

Inspection: Dilapidation Report - NCB #1

Project: 22335 Gosford Regional Library

11/18 Items Inspected	1 Conforming	0 Deficient	1 N/A	9 Neutral
---------------------------------	------------------------	-----------------------	-----------------	---------------------

Type Quality **Status** Open

Trade **Location** Site

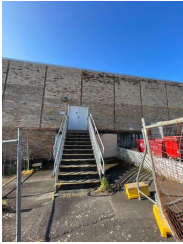
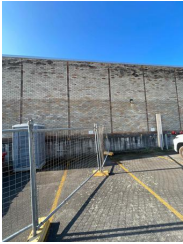
Spec Section **Linked Drawings**

Description Exterior photos of existing surrounds

Attachments

Inspection Details

Inspection Date	28/09/2023	Due Date	
Point of Contact	Peter Ives	Responsible Contractor	North Construction & Building Pty Ltd
Assignee(s)	Richard Jones		

1.1 Existing Buildings on site	Northern face
 9A02924A-6D7F-41FC-8F39-7CCA6B39E733.jpg	 6BE7BEBD-3E98-4A59-892C-50727D2FA629.jpg
 DD7C1229-262E-45C2-8D0B-81F8CE2D6CD3.jpg	 C29BC5B8-A898-4E58-9435-5D0353FEB049.jpg
 3CC37599-C96B-4032-9251-9F66B9B70CEE.jpg	 9DC77EF8-1BBA-4CE2-8FF0-F273B69CE961.jpg
 DC65029C-E4D3-432D-ACA1-580228B22618.jpg	
Southern face	



[E6E59795-9262-42CA-B3DA-236A620D4231.jpg](#)



[09DD3802-5A96-44D8-B599-892CAD3AF487.jpg](#)



[A6C46B51-6821-447D-B91F-4044C53378B7.jpg](#)

1.2 Sheds and other structures on site

N/A



[C6EAF7FC-A872-4B44-A32B-0F104F3F40DE.jpg](#)



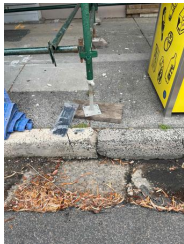
[AE39BFF3-E00C-48EA-AC02-3729D2CA63A7.jpg](#)



[2BDDA211-4E67-49D2-98C9-EFBC4BAC24A2.jpg](#)



[E1FCDF3B-A076-4981-94C7-635448816B28.jpg](#)



[13B57E86-66AD-45DF-9743-1D2002B10EA9.jpg](#)



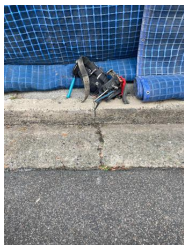
[DA12A418-6DBC-40F1-9B26-BF192EA07C41.jpg](#)



[298796E4-BD7F-4081-9064-59694B21A93D.jpg](#)



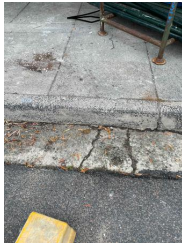
[5C09DA62-4630-4758-AFBF-451462F4ACC8.jpg](#)



[A22D3495-41A0-430F-8EDC-26A59607F06A.jpg](#)



[4D3C225A-0BA1-4F6B-A939-6FF57F47467C.jpg](#)



[ABE56E15-5B36-4867-B1F2-E68AAF9211C8.jpg](#)



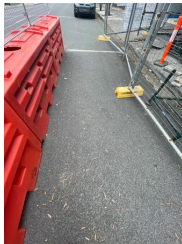
[B27CC3DE-A0BB-4F98-9C4A-859ED46ADE4D.jpg](#)



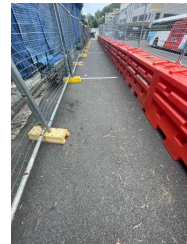
[EE30597B-1C61-40B8-B4F8-38890461A18F.jpg](#)



[DFAA88A7-D658-45FB-A1D1-E62D9D74158A.jpg](#)



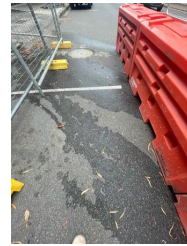
[9B300515-80A0-41FE-88DC-6386BA6BCCB2.jpg](#)



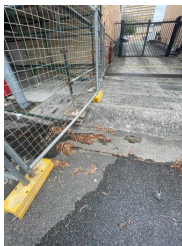
[CBEB7B64-FB48-4AE2-80F3-A0681D3C45AE.jpg](#)



[26F03D04-47DA-4FF0-8E9A-1B4B930C7740.jpg](#)



[D6DC8C4F-9BF1-42E3-BA08-BEAF692FE750.jpg](#)



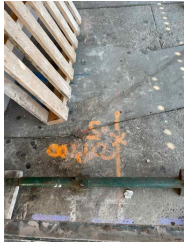
[690143F3-6AC7-4B5E-977F-F3FFBDCDF863.jpg](#)



[F8236D1B-780D-4ED2-B53F-97A281D956BC.jpg](#)



[E1BE1F81-96EF-4061-9BD0-8076E64795A9.jpg](#)



