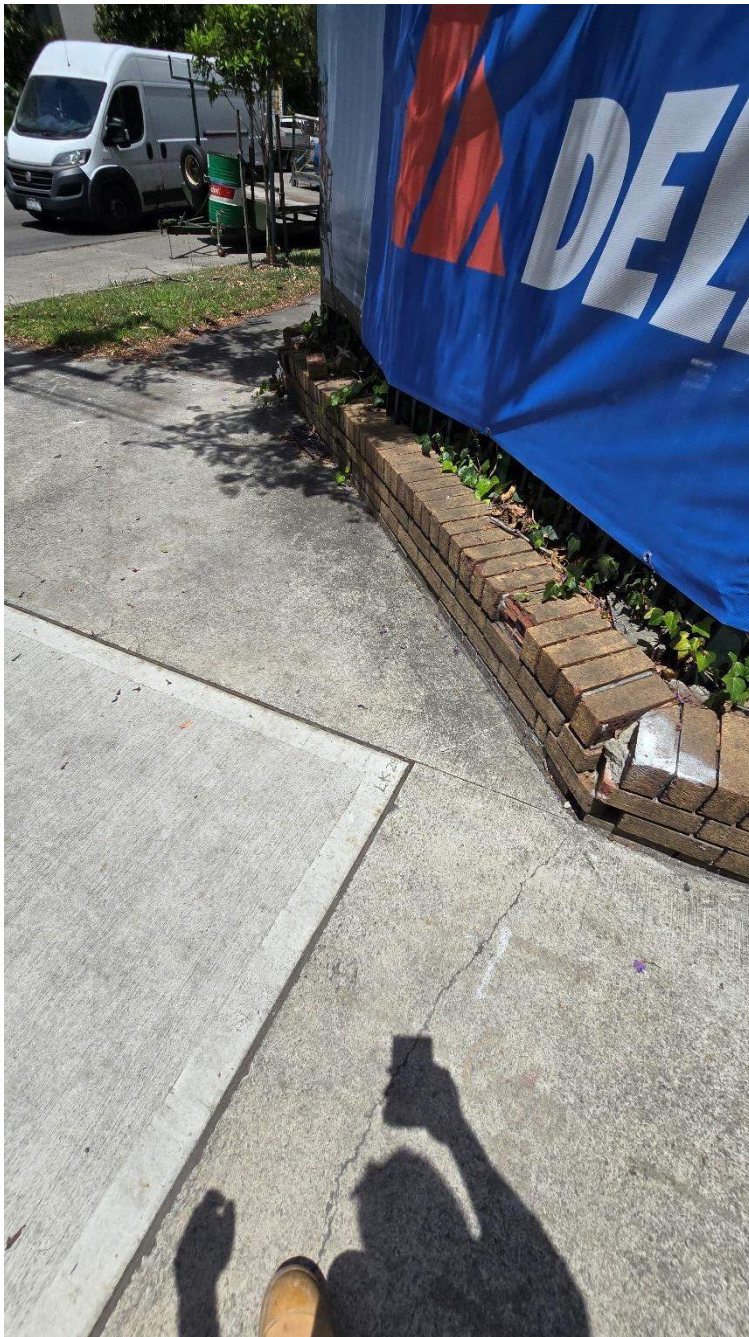


Figure 21 Cracks observed (22, 23) - Retaining wall leaning outwards

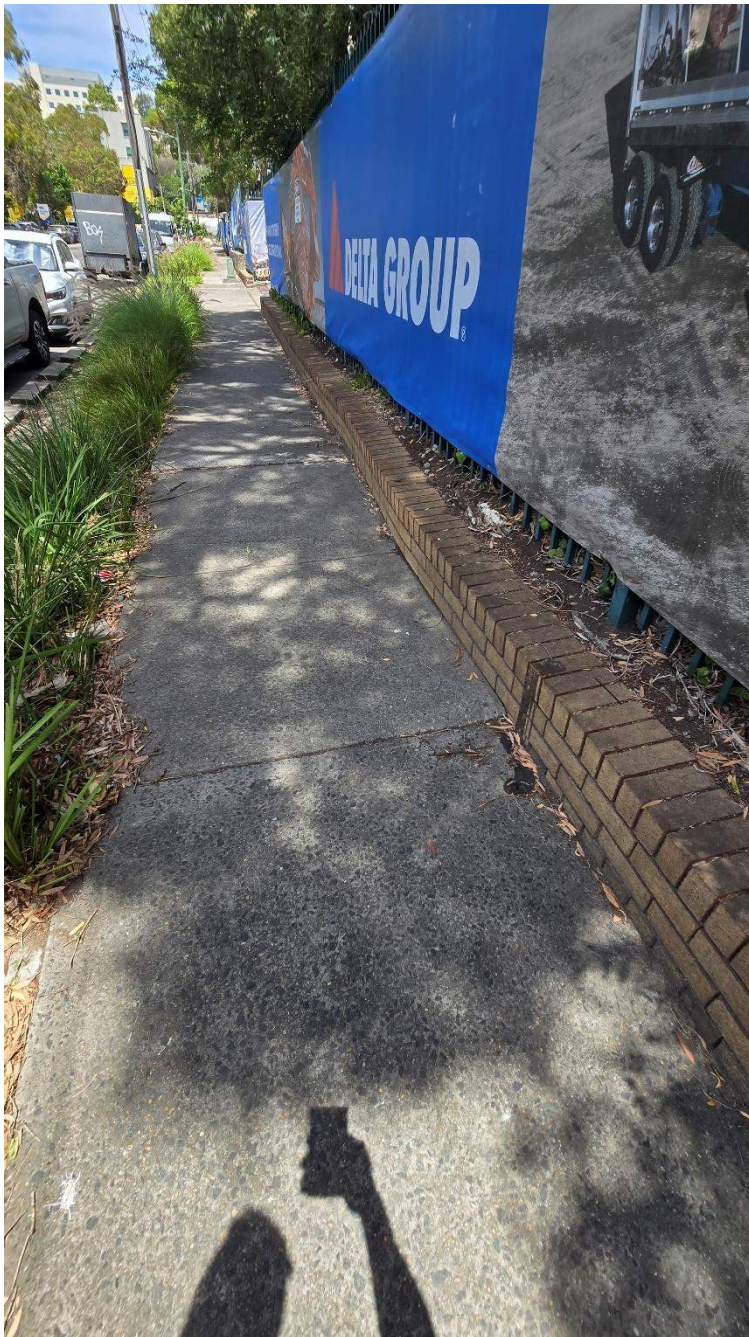


Figure 22 Cracks observed (22, 23) - Retaining wall leaning outwards



Figure 23 Cracks observed (24) - Footpath cracking

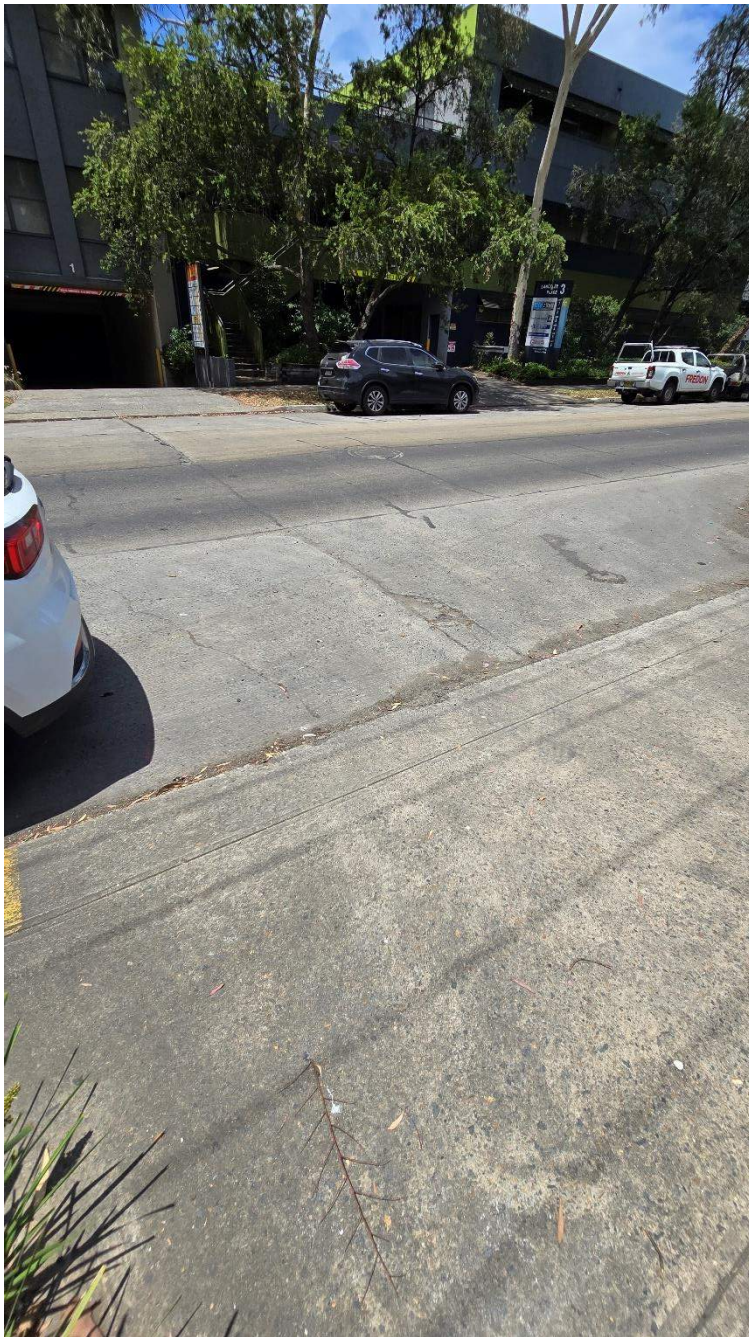


Figure 24 Cracks observed (25, 26, 27) - Road in poor condition, cracks and repairs observed throughout



Figure 25 Cracks observed (25, 26, 27) - Road in poor condition, cracks and repairs observed throughout



Figure 26 Cracks observed (25, 26, 27) - Road in poor condition, cracks and repairs observed throughout



