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PROPERTY CONDITION SURVEY - COMMERCIAL/INDUSTRIAL

COMMISSIONED BY:

Sam Bandy
Hutchinson Buildings
584 Milton Road
TOOWONG QLD 4066

19 February 2019

JOB REFERENCE:

AD2696A

PROJECT:

Mears and Church Street
MUDGEES NSW 2850

INSPECTOR:

Farzad Rezvani
Consultant

SITE SURVEYED:

145 Church Street
MUDGEES NSW 2850

WEATHER:

Sunny, 34°C

REPORT PREPARED BY:

Gabriela Duque



BRIEF

Australian Dilapidations was commissioned by Hutchinson Buildings to carry out pre-construction condition inspection and report in accordance with AS.4349.1 for the Mears and Church Street, Mudgee project.

PURPOSE OF THIS REPORT

This visual pre-construction inspection in accordance with AS. 4349.1 and is intended to record the pre-construction condition of the property inspected and the surrounding areas. This is not a structural report; however it does include a photographic record of the main defects visible at the time of the inspection.

LIMITATIONS

In accordance with AS.4349.1 clause 2.5:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, Vegetation, pavements or earth.
5. Australian Standard Inspection of Buildings. Part 1: Property Inspections – Residential Buildings recognises that a standard property inspection report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (viii) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (ix) a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
- (x) a review of environmental or health or biological risks such as toxic mould;
- (xi) whether the building complies with the provision of any building act, code regulation(s) or by-laws; and
- (xii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslide or tidal inundation, or if it is flood prone.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

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TERMS AND CONDITIONS

Important Information Regarding the Scope and Limitations of Inspection and this Report: Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

- 1. This report is not an all encompassing report dealing with the building or property from every aspect.** It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building or property inspected. This Report attempts to assist in judging a building or property according to its age and level of maintenance and in providing relative comparisons. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law or, as a warranty or an insurance policy against problems developing with the building or property in the future. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2. Only areas to which reasonable access is available were inspected.** The Australian Standard 4349.1 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.
- 3. This Report does not and cannot make comment upon:** defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns or systems; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; free or pay television cables or reception systems; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

4. **ASBESTOS, LEAD AND MOULD DISCLAIMER:** No inspection for asbestos lead or mould was carried out at the property and no report on the presence or absence of them is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert." Lead based paints may be present in the building or property. Further investigation would be required to determine if lead based products are present. Special precautions need to be taken where lead products are disturbed and further advice should be sought from suitable experts. Mildew and non-wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
5. **Estimating Disclaimer:** This report does not provide any estimates on repair or remedial works. We recommend you consult a licenced builder to give an estimate on any works required.
6. **DISCLAIMER OF LIABILITY:** No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report). No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.
7. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part does so at their own risk.

DEFINITIONS

- **Acceptable** - The item or area inspected appears to be in sound condition without any significant visible defects taking into account the apparent age of the structure and those aspects capable of visual inspection without purporting to comment on aspects not visible to the inspector.
- **Above Average** - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.
- **Average** - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with structures of similar age or construction.
- **Below Average** - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.
- **Fair** - The item or area inspected exhibits some minor defects, minor damage or deterioration and may require some minor repairs of maintenance.
- **Poor** - The item or area inspected may be in a badly neglected state of repair, finished in an untradesman like manner or deteriorated due to age or lack of maintenance.

PROPERTY DESCRIPTION

Property Type:

Hospital

Building type:

Multi storey, brick structures

Overall Condition:

Noted to be in average condition.

Important Note: The building and/or property rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

SUMMARY OF AREAS INSPECTED

Location:

145 Church Street
MUDGEES NSW 2850

Important Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

Summary of Areas considered to be High Risk that were Not Inspected/Not Accessible or Inspection Impaired and where access should be gained:

None noted at this time.

Important Note: Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

GENERAL INSPECTION RESTRICTIONS

Description of Restrictions:

1. None noted at the time of the inspection.

PROPERTY SITES INSPECTED

Internal Building Elements:

Type & Condition:

- Not applicable

External Building Elements:

Type & Condition:

- Detachment of the wooden strip on the west wall of the medical centre, north side. See photo 27
- Fine cracking in the second column from the north on the west side of the medical centre. See photo 34
- Cracking in the underside of the awning on the north side of the pharmacy. See photo 51
- Cracking in the underside of the sail shade outside the main entrance to the medical centre. See photo 43
- Fine cracking in the column on the west side of the medical centre, outside radiology. See photo 65
- Minor damage in the gutter on the north side of the medical centre, near the east corner. See photo 198
- Slight stepped cracking in the west wall of the hospital, at approximately 30 metres from the south driveway. See photo 295

Carpark and Parking Areas:

Type & Condition:

- Cracking in the north carpark. See photo 13-16, 18
- Cracking in the west carpark. See photo 21, 22, 58-60
- Cracking in the west carpark, looking south from the pedestrian crosswalk. See photo 23
- Cracking in the west carpark, looking north from the pedestrian crosswalk. See photo 24
- Cracking in the west carpark, outside radiology. See photo 68
- Cracking in the south carpark. See photo 78-80
- Cracking in the south carpark, looking west. See photo 93
- Cracking in the south carpark, looking east. See photo 94
- Chipping in the in the second doctors only parking space from the west on the south carpark. See photo 107
- Cracking in the south carpark, looking west from the doctors only parking spaces. See photo 110
- Cracking in the south carpark, looking east from the doctors only parking spaces. See photo 111
- Cracking in the doctors only parking spaces. See photo 112, 113, 124, 125
- Wide cracking in the south carpark, near the southeast corner of the medical centre. See photo 122, 123
- Cracking in the south carpark, east side. See photo 131-134
- Cracking in the carpark at the southwest corner of the helipad. See photo 262, 263, 268, 269
- Cracking in the branch carpark, adjacent to the hospital. See photo 279-284
- Cracking in the carpark outside the oral health building. See photo 300-302

Landscaping Elements:

Type & Condition:

- Damage in the retaining wall on the north side of the doctors only parking spaces on the south carpark. See photo 139, 140
- Leaning in the power pole on the north side of the helipad. See photo 247, 248
- Damage in the pit lid adjacent to the south driveway to the hospital. See photo 286, 287
- Damage in the drainage pit outside the east hospital building. See photo 298, 299
- Damage in the pit lid in the pathway near the southeast corner of the helipad. See photo 305
- Missing brick in the retaining wall on the south side of the helipad. See photo 314

Fences /Gates/Boundary Walls:

Type & Condition:

- Leaning in the south boundary fence, east side. See photo 128
- Leaning in the east boundary fence, south side of the medical centre. See photo 138
- Leaning in the east boundary fence on the doctors only parking spaces. See photo 142

Paths/Paved Areas Inside the Property Boundary:**Type & Condition:**

- Fine cracking in the paving on the west side of the medical centre, looking north. See photo 32
- Fine cracking in the paving on the west side of the medical centre, looking south. See photo 33
- Chipping in the paving on the west side of the medical centre. See photo 38
- Cracking in the paving near the southwest corner of the medical centre. See photo 71
- Chipping in the paving on the east side of the medical centre, opposite the courtyard. See photo 168
- Cracking and chipping in the pathway on the north side of the medical centre, near the east corner. See photo 200
- Cracking in the helipad. See photo 211-214
- Fine cracking in the concrete slab on the north side of the helipad. See photo 226-228
- Cracking in the second concrete slab from the east on the north side of the helipad. See photo 233-235
- Cracking in the paving at 30 Meares Street. See photo 249
- Chipping in the concrete slab of the fuel storage adjacent to the helipad. See photo 253
- Cracking in the paving outside the east hospital building. See photo 297
- Cracking in the pathway near the southeast corner of the helipad. See photo 303, 304, 307-309, 311, 312

Driveway/Crossover:**Type & Condition:**

- Cracking in the entrance driveway to the medical centre. See photo 3-5, 8-10
- Cracking in the exit driveway. See photo 69, 70
- Chipping in the exit driveway. See photo 175
- Chipping in the crossover and cracking in the exit driveway. See photo 176
- Cracking in the driveway to 30 Meares Street. See photo 250
- Cracking in the south driveway to the hospital. See photo 270-276, 285
- Cracking the south driveway to the hospital, looking north. See photo 278, 291, 292
- Poor condition in the south driveway to the hospital. See photo 288
- Cracking the south driveway to the hospital, looking north. See photo 289, 290

Kerbs/Gutters/Footpaths:**Type & Condition:**

- Cracking in the kerb on the south side of the south carpark, adjacent to the west parking space. See photo 86
- Cracking in the kerb on the south side of the south carpark, adjacent to the third parking space from the west. See photo 87, 88
- Cracking in the kerb on the south side of the south carpark, adjacent to the fourth parking space from the west. See photo 89
- Cracking in the kerb on the south side of the south carpark, adjacent to the fifth parking space from the west. See photo 90

Roadway:**Type & Condition:**

- Cracking in the pedestrian crosswalk on the west side of the medical centre. See photo 39, 40

Drainage - Surface Water:**Type & Condition:**

- Not inspected

Important Notes: The site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

Services:

Type & Condition:

- Not inspected.

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and no comments are made to electrical or plumbing. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

