

DILAPIDATION REPORT

At Property:

Council Assets surrounding
Lot 27, 17 Mae Crescent,
Panania

Prepared For

Fairmont Homes

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Date: June 2022
Ref: 220453-001-DR
Revision: A

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1 INTRODUCTION

Engineering Studio Pty Ltd has been commissioned by Fairmont Homes to prepare a dilapidation report for the council assets and services within the vicinity of 17 Mae Crescent, Panania, due to a proposed new development at the aforementioned property. A site inspection was carried out on Friday the 13th of May, 2022.

2 OBSERVATIONS

The inspection included all road pavement surfaces, footpath, kerb and gutter, vehicular crossings, stormwater drains, services, street trees, and street signs within the vicinity of 17 Mae Crescent, Panania. The road pavement was observed to be in fair condition and the footpath, kerb and gutter on both sides of the road were in fair condition with minor cracking observed. The existing condition of all the assets were photographed and identified within this report.



Site Locality Plan
Not to Scale

2.1 Photographic Documentation – Council Assets



Photo 2.1-1
General Photo – Driveway to No. 21



Photo 2.1-2
General Photo – Driveway to No. 21



Photo 2.1-3
General Photo – Driveway to No. 21 and joint driveway to No. 19



Photo 2.1-4
General Photo – Driveway to No. 21 and joint driveway to No. 19



Photo 2.1-5
Existing condition of kerb and gutter and road surface (facing north)



Photo 2.1-6
Existing condition of kerb and gutter and road surface (facing north)



Photo 2.1-7
Deteriorated road surface adjacent driveway to No. 21



Photo 2.1-8
Existing condition of kerb and gutter and road surface (facing north)



Photo 2.1-9
Existing condition of kerb and gutter (facing north)



Photo 2.1-10
Existing condition of kerb and gutter (facing north-west)



Photo 2.1-11
Existing condition of road surface (facing north)



Photo 2.1-12
Existing condition of layback and kerb & gutter (facing north-west)



Photo 2.1-13
Existing condition of layback and kerb & gutter (facing north-west)



Photo 2.1-14
Existing condition of the road (facing north)

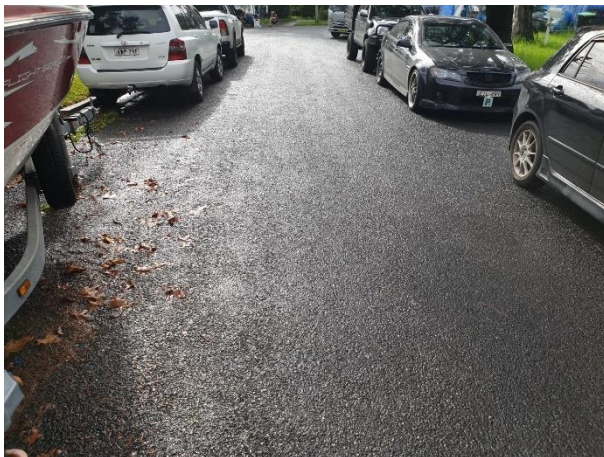


Photo 2.1-15
Existing condition of the road (facing north)



Photo 2.1-16
Cracking observed in kerb and gutter (facing west)

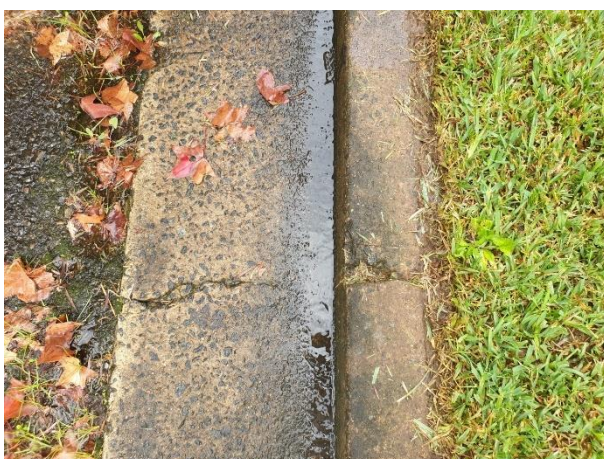


Photo 2.1-17
Cracking observed in kerb and gutter (facing south)