Figure 27 Cracks observed (28, 29, 30) - Footpath cracking

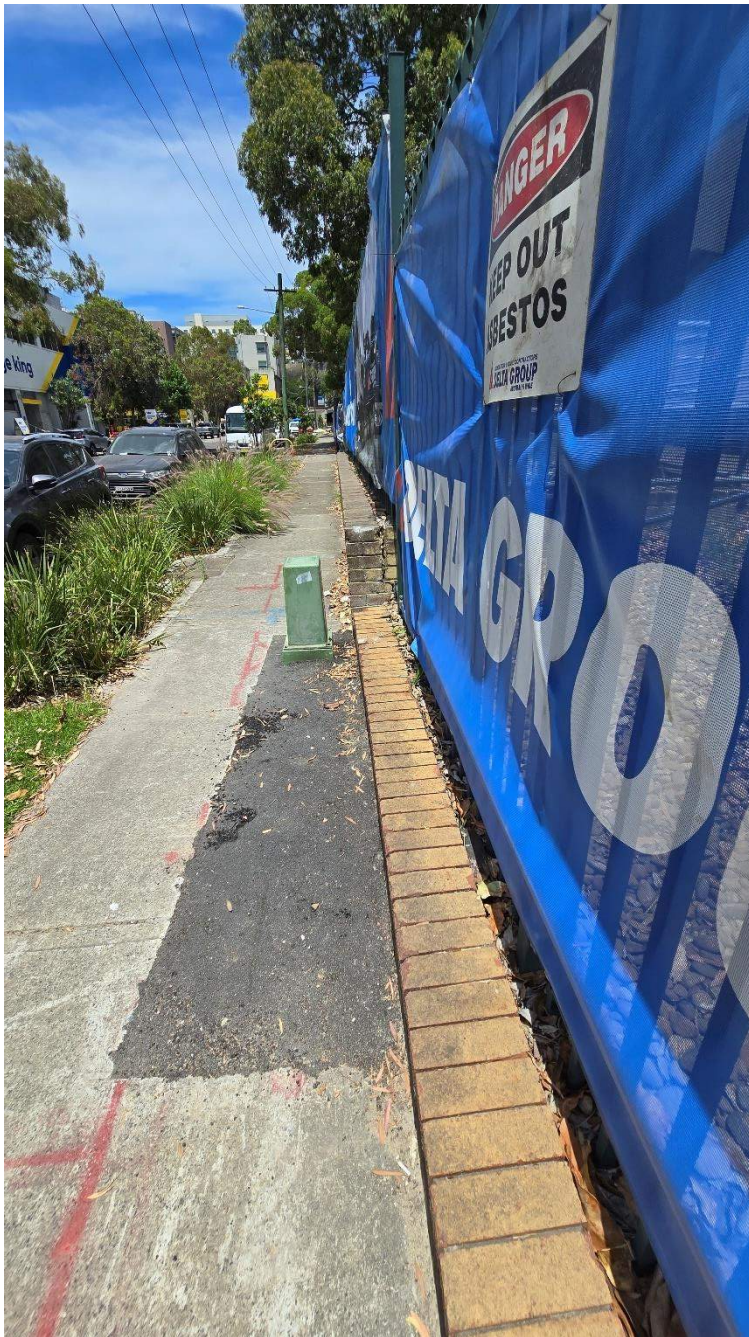


Figure 28 Cracks observed (28, 29, 30) - Footpath cracking

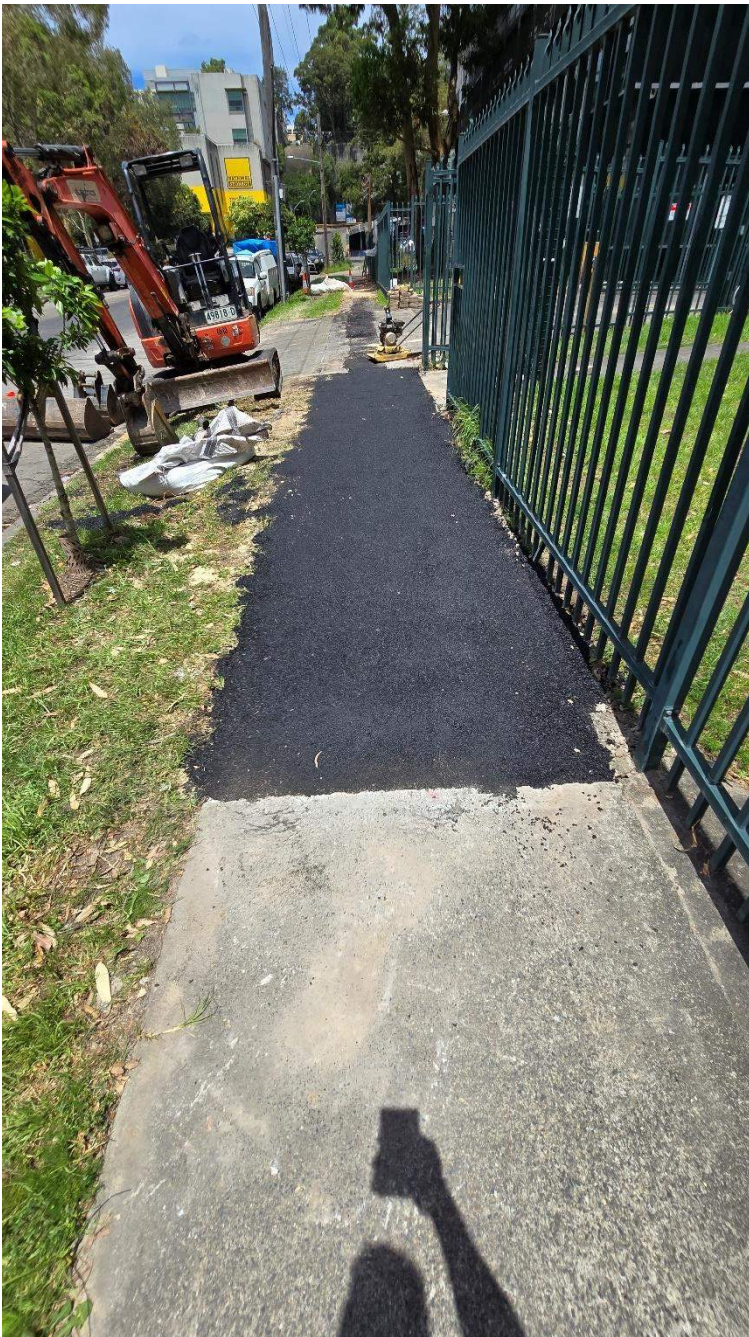


Figure 29 Cracks observed (28, 29, 30) - Footpath cracking



Figure 30 Cracks observed (28, 29, 30) - Footpath cracking



Figure 31 Cracks observed (31) - Sign has been struck and deformed



Figure 32 Cracks observed (32, 33) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road



Figure 33 Cracks observed (32, 33) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road



Figure 34 Cracks observed (34, 35) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road



Figure 35 Cracks observed (34, 35) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road