DEFECT ASSESSMENT**MINOR DEFECTS:**

1. Cracking in the entrance driveway to the medical centre. See photo 3-5, 8-10
2. Cracking in the north carpark. See photo 13-16, 18
3. Cracking in the west carpark. See photo 21, 22, 58-60
4. Cracking in the west carpark, looking south from the pedestrian crosswalk. See photo 23
5. Cracking in the west carpark, looking north from the pedestrian crosswalk. See photo 24
6. Detachment of the wooden strip on the west wall of the medical centre, north side. See photo 27
7. Fine cracking in the paving on the west side of the medical centre, looking north. See photo 32
8. Fine cracking in the paving on the west side of the medical centre, looking south. See photo 33
9. Fine cracking in the second column from the north on the west side of the medical centre. See photo 34
10. Chipping in the paving on the west side of the medical centre. See photo 38
11. Cracking in the pedestrian crosswalk on the west side of the medical centre. See photo 39, 40
12. Cracking in the underside of the awning on the north side of the pharmacy. See photo 51
13. Cracking in the underside of the sail shade outside the main entrance to the medical centre. See photo 43
14. Fine cracking in the column on the west side of the medical centre, outside radiology. See photo 65
15. Cracking in the west carpark, outside radiology. See photo 68
16. Cracking in the exit driveway. See photo 69, 70
17. Cracking in the paving near the southwest corner of the medical centre. See photo 71
18. Cracking in the south carpark. See photo 78-80
19. Cracking in the kerb on the south side of the south carpark, adjacent to the west parking space. See photo 86
20. Cracking in the kerb on the south side of the south carpark, adjacent to the third parking space from the west. See photo 87, 88
21. Cracking in the kerb on the south side of the south carpark, adjacent to the fourth parking space from the west. See photo 89
22. Cracking in the kerb on the south side of the south carpark, adjacent to the fifth parking space from the west. See photo 90
23. Cracking in the south carpark, looking west. See photo 93
24. Cracking in the south carpark, looking east. See photo 94
25. Chipping in the in the second doctors only parking space from the west on the south carpark. See photo 107
26. Cracking in the south carpark, looking west from the doctors only parking spaces. See photo 110
27. Cracking in the south carpark, looking east from the doctors only parking spaces. See photo 111
28. Cracking in the doctors only parking spaces. See photo 112, 113, 124, 125
29. Wide cracking in the south carpark, near the southeast corner of the medical centre. See photo 122, 123
30. Leaning in the south boundary fence, east side. See photo 128
31. Cracking in the south carpark, east side. See photo 131-134
32. Leaning in the east boundary fence, south side of the medical centre. See photo 138
33. Damage in the retaining wall on the north side of the doctors only parking spaces on the south carpark. See photo 139, 140
34. Leaning in the east boundary fence on the doctors only parking spaces. See photo 142
35. Chipping in the paving on the east side of the medical centre, opposite the courtyard. See photo 168
36. Chipping in the exit driveway. See photo 175

37. Chipping in the crossover and cracking in the exit driveway. See photo 176
38. Minor damage in the gutter on the north side of the medical centre, near the east corner. See photo 198
39. Cracking and chipping in the pathway on the north side of the medical centre, near the east corner. See photo 200
40. Cracking in the helipad. See photo 211-214
41. Fine cracking in the concrete slab on the north side of the helipad. See photo 226-228
42. Cracking in the second concrete slab from the east on the north side of the helipad. See photo 233-235
43. Leaning in the power pole on the north side of the helipad. See photo 247, 248
44. Cracking in the paving at 30 Meares Street. See photo 249
45. Cracking in the driveway to 30 Meares Street. See photo 250
46. Chipping in the concrete slab of the fuel storage adjacent to the helipad. See photo 253
47. Cracking in the carpark at the southwest corner of the helipad. See photo 262, 263, 268, 269
48. Cracking in the south driveway to the hospital. See photo 270-276, 285
49. Cracking the south driveway to the hospital, looking north. See photo 278, 291, 292
50. Cracking in the branch carpark, adjacent to the hospital. See photo 279-284
51. Damage in the pit lid adjacent to the south driveway to the hospital. See photo 286, 287
52. Poor condition in the south driveway to the hospital. See photo 288
53. Cracking the south driveway to the hospital, looking north. See photo 289, 290
54. Slight stepped cracking in the west wall of the hospital, at approximately 30 metres from the south driveway. See photo 295
55. Cracking in the paving outside the east hospital building. See photo 297
56. Damage in the drainage pit outside the east hospital building. See photo 298, 299
57. Cracking in the carpark outside the oral health building. See photo 300-302
58. Cracking in the pathway near the southeast corner of the helipad. See photo 303, 304, 307-309, 311, 312
59. Damage in the pit lid in the pathway near the southeast corner of the helipad. See photo 305
60. Missing brick in the retaining wall on the south side of the helipad. See photo 314

Important Note: Per AS.4349.1 clause 4.2.4.2, minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of a normal ongoing maintenance.

MAJOR DEFECTS:

1. None noted at the time of the inspection.


Important Note: Per AS.4349.1 clause 4.2.4.1, where a major defect is mentioned in the report, it should be clearly described, including a general statement as to any observed minor defects arising from that major defect, and an explanation given as to why it is a major defect, along with its specific locations. This will allow the client and others, as necessary, to locate the major defect and its consequent minor defect, to be aware of the justification for it being reported as a major defect and to be able to estimate the extent of the repairs likely to be required.

SAFETY ISSUES:

1. None noted at the time of the inspection.

Important Note: Per AS.4349.1 Clause 4.2.4.3, the report shall identify any observed item that may constitute a present or imminent serious safety hazard.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Michael Burford", with a large, stylized flourish at the end.

Michael Burford

AUSTRALIAN DILAPIDATIONS

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Figure: 0001

**MUDGEE MEDICAL
CENTRE
145 CHURCH
STREET, MUDGEE**



Figure: 0002

EXTERNAL

General view of the entrance driveway to the medical centre. Showing cracking.



Figure: 0003

General view of the entrance driveway to the medical centre. Showing cracking.



Figure: 0004

General view of the entrance driveway to the medical centre. Showing cracking.



Figure: 0005

General view of the entrance driveway to the medical centre. Showing cracking.



Figure: 0006

General view of the garden bed on the west side of the medical centre.