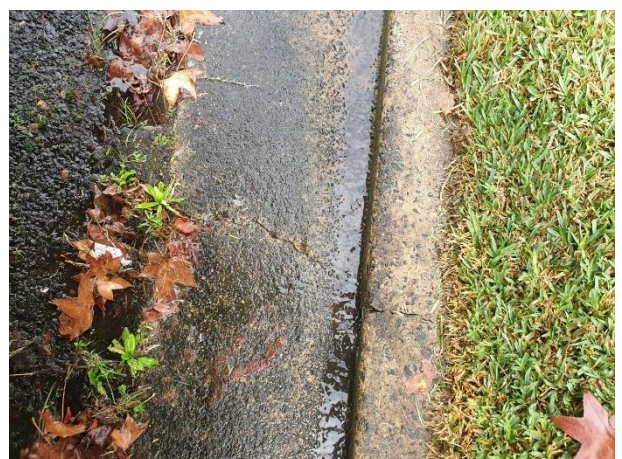


Photo 2.1-18
Cracking observed in kerb and gutter (facing south)



Photo 2.1-19
Existing condition of the layback and kerb & gutter (facing south-west)



Photo 2.1-20
Damaged kerb & gutter observed adjacent No. 17 (facing north)

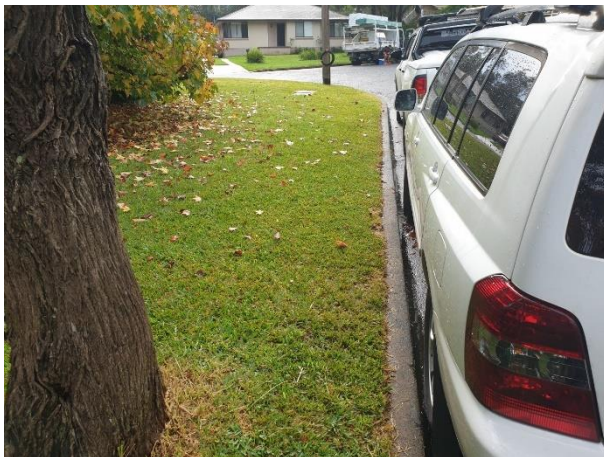


Photo 2.1-21
Existing condition of verge and kerb & gutter adjacent No. 17 (facing north)



Photo 2.1-22
Existing condition of road surface adjacent No. 17 (facing north)



Photo 2.1-23
Existing condition of road surface adjacent No. 17 (facing north-west)

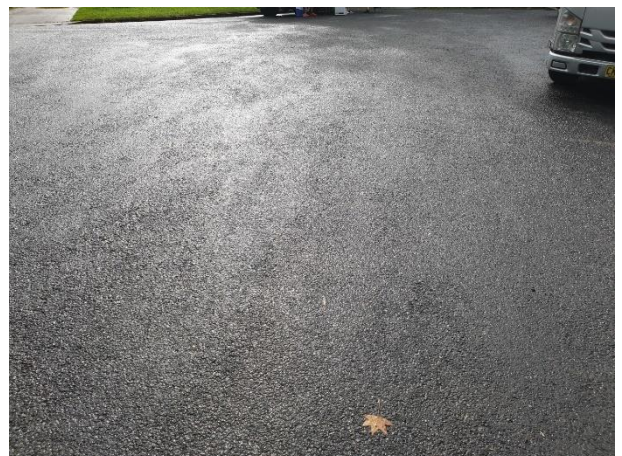


Photo 2.1-24
Existing condition of road surface adjacent No. 17 (facing north)



Photo 2.1-25
Existing condition of kerb & gutter adjacent No. 17 (facing south)