Figure 36racks observed (36) - Surface breaks driveway

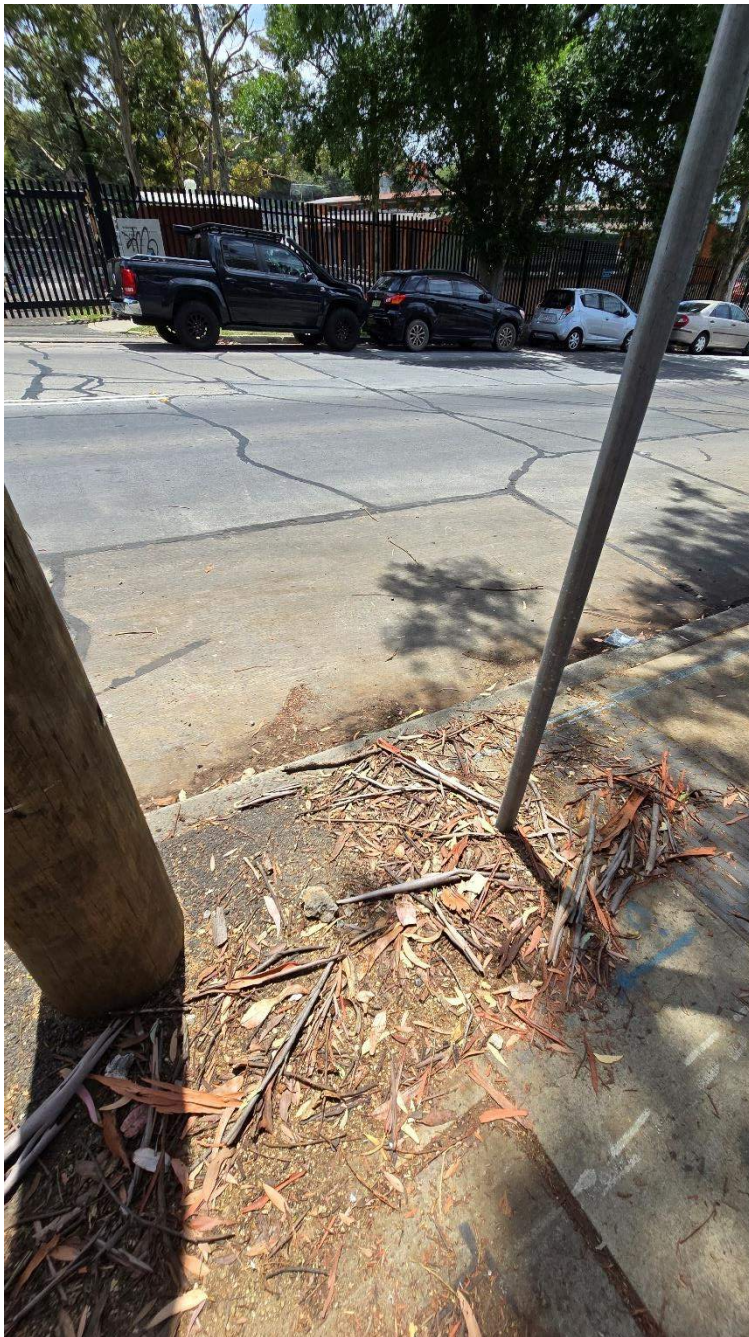


Figure 37 Cracks observed (37, 38, 39) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road



Figure 38 Cracks observed (37, 38, 39) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road



Figure 39 Cracks observed (37, 38, 39) - Road exhibits substantial joint sealant repairs, several cracks observed throughout road