Figure: 0007

General view of the garden bed on the west side of the north carpark.



Figure: 0008

General view of the entrance driveway. Showing cracking.



Figure: 0009

General view of the entrance driveway. Showing cracking.



Figure: 0010

General view of the entrance driveway. Showing cracking.



Figure: 0011

General view of the north carpark.



Figure: 0012

General view of the north carpark.



Figure: 0013

General view of the north carpark. Showing cracking.



Figure: 0014

General view of the north carpark. Showing cracking.



Figure: 0015

General view of the north carpark. Showing cracking.



Figure: 0016

General view of the north carpark. Showing cracking.



Figure: 0017

General view of the north carpark.



Figure: 0018

General view of the north carpark. Showing cracking.



Figure: 0019

General view of the north carpark, west side.



Figure: 0020

General view of the pathway on the south side of the north carpark.



Figure: 0021

General view of the west carpark. Showing cracking.



Figure: 0022

General view of the west carpark. Showing cracking.



Figure: 0023

General view of the west carpark, looking south from the pedestrian crosswalk. Showing cracking.



Figure: 0024

General view of the west carpark, looking north from the pedestrian crosswalk. Showing cracking.



Figure: 0025

West wall of the medical centre, north side.



Figure: 0026

West wall of the medical centre, north side.



Figure: 0027

Detachment of the wooden strip on the west wall of the medical centre, north side.



Figure: 0028

West wall of the medical centre.



Figure: 0029

West wall of the medical centre.



Figure: 0030

West wall of the medical centre.



Figure: 0031

West wall of the medical centre.



Figure: 0032

Paving on the west side of the medical centre, looking north. Showing fine crack-ing.



Figure: 0033

Paving on the west side of the medical centre, looking south. Showing fine crack-ing.



Figure: 0034

Fine cracking in the second column from the north on the west side of the medical centre.



Figure: 0035

West wall of the medical centre.



Figure: 0036

West wall of the medical centre.



Figure: 0037

West wall of the medical centre.



Figure: 0038

Chipping in the paving on the west side of the medical centre.



Figure: 0039

Pedestrian crosswalk on the west side of the medical centre. Showing cracking.



Figure: 0040

Pedestrian crosswalk on the west side of the medical centre. Showing cracking.



Figure: 0041

South wall of the medical centre, outside the main entrance.



Figure: 0042

South wall of the medical centre, outside the main entrance.



Figure: 0043

South wall of the medical centre, outside the main entrance.



Figure: 0044

South wall of the medical centre, outside the main entrance.



Figure: 0045

West wall of the medical centre, outside the main entrance.



Figure: 0046

North wall of the medical centre, outside the pharmacy.



Figure: 0047

North wall of the medical centre, outside the pharmacy.



Figure: 0048

North wall of the medical centre, outside the pharmacy.



Figure: 0049

General view of the paving outside the main entrance.



Figure: 0050

General view of the paving outside the main entrance.



Figure: 0051

Cracking in the underside of the awning on the north side of the pharmacy.



Figure: 0052

General view of the sail shade outside the main entrance to the medical centre.



Figure: 0053

Cracking in the underside of the sail shade outside the main entrance to the medical centre.



Figure: 0054

West wall of the medical centre, outside the pharmacy.



Figure: 0055

West wall of the medical centre, outside the pharmacy.



Figure: 0056

Paving on the west side of the medical centre, looking north from outside the pharmacy.



Figure: 0057

Paving on the west side of the medical centre, looking south from outside the pharmacy.



Figure: 0058

General view of the west carpark. Showing cracking.



Figure: 0059

General view of the west carpark. Showing cracking.



Figure: 0060

General view of the west carpark. Showing cracking.



Figure: 0061

West wall of the medical centre, outside radiology.



Figure: 0062

West wall of the medical centre, outside radiology.



Figure: 0063

West wall of the medical centre, outside radiology.

Figure: 0064

West wall of the medical centre, outside radiology.



Figure: 0065

Fine cracking in the column on the west side of the medical centre, outside radiology.



Figure: 0066

Paving on the west side of the medical centre, looking north from outside radiology.





Figure: 0067

Paving on the west side of the medical centre, looking south from outside radiology.



Figure: 0068

Cracking in the west carpark, outside radiology.



Figure: 0069

General view of the exit driveway. Showing cracking.



Figure: 0070

General view of the exit driveway. Showing cracking.



Figure: 0071

Cracking in the paving near the south-west corner of the medical centre.



Figure: 0072

Southwest corner of the medical centre.



Figure: 0073

General view of the paving on the west side of the medical centre.



Figure: 0074

South wall of the medical centre.



Figure: 0075

South wall of the medical centre.



Figure: 0076

Pathway on the south side of the medical centre, looking east.



Figure: 0077

Pathway on the south side of the medical centre, looking west.



Figure: 0078

General view of the south carpark. Showing cracking.



Figure: 0079

General view of the south carpark. Showing cracking.



Figure: 0080

General view of the south carpark. Showing cracking.



Figure: 0081

General view of the garden bed adjacent to the exit driveway.



Figure: 0082

General view of the garden bed adjacent to the exit driveway.



Figure: 0083

General view of the garden bed adjacent to the exit driveway.



Figure: 0084

South boundary fence.