Photo 2.1-26
Existing condition of communications pit adjacent No. 17



Photo 2.1-27
Cracking observed in kerb & gutter adjacent No. 17



Photo 2.1-28
Existing condition of kerb & gutter adjacent No. 17 (facing north)

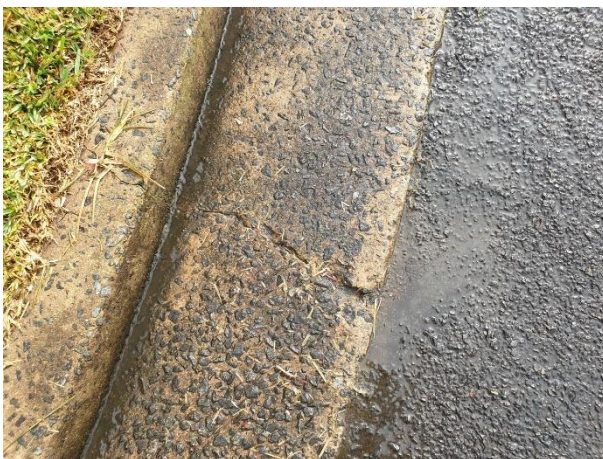


Photo 2.1-29
Cracking observed in kerb & gutter adjacent No. 17

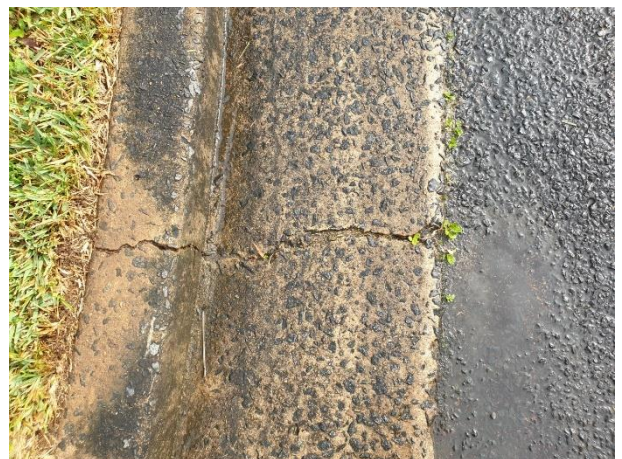


Photo 2.1-30
Cracking observed in kerb & gutter adjacent No. 17



Photo 2.1-31
Existing condition of kerb & gutter adjacent No. 17 (facing west)



Photo 2.1-32
Existing condition of driveway to No. 17 (facing west)



Photo 2.1-33
Existing condition of driveway, kerb and gutter and road surface adjacent No. 17 (facing south)



Photo 2.1-34
Existing condition of driveway, kerb and gutter and road surface adjacent No. 17 (facing south)

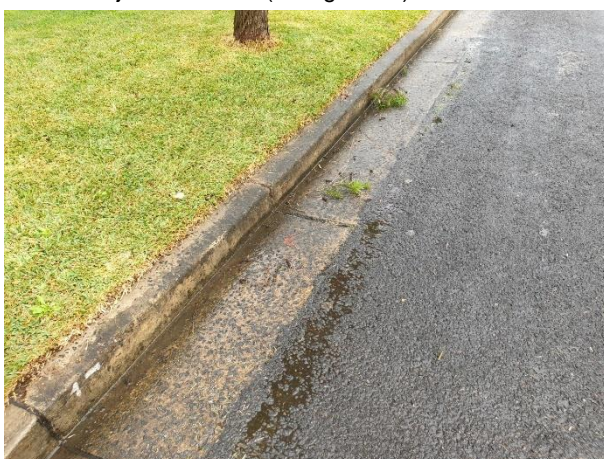


Photo 2.1-35
Existing condition of the kerb & gutter adjacent No. 17



Photo 2.1-36
Existing condition of road surface adjacent No. 17 (facing east)



Photo 2.1-37

Cracking observed in kerb & gutter adjacent No. 17



Photo 2.1-38

Existing condition of verge, kerb & gutter and road surface adjacent No. 15 (facing west)