Figure 40 Cracks observed (40, 41, 42, 43, 44) - Concrete cracks throughout area

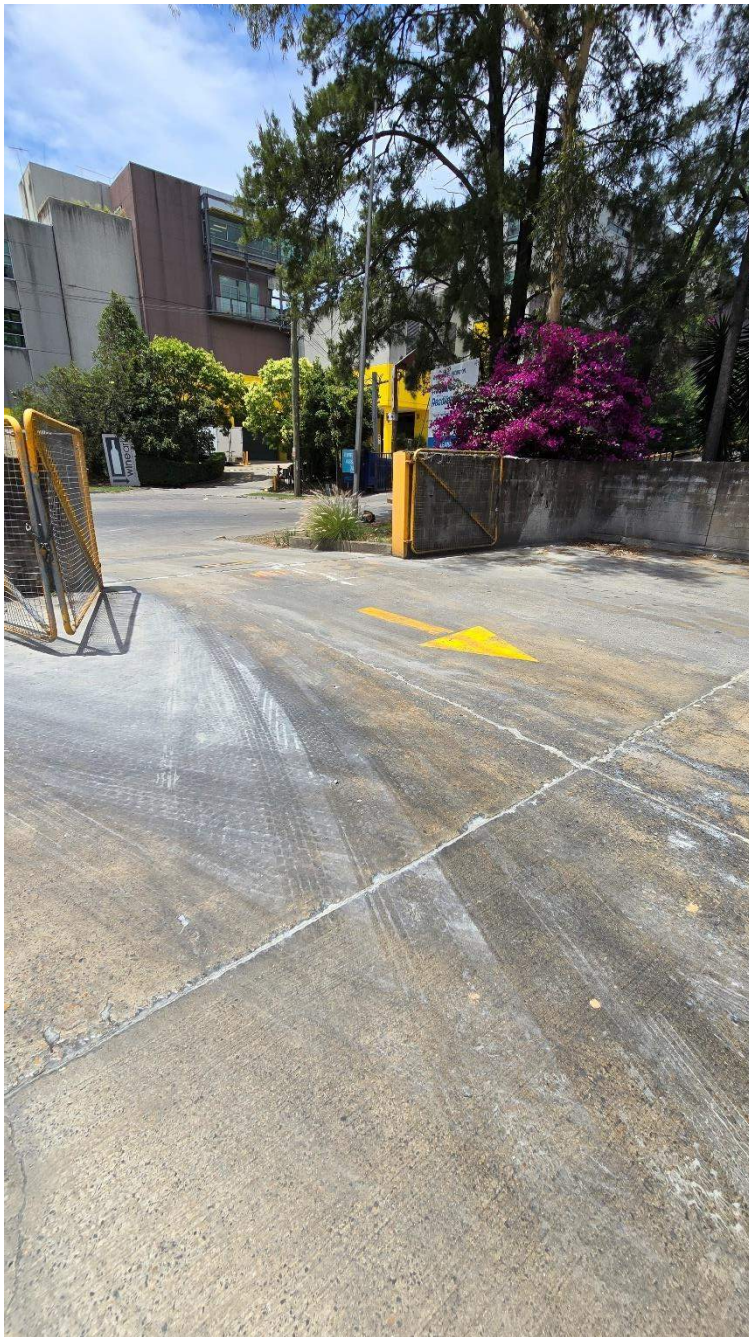


Figure 41 Cracks observed (40, 41, 42, 43, 44) - Concrete cracks throughout area

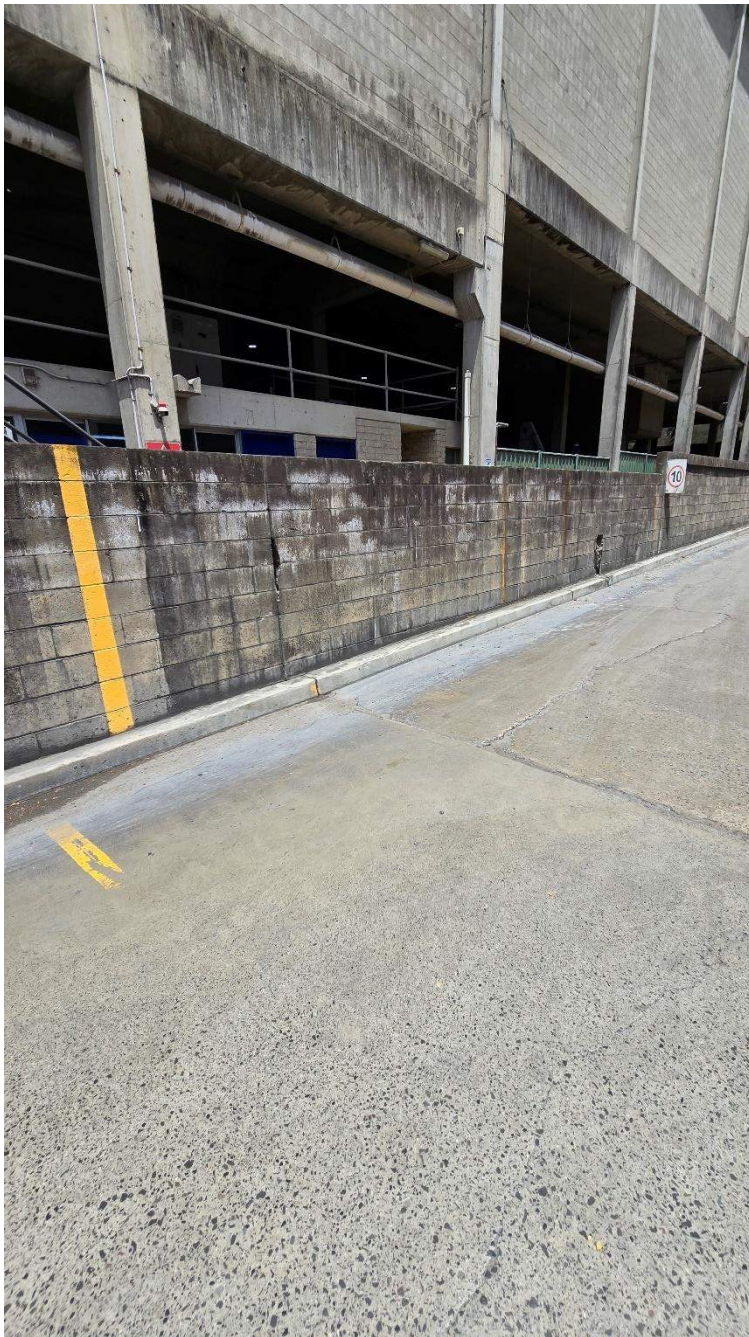


Figure 42 Cracks observed (40, 41, 42, 43, 44) - Concrete cracks throughout area