Figure: 0085

South boundary fence, looking from the west.



Figure: 0086

Cracking in the kerb on the south side of the south carpark, adjacent to the west parking space.



Figure: 0087

Cracking in the kerb on the south side of the south carpark, adjacent to the third parking space from the west.





Figure: 0088

Cracking in the kerb on the south side of the south carpark, adjacent to the third parking space from the west.



Figure: 0089

Cracking in the kerb on the south side of the south carpark, adjacent to the fourth parking space from the west.

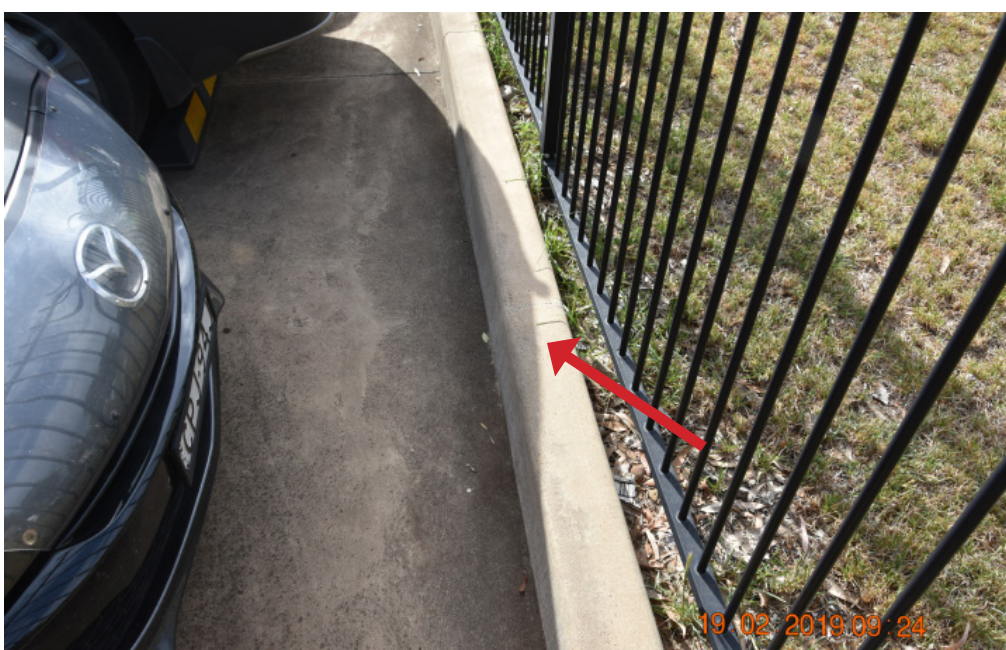


Figure: 0090

Cracking in the kerb on the south side of the south carpark, adjacent to the fifth parking space from the west.



Figure: 0091

South wall of the medical centre.



Figure: 0092

South wall of the medical centre.



Figure: 0093

General view of the south carpark, looking west. Showing cracking.



Figure: 0094

General view of the south carpark, looking east. Showing cracking.



Figure: 0095

General view of the substation on the south side of the medical centre.



Figure: 0096

General view of the substation on the south side of the medical centre.

Figure: 0097

General view of the substation on the south side of the medical centre.



Figure: 0098

South boundary fence, looking east from the substation.



Figure: 0099

South boundary fence, looking west from the substation.





Figure: 0100

Light pole on the south side of the medical centre.



Figure: 0101

Light pole on the south side of the medical centre.



Figure: 0102

Retaining wall on the south side of the south carpark, adjacent to the carport.



Figure: 0103

Retaining wall on the south side of the south carpark, adjacent to the carport.



Figure: 0104

Retaining wall on the south side of the south carpark, adjacent to the carport.



Figure: 0105

South wall of the medical centre.



Figure: 0106

South wall of the medical centre.



Figure: 0107

Chipping in the in the second doctors only parking space from the west on the south carpark.



Figure: 0108

General view of the doctors only parking spaces.

Figure: 0109

General view of the doctors only parking spaces.



Figure: 0110

General view of the south carpark, looking west from the doctors only parking spaces. Showing cracking.



Figure: 0111

General view of the south carpark, looking east from the doctors only parking spaces. Showing cracking.





Figure: 0112

Cracking in the doctors only parking spaces.



Figure: 0113

Cracking in the doctors only parking spaces.



Figure: 0114

South boundary fence, looking west from the doctors only parking spaces.



Figure: 0115

South boundary fence, looking east from the doctors only parking spaces.



Figure: 0116

Underside of the carport on the south carpark.



Figure: 0117

Underside of the carport on the south carpark.

Figure: 0118

Fence near the southeast corner of the medical centre.



Figure: 0119

Fence near the southeast corner of the medical centre.



Figure: 0120

Light pole near the southeast corner of the medical centre.





Figure: 0121

Light pole near the southeast corner of the medical centre.



Figure: 0122

Wide cracking in the south carpark, near the southeast corner of the medical centre.



Figure: 0123

Wide cracking in the south carpark, near the southeast corner of the medical centre.

Figure: 0124

Cracking in the doctors only parking spaces.



Figure: 0125

Cracking in the doctors only parking spaces.



Figure: 0126

South boundary fence, looking from the east doctors only parking space.