[837FA0B6-5CE5-4036-A54A-4FE37115E0AF.jpg](#)



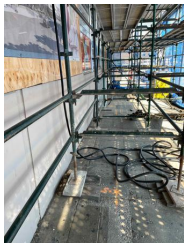
[1FF4A422-A2E8-4CE0-8585-46325B5DFAFA.jpg](#)



[6077883C-D298-48B1-9640-7B571AD89A25.jpg](#)



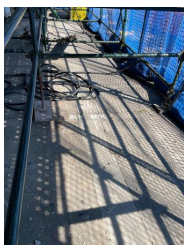
[3605DFEC-9AA6-4016-8B25-A114ADF70DB1.jpg](#)



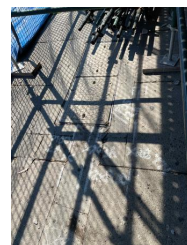
[F6502563-A1A2-4087-B164-F820ECCA2A09.jpg](#)



[E7DCE6D0-F16F-43F2-A670-3E49C40E3DEC.jpg](#)



[2D1CBEEF-09C3-4E43-BEF5-473415ACE436.jpg](#)



[1AB3C263-E37A-4D6D-9EF8-97908E9D0564.jpg](#)



[88BD0C97-DFB7-42D0-85F9-323F0E82A4B1.jpg](#)



[2F10CBEO-1379-4C15-B30E-639E005E414B.jpg](#)



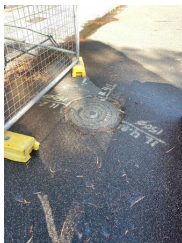
[F9C04570-8E0D-47EB-8292-7D35A88B0A52.jpg](#)



[DA1F8CE6-4F41-4340-85CD-19064E3AA1EA.jpg](#)



[9BE8C93C-1A35-4550-9843-EF589A93A4B5.jpg](#)

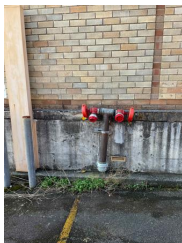


[D9EF2E87-C3A3-4819-A56A-8AC6419375E2.jpg](#)



[3FF8D3C3-F24E-4D6F-866A-5A72BB4D0C7E.jpg](#)

Northern side Donnison St



[07A86C1F-DCC9-42B4-8E3F-B01D34D2296E.jpg](#)

1.5 Stormwater on site

Southern side



[9B6398F3-1F84-4B23-9A5D-4B23E1C47C06.jpg](#)



[0EA3745C-16FB-4564-AE51-B27B8D3BE09D.jpg](#)



[966F5602-B205-4D42-8CA5-BDDCCAE9A305.jpg](#)



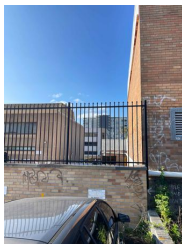
[1E64285A-1358-41F6-9C8A-6373691AAD8E.jpg](#)



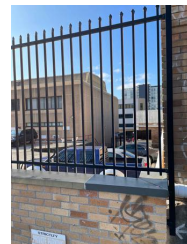
[FFC2F72B-A046-40A2-88A4-D4D71DA7001E.jpg](#)

1.6 Property on site western boundary

Office block Professionals RE
lower shopfront



[A1C1D21B-F19D-463C-9337-8BA6067E3636.jpg](#)



[A3FF2F3D-F34D-4668-BEE7-4CE95F16D2EF.jpg](#)



[3740D297-234A-4919-973E-B79261740422.jpg](#)



[17901FCC-BDFA-4C30-81AB-B93F8C6375DA.jpg](#)



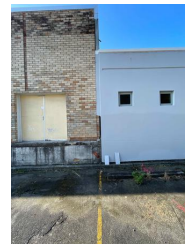
[AEF14D13-CF47-4B41-A431-5F6B802DE02D.jpg](#)

1.7 Property on eastern site boundary

Office block 125 Donnison St



[A7482CF0-D462-4EE5-95A6-5FE912906BFC.jpg](#)



[4E9F05AA-2E0C-46A4-8701-063010F2E830.jpg](#)



[E18C7AC4-5281-4A3F-A650-191134EA680D.jpg](#)



[F459F7DC-85C8-4D0B-B3A4-D9B33C50A751.jpg](#)



[F55AC3AB-B13B-40ED-ACA3-C5E7B7DE42B5.jpg](#)



[D2D1771A-E8F1-41A8-BD1F-1CBAC98CC7A8.jpg](#)



[B06A4772-CFE5-4A43-8113-A015DF938A20.jpg](#)



[0171ADCE-55D9-40DB-8296-09E9848B8927.jpg](#)



[A1D624A7-C270-4D88-AFCE-F10B8D83BBB4.jpg](#)



[4692E087-19A2-4780-A6EE-1E952E74B490.jpg](#)



[D31EBD94-0EF5-4841-8DBC-C9FA2FC016E7.jpg](#)



[869D2CA5-9664-4123-912F-43D43C4951AA.jpg](#)



[65A215EC-38EB-4BD6-9D8F-91DB8A73EB54.jpg](#)