Figure 43 Cracks observed (40, 41, 42, 43, 44) - Concrete cracks throughout area



Figure 44 Cracks observed (40, 41, 42, 43, 44) - Concrete cracks throughout area



Figure 45 Cracks observed (45) - Retaining wall large vertical crack

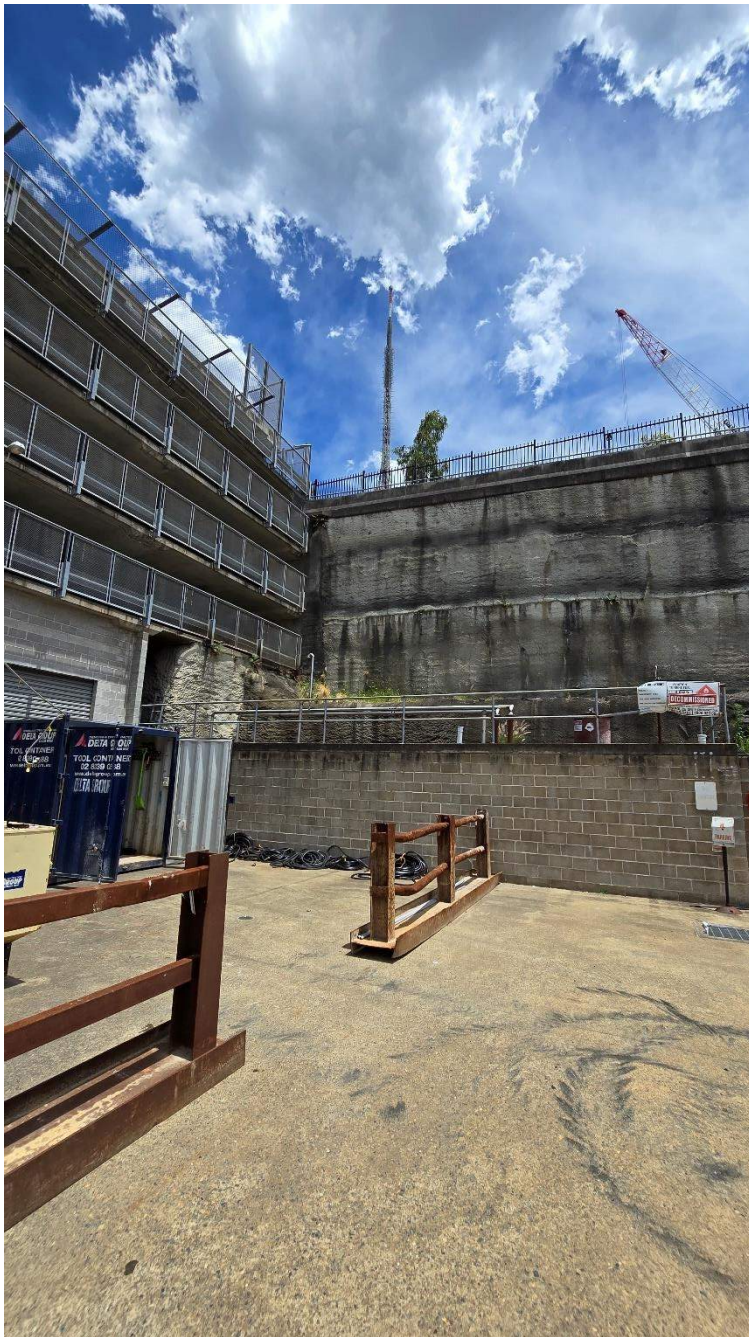


Figure 46 Cracks observed (46, 47, 48, 49) - Retaining wall exhibited signs of horizontal surface cracking



Figure 47 Cracks observed (46, 47, 48, 49) - Retaining wall exhibited signs of horizontal surface cracking



Figure 48 Cracks observed (46, 47, 48, 49) - Retaining wall exhibited signs of horizontal surface cracking



Figure 49 Cracks observed (46, 47, 48, 49) - Retaining wall exhibited signs of horizontal surface cracking