Figure: 0127

South boundary fence, looking from the east doctors only parking space.



Figure: 0128

South boundary fence, east side. Showing leaning.



Figure: 0129

Retaining wall on the south side of the south carpark, east side.



Figure: 0130

Retaining wall on the south side of the south carpark, adjacent to the doctors only parking spaces.



Figure: 0131

General view of the south carpark, east side. Showing cracking.



Figure: 0132

General view of the south carpark, east side. Showing cracking.



Figure: 0133

General view of the south carpark, east side. Showing cracking.



Figure: 0134

General view of the south carpark, east side. Showing cracking.



Figure: 0135

Fence on the east side of the medical centre.



Figure: 0136

Fence on the east side of the medical centre.



Figure: 0137

Fence on the east side of the medical centre.



Figure: 0138

Leaning in the east boundary fence, south side of the medical centre.



Figure: 0139

Retaining wall on the north side of the doctors only parking spaces on the south carpark. Showing damage.



Figure: 0140

Retaining wall on the north side of the doctors only parking spaces on the south carpark. Showing damage.



Figure: 0141

Fence on the north side of the doctors only parking spaces.



Figure: 0142

Leaning in the east boundary fence on the doctors only parking spaces.



Figure: 0143

East wall of the medical centre.



Figure: 0144

East wall of the medical centre.



Figure: 0145

Fence on the east side of the courtyard.



Figure: 0146

South wall of the medical centre.



Figure: 0147

South wall of the medical centre.



Figure: 0148

South wall of the medical centre.



Figure: 0149

Retaining wall on the east side of the medical centre.



Figure: 0150

Retaining wall on the east side of the medical centre.



Figure: 0151

Retaining wall on the east side of the medical centre.



Figure: 0152

Pathway on the east side of the medical centre.



Figure: 0153

East wall of the medical centre.



Figure: 0154

East wall of the medical centre.



Figure: 0155

East wall of the medical centre.



Figure: 0156

East wall of the medical centre.



Figure: 0157

East wall of the medical centre.



Figure: 0158

East wall of the medical centre.



Figure: 0159

Pathway on the east side of the medical centre.



Figure: 0160

Pathway on the east side of the medical centre.



Figure: 0161

East wall of the medical centre, looking from the north.



Figure: 0162

East wall of the medical centre, looking from the north.



Figure: 0163

North wall of the medical centre.



Figure: 0164

North wall of the medical centre.



Figure: 0165

Fence on the north side of the medical centre.



Figure: 0166

Fence on the north side of the medical centre.



Figure: 0167

Fence on the north side of the medical centre.



Figure: 0168

Chipping in the paving on the east side of the medical centre, opposite the courtyard.



Figure: 0169

General view of the medical centre, looking from the east.



Figure: 0170

General view of the medical centre, looking from the east.



Figure: 0171

General view of the medical centre, looking from the east.

Figure: 0172

General view of the doctors only parking spaces.



Figure: 0173

General view of the doctors only parking spaces.



Figure: 0174

General view of the doctors only parking spaces.





Figure: 0175

General view of the exit driveway. Showing chipping in the crossover.



Figure: 0176

General view of the exit driveway. Showing chipping in the crossover and cracking in the driveway.



Figure: 0177

Footpath and nature strip outside the medical centre.



Figure: 0178

General view of the garden bed on the west side of the medical centre, adjacent to Church Street.



Figure: 0179

Pathway to the pedestrian crosswalk on the west side of the medical centre.



Figure: 0180

General view of the garden bed on the west side of the medical centre.



Figure: 0181

General view of the garden bed on the west side of the medical centre.



Figure: 0182

North wall of the medical centre, west side.



Figure: 0183

North wall of the medical centre.

Figure: 0184

North wall of the medical centre.



Figure: 0185

North wall of the medical centre.



Figure: 0186

North wall of the medical centre.





Figure: 0187

North wall of the medical centre.



Figure: 0188

Grass area and trees on the north side of the medical centre.



Figure: 0189

Grass area and trees on the north side of the medical centre.



Figure: 0190

Grass area and trees on the north side of the medical centre.



Figure: 0191

Grass area and trees on the north side of the medical centre.



Figure: 0192

North wall of the medical centre.

Figure: 0193

North wall of the medical centre.



Figure: 0194

North wall of the medical centre.



Figure: 0195

North wall of the medical centre.





Figure: 0196

North wall of the medical centre.



Figure: 0197

North wall of the medical centre.



Figure: 0198

Minor damage in the gutter on the north side of the medical centre, near the east corner.



Figure: 0199

Pathway on the north side of the medical centre, near the east corner.



Figure: 0200

Pathway on the north side of the medical centre, near the east corner. Showing cracking and chipping.



Figure: 0201

Fence near the north-east corner of the medical centre.



Figure: 0202

Fence near the north-east corner of the medical centre.



Figure: 0203

East boundary fence, looking from the north.



Figure: 0204

East boundary fence, looking from the north.



Figure: 0205

Pathway near the northeast corner of the medical centre.



Figure: 0206

Pathway near the northeast corner of the medical centre.



Figure: 0207

Pathway near the northeast corner of the medical centre.

Figure: 0208

HELIPAD

General view of the helipad.



Figure: 0209

General view of the helipad.