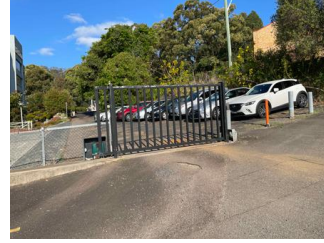
[DA2E6374-037D-4C00-A3B2-AF9DA34054D7.jpg](#)



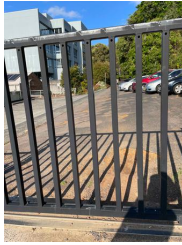
[D902BB4C-E5B7-4CB2-9B89-D33F3A9327C5.jpg](#)



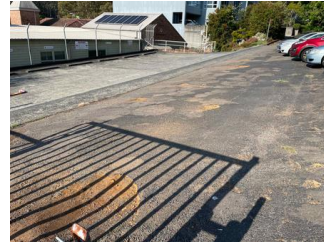
[0072AC79-1703-4790-95FC-FDBF57C2A373.jpg](#)



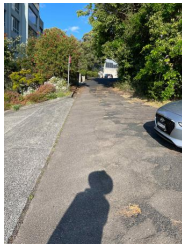
[973325B2-A727-4352-9760-AFF8EE3898E9.jpg](#)



[14E09E15-A8EB-4B3B-9EB0-026091E6E38D.jpg](#)



[4FAC076E-0565-449C-BB1E-D8E5C9D32732.jpg](#)



[4AFEDA17-793D-4115-96AA-E9CC6E4E9B35.jpg](#)



[E0F993E9-7A09-4F4B-A589-C406CC684DA5.jpg](#)



[602576E8-D27A-4B68-BDAC-26683B25B390.jpg](#)



[84554005-42D2-4C8A-BADB-6E30F6B07BEF.jpg](#)



[93789A89-F946-41EA-B802-9B8AEA9FD5F1.jpg](#)



[1BEA0B99-4BB3-4C1F-9D9C-DD6E6394217C.jpg](#)



[CCFF72EA-F134-4343-9F82-FF21EEDA1B7F.jpg](#)



[66C07441-A787-40A6-B985-104589FAE2DC.jpg](#)



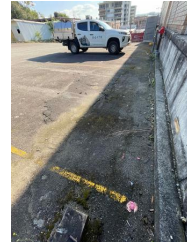
[AC5AC400-BD67-489F-9C76-1F3AACC1D0DD.jpg](#)



[9D41F8A4-9A89-4729-823E-41AE6991ED41.jpg](#)



[33975200-0E5A-44DA-BA32-67D7DE161E0A.jpg](#)



[4D74D0B5-6DEE-4F24-9E84-5C6ABA0C3BC8.jpg](#)



[CC039DCF-1FDD-49C0-A6FA-60A386FA99BB.jpg](#)



[8550EA22-FB52-4034-9AC4-1374BBA02C48.jpg](#)



[F8426C3D-AB83-4685-9BA8-33DE83CDB0BE.jpg](#)



[B085AEDE-B120-4E24-B6FA-4D3E97F801AD.jpg](#)



[798F7B34-B4A2-4613-8895-31605DCE3A5F.jpg](#)



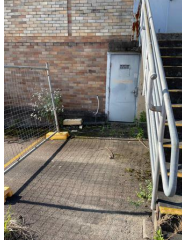
[FCB27E12-124A-411F-810B-9962F1CAA5A5.jpg](#)



[AE6B1BF0-4A38-4299-B2BE-79ACD15D03E9.jpg](#)



[9F901E0F-38B1-4C3B-B21B-9D877F3DA6A8.jpg](#)



[03491F28-B7F1-42A8-8BDF-6FCC5BFD643F.jpg](#)



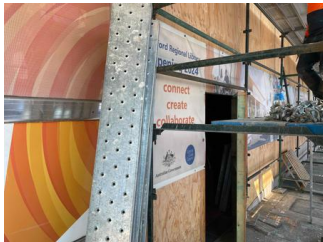
[E2909B62-A139-4FEC-AB83-04DD7C704793.jpg](#)



[7A8FB589-9226-406A-AE2B-524F088DF8EA.jpg](#)

1.9 Property on northern boundary

Donnison St



[20DD26BC-3F2D-41C6-9F33-7F200854C723.jpg](#)



[7C751B67-F481-402C-99EA-E6A3921D42AC.jpg](#)



[676819AC-3363-4C85-8895-E7CC8DCB7B97.jpg](#)



[72888774-9656-49C3-88C0-0969888F13C0.jpg](#)



[73B28042-0DB3-4950-B919-2D229EAB0733.jpg](#)

1.10 Demo- material type? asbestos?

No Response

1.11 Parking areas- on site ? around site?

No Response

1.12 Surface rock seen?

No Response

1.13 Local vandalism

No Response

1.14 Neighbours? close to boundary?

Yes east neighbour up against boundary 100mm between buildings. West neighbour has a driveway and carpark directly adjacent to the building approximately 8m between buildings at closest point.

1.15 Tree protection required?

No

1.16 Any other environmental issues?

No Response

1.17 Evidence of existing structures

No Response

1.18 Additional Comments

No Response