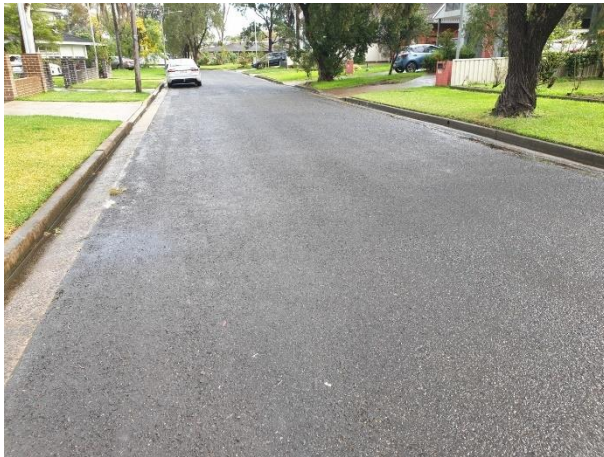


Photo 2.1-39

Existing condition of verge, kerb & gutter and road surface adjacent No. 15 (facing west)



Photo 2.1-40

Cracking observed in kerb & gutter adjacent No. 17



Photo 2.1-41

Existing condition of verge, kerb & gutter and road surface adjacent No. 15 (facing west)



Photo 2.1-42

Existing condition of driveway to No. 15 (facing south)



Photo 2.1-43
Existing condition of driveway to No. 15 (facing west)



Photo 2.1-44
Existing condition of road surface adjacent No. 15 (facing west)

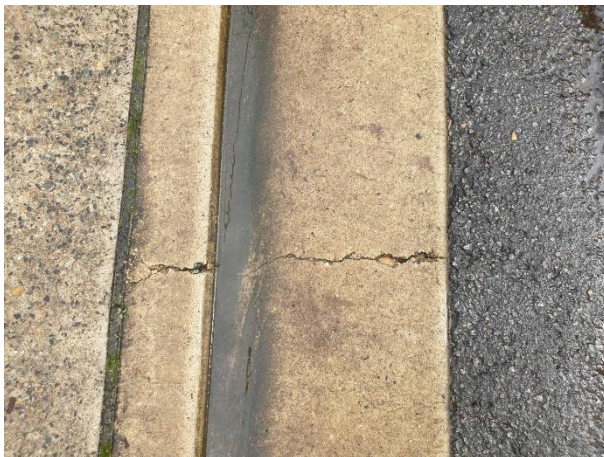


Photo 2.1-45
Cracking observed in layback to No. 15

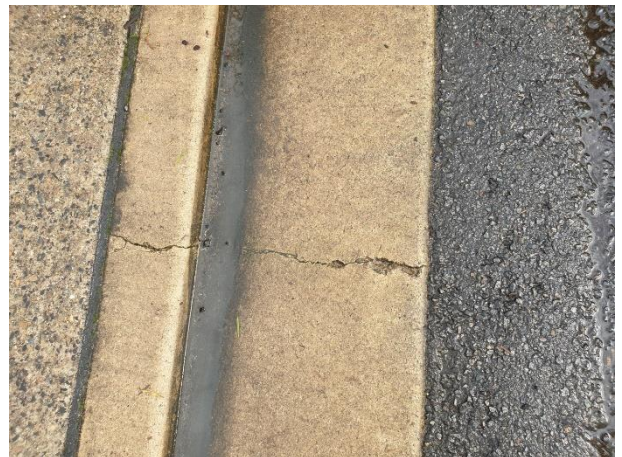


Photo 2.1-46
Cracking observed in layback to No. 15



Photo 2.1-47
Existing condition of road surface adjacent No. 13 (facing west)



Photo 2.1-48
Existing condition of communications pit adjacent No. 13



Photo 2.1-49
Existing condition of driveway to No. 13A (facing west)



Photo 2.1-50
Existing condition of kerb & gutter adjacent No. 13A (facing west)