Figure: 0210

General view of the helipad.





Figure: 0211

General view of the helipad. Showing cracking.



Figure: 0212

General view of the helipad. Showing cracking.



Figure: 0213

General view of the helipad. Showing cracking.



Figure: 0214

General view of the helipad. Showing cracking.



Figure: 0215

General view of the grass area on the west side of the helipad.



Figure: 0216

General view of the grass area on the west side of the helipad.



Figure: 0217

General view of the grass area on the north side of the heli-pad.



Figure: 0218

General view of the grass area on the north side of the heli-pad.



Figure: 0219

General view of the grass area on the north side of the heli-pad.



Figure: 0220

General view of the grass area on the east side of the helipad.



Figure: 0221

General view of the grass area on the east side of the helipad.



Figure: 0222

General view of the concrete slab on the north side of the helipad.

Figure: 0223

Concrete slab on the north side of the helipad.



Figure: 0224

Concrete slab on the north side of the helipad.



Figure: 0225

Concrete slab on the north side of the helipad.





Figure: 0226

Fine cracking in the concrete slab on the north side of the helipad.



Figure: 0227

Fine cracking in the concrete slab on the north side of the helipad.



Figure: 0228

Fine cracking in the concrete slab on the north side of the helipad.



Figure: 0229

General view of the grass area on the north side of the property, looking east.



Figure: 0230

General view of the grass area on the north side of the property, looking north.



Figure: 0231

General view of the grass area on the north side of the property, looking north.



Figure: 0232

General view of the grass area on the north side of the property, looking west.



Figure: 0233

General view of the second concrete slab from the east on the north side of the heli-pad. Showing cracking.



Figure: 0234

General view of the second concrete slab from the east on the north side of the heli-pad. Showing cracking.



Figure: 0235

General view of the second concrete slab from the east on the north side of the heli-pad. Showing crack-ing.



Figure: 0236

General view of the third concrete slab from the east on the north side of the heli-pad.



Figure: 0237

General view of the third concrete slab from the east on the north side of the heli-pad.

Figure: 0238

General view of the fourth concrete slab from the east on the north side of the heli-pad.



Figure: 0239

General view of the fourth concrete slab from the east on the north side of the heli-pad.



Figure: 0240

General view of the fifth concrete slab from the east on the north side of the heli-pad.





Figure: 0241

General view of the fifth concrete slab from the east on the north side of the heli-pad.



Figure: 0242

General view of the Mudgee Railway Station, north side of the hospital.



Figure: 0243

General view of the Mudgee Railway Station, north side of the hospital.



Figure: 0244

General view of the Mudgee Railway Station, north side of the hospital.



Figure: 0245

North boundary fence, looking east.



Figure: 0246

North boundary fence, looking west.



Figure: 0247

General view of the power pole on the north side of the heli-pad. Showing leaning.



Figure: 0248

General view of the power pole on the north side of the heli-pad. Showing leaning.



Figure: 0249

General view of the paving at 30 Meares Street. Showing cracking.



Figure: 0250

General view of the driveway to 30 Meares Street. Showing cracking.



Figure: 0251

General view of the driveway to 30 Meares Street.



Figure: 0252

General view of the posts on the west side of the helipad.



Figure: 0253

General view of the fuel storage adjacent to the helipad. Showing chipping.



Figure: 0254

General view of the fuel storage adjacent to the helipad.



Figure: 0255

General view of the fuel storage adjacent to the helipad.



Figure: 0256

General view of the pit lid on the west side of the helipad.



Figure: 0257

General view of the pit lid on the west side of the helipad.



Figure: 0258

General view of the pit lid on the west side of the helipad.



Figure: 0259

Pathway near the southwest corner of the helipad.



Figure: 0260

Pathway near the southwest corner of the helipad.



Figure: 0261

General view of the driveway to 30 Meares Street.



Figure: 0262

General view of the carpark at the south-west corner of the helipad. Showing cracking.



Figure: 0263

General view of the carpark at the south-west corner of the helipad. Showing cracking.



Figure: 0264

General view of the carpark at the south-west corner of the helipad.

Figure: 0265

General view of the carpark at the south-west corner of the helipad.



Figure: 0266

General view of the carpark at the south-west corner of the helipad.



Figure: 0267

General view of the carpark at the south-west corner of the helipad.





Figure: 0268

General view of the carpark at the south-west corner of the helipad. Showing cracking.



Figure: 0269

General view of the carpark at the south-west corner of the helipad. Showing cracking.



Figure: 0270

General view of the south driveway to the hospital. Showing cracking.



Figure: 0271

General view of the south driveway to the hospital. Showing cracking.



Figure: 0272

General view of the south driveway to the hospital. Showing cracking.



Figure: 0273

General view of the south driveway to the hospital. Showing cracking.



Figure: 0274

General view of the south driveway to the hospital. Showing cracking.



Figure: 0275

General view of the south driveway to the hospital. Showing cracking.



Figure: 0276

General view of the south driveway to the hospital. Showing cracking.



Figure: 0277

General view of the south driveway to the hospital, looking south.



Figure: 0278

General view of the south driveway to the hospital, looking north. Showing cracking.



Figure: 0279

General view of the branch carpark, adjacent to the hospital. Showing cracking. Typical throughout.