Photo 2.1-51
Cracking observed in kerb & gutter adjacent No. 13A



Photo 2.1-52
Existing condition of road surface (facing west)



Photo 2.1-53
Existing condition of driveway to No. 13



Photo 2.1-54
Existing condition of layback and road surface adjacent to No. 13



Photo 2.1-55
Existing condition of kerb inlet pit adjacent No. 13A (facing north)



Photo 2.1-56
Existing condition of verge, kerb & gutter and road surface (facing east)



Photo 2.1-57
Existing condition of kerb inlet pit adjacent No. 14



Photo 2.1-58
Existing condition of driveway to No. 16 (facing north)

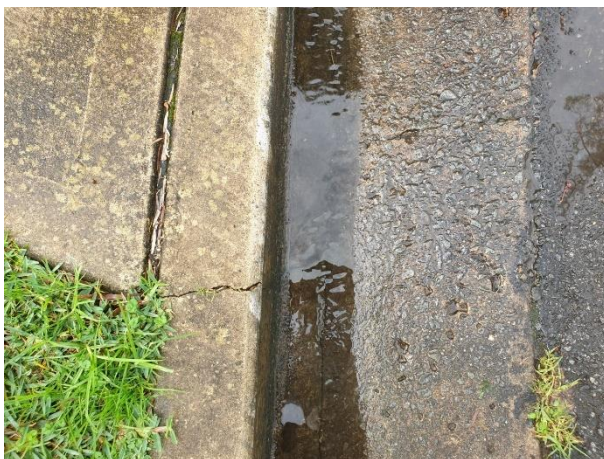


Photo 2.1-59
Cracking observed in layback to No. 16



Photo 2.1-60
Existing condition of verge, kerb & gutter and road surface adjacent No. 16 (facing east)



Photo 2.1-61

Existing condition of driveway to No. 16A (facing north-east)



Photo 2.1-62

Existing condition of verge, kerb & gutter and road surface adjacent No. 16A (facing east)

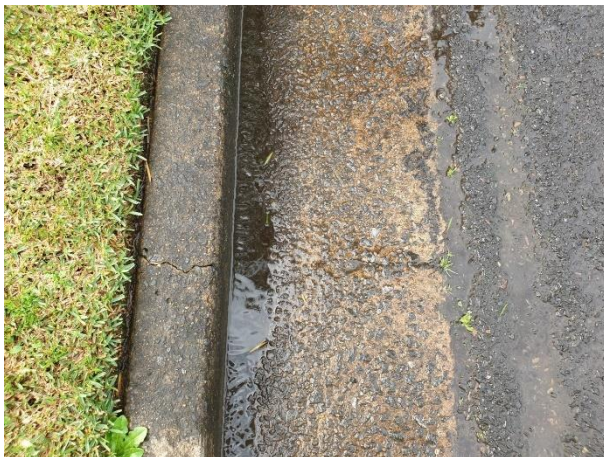


Photo 2.1-63

Cracking observed in kerb & gutter adjacent No. 16A



Photo 2.1-64

Existing condition of verge, kerb & gutter and road surface adjacent No. 16A (facing east)



Photo 2.1-65

Existing condition of verge, kerb & gutter and road surface adjacent No. 16A (facing west)



Photo 2.1-66

Existing condition of verge, kerb & gutter and road surface adjacent No. 16A (facing east)



Photo 2.1-67

Cracking observed in kerb & gutter adjacent No. 16A



Photo 2.1-68

Cracking observed in kerb & gutter adjacent No. 16A



Photo 2.1-69

Existing condition of verge, kerb & gutter and road surface adjacent No. 18 (facing east)