Figure: 0280

General view of the branch carpark, adjacent to the hospital. Showing cracking. Typical throughout.

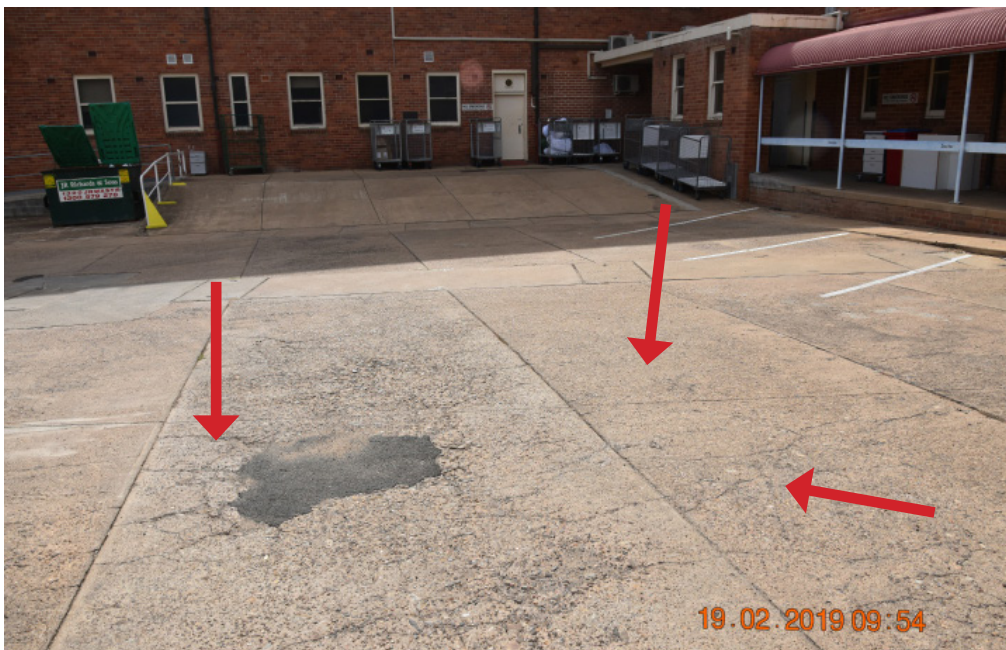


Figure: 0281

General view of the branch carpark, adjacent to the hospital. Showing cracking. Typical throughout.



Figure: 0282

General view of the branch carpark, adjacent to the hospital. Showing cracking. Typical throughout.



Figure: 0283

General view of the branch carpark, adjacent to the hospital. Showing cracking. Typical throughout.



Figure: 0284

General view of the branch carpark, adjacent to the hospital. Showing cracking. Typical throughout.



Figure: 0285

General view of the south driveway to the hospital. Showing cracking.



Figure: 0286

General view of the pit lid adjacent to the south driveway to the hospital. Showing damage.



Figure: 0287

General view of the pit lid adjacent to the south driveway to the hospital. Showing damage.



Figure: 0288

General view of the south driveway to the hospital. Showing poor condition.



Figure: 0289

General view of the south driveway to the hospital, looking south. Showing cracking.



Figure: 0290

General view of the south driveway to the hospital, looking south. Showing cracking.



Figure: 0291

General view of the south driveway to the hospital, looking north. Showing cracking.



Figure: 0292

General view of the south driveway to the hospital, looking north. Showing crack-ing.



Figure: 0293

General view of the south driveway to the hospital.



Figure: 0294

General view of the south driveway to the hospital.



Figure: 0295

Slight stepped crack-
ing in the west wall
of the hospital, at
approximately 30
metres from the south
driveway.



Figure: 0296

General view of the
paving outside the
east hospital building.



Figure: 0297

General view of the
paving outside the
east hospital building.
Showing cracking.



Figure: 0298

Damage in the drainage pit outside the east hospital building.



Figure: 0299

Damage in the drainage pit outside the east hospital building.



Figure: 0300

General view of the carpark outside the oral health building. Showing cracking.



Figure: 0301

General view of the carpark outside the oral health building. Showing cracking.



Figure: 0302

General view of the carpark outside the oral health building. Showing cracking.



Figure: 0303

General view of the pathway near the southeast corner of the helipad. Showing cracking.



Figure: 0304

General view of the pathway near the southeast corner of the helipad. Showing cracking.



Figure: 0305

General view of the pit lid in the pathway near the southeast corner of the helipad. Showing damage.



Figure: 0306

General view of the bollards near the southeast corner of the helipad.



Figure: 0307

General view of the pathway near the southeast corner of the helipad. Showing cracking.



Figure: 0308

General view of the pathway near the southeast corner of the helipad. Showing cracking.



Figure: 0309

General view of the pathway near the southeast corner of the helipad. Showing cracking.



Figure: 0310

General view of the pit lid near the south-east corner of the helipad.



Figure: 0311

General view of the pathway near the southeast corner of the helipad. Showing cracking.



Figure: 0312

General view of the pathway near the southeast corner of the helipad. Showing cracking.



Figure: 0313

Retaining wall on the south side of the helipad.



Figure: 0314

Retaining wall on the south side of the helipad. Showing missing brick.