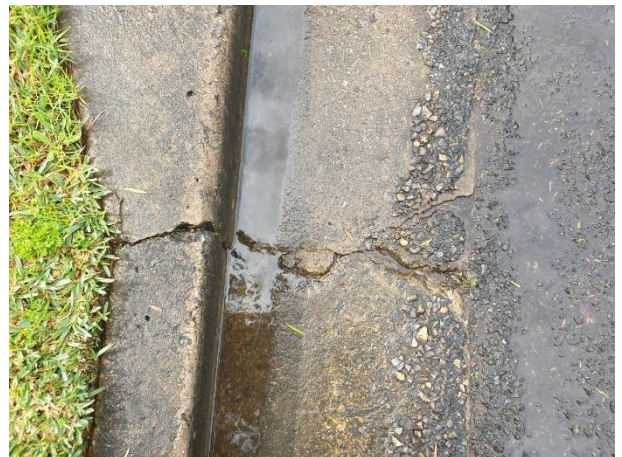


Photo 2.1-70

Cracking observed in kerb & gutter adjacent No. 18



Photo 2.1-71

Existing condition of driveway to No. 18 (facing north)



Photo 2.1-72

Existing condition of driveway and layback to No.18 (facing north)



Photo 2.1-73
Existing condition of driveway and layback to No. 18
(facing north)



Photo 2.1-74
Existing condition of the kerb & gutter adjacent No. 18



Photo 2.1-75
Existing condition of layback adjacent No. 20 (facing north)

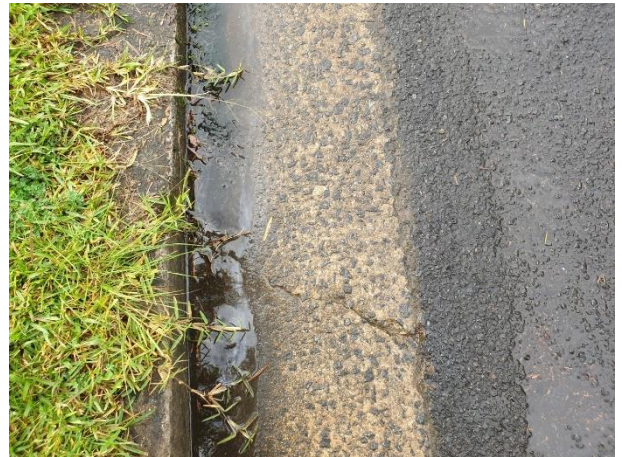


Photo 2.1-76
Cracking observed in kerb & gutter adjacent No. 20

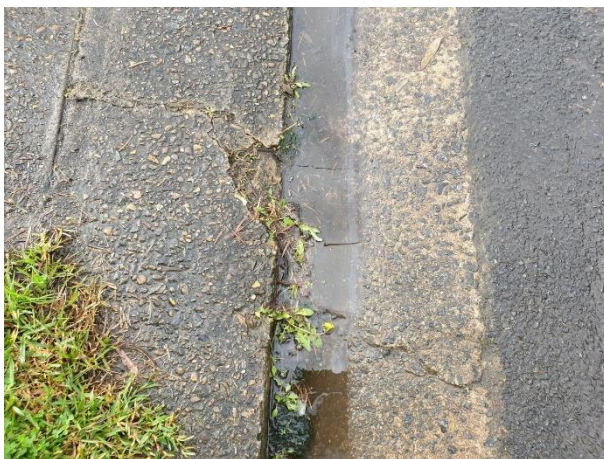


Photo 2.1-77
Chipping observed in layback to No. 20



Photo 2.1-78
Existing condition of driveway to No. 20 (facing north)



Photo 2.1-79
Existing condition of driveway to No. 22 (facing north)



Photo 2.1-80
Cracking observed in layback to No. 22



Photo 2.1-81
Existing condition of kerb & gutter adjacent No. 22 (facing north)



Photo 2.1-82
Existing condition of kerb & gutter adjacent No. 22 (facing north-east)



Photo 2.1-83
Existing condition of driveway to No. 24 (facing east)



Photo 2.1-84
Cracking observed in layback to No. 24 (facing north)



Photo 2.1-85
Cracking observed in layback to No. 24 (facing north)



Photo 2.1-86
Cracking observed in layback to No. 24 (facing north)



Photo 2.1-87
Existing condition of kerb & gutter adjacent No. 24 (facing north)



Photo 2.1-88
Existing condition of kerb and gutter and road surface adjacent to No. 24 (facing east)



Photo 2.1-89
Cracking observed in layback to No. 26 (facing east)



Photo 2.1-90
Cracking observed in layback to No. 26 (facing east)



Photo 2.1-91
Existing condition of driveway to No. 26 (facing east)



Photo 2.1-92
Chipping of kerb and gutter observed adjacent No. 26 (facing east)



Photo 2.1-93
Existing condition of kerb and gutter adjacent No. 26 (facing east)



Photo 2.1-94
Existing condition of verge, kerb and gutter and road surface adjacent No. 28



Photo 2.1-95
Existing condition of kerb and gutter and road surface adjacent No. 28 (construction works occurring at No. 28)

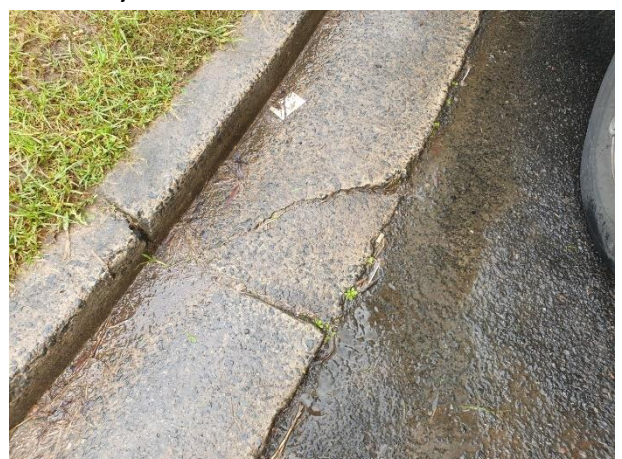


Photo 2.1-96
Cracking observed in kerb and gutter adjacent No. 28 (facing south)



Photo 2.1-97
Existing condition of road surface adjacent No. 28 (facing north)



Photo 2.1-98
Existing condition of road surface adjacent No. 28 (facing north)



Photo 2.1-99
Existing condition of kerb and gutter adjacent No. 28 (facing north)



Photo 2.1-100
Existing condition of kerb and gutter adjacent No. 28 (facing south)



Photo 2.1-101
Existing condition of layback to No. 30 (facing south)



Photo 2.1-102
Cracking observed in layback to No. 30 (facing east)



Photo 2.1-103

Cracking observed in layback to No. 30



Photo 2.1-104

Existing condition of driveway to No. 30 (facing east)



Photo 2.1-105

Existing condition of road surface adjacent No. 30 (facing east)



Photo 2.1-106

Existing condition of verge adjacent No. 30 (facing north)



Photo 2.1-107

Existing condition of verge, kerb & gutter and road surface adjacent No. 30 (facing south)



Photo 2.1-108

Existing condition of verge, kerb & gutter and road surface adjacent No. 30 (facing south)



Photo 2.1-109
Existing condition of verge, kerb & gutter and road surface adjacent No. 30 (facing south)



Photo 2.1-110
Cracking observed in kerb & gutter adjacent No. 32



Photo 2.1-111
Existing condition of driveway to No. 32 (facing south)



Photo 2.1-112
Existing condition of driveway and kerb and gutter adjacent No. 32 (facing east)



Photo 2.1-113
Existing condition of kerb and gutter and road surface adjacent No. 32 (facing east)



Photo 2.1-114
Existing condition of kerb and gutter and road surface adjacent No. 32 (facing south)



Photo 2.1-115

Existing condition of driveway, kerb and gutter, road surface adjacent No. 34 (facing east)



Photo 2.1-116

Cracking observed in layback to No. 34



Photo 2.1-117

Existing condition of layback / driveway to No. 34 (facing south)



Photo 2.1-118

Cracking observed in kerb & gutter adjacent No. 34 (facing south east)