

Council Assets Surrounding Hornsby Hospital

Dilapidation Report
80818469

Document Information

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Document Control

Version	Date	Author	Reviewer
A	28/06/2018	Bridget Liang	Leo Meng

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PART A. Executive Summary

Cardno was commissioned by Watpac Construction to carry out a dilapidation survey adjoining Hornsby Hospital. This survey is required by the Conditions of Development consent. As part of this survey Bridget Liang of our office attended site on the 26th of June 2018 to inspect and comment on the condition of the council assets adjacent to Hornsby Hospital, these included Derby Road (eastern), Burdett Street (southern) and Palmerston Road (western),

The purpose of this report is to document the physical condition of the council assets, prior to the construction works at Hornsby Hospital. The council assets assessed included the driveway, footpath, kerb, gutter, storm water pits, driveway laybacks and services pits.

This report is limited to a walk through inspection of accessible areas only. No detailed investigations or testing of materials were undertaken and the advice should be considered as a guide based on experience and knowledge of the types of deterioration observed. It should be noted that the intent of the inspection was to document the general condition of the above mentioned areas, and does not constitute a full documentation of the council assets current condition.

The report does not address the structural integrity of the infrastructure, compliance with the BCA or any OHS issues as they are not part of the scope.

Generally the council assets appears to be in a reasonable condition. The defects noted generally consisted of cracked pavements, footpaths and kerbs.

PART B. OBSERVATIONS

For the purpose of this report, our site observations have been broken up into the following areas – Derby Road (eastern), Burdett Street (southern) and Palmerston Road (western). The roads, footpath, kerb, driveways, laybacks and visible service pits were assessed at the time of our inspection.

Generally the area was in a reasonable condition with the following defects typically observed:

- Multiple cracks and partial settlement to the asphalt road
- Cracks to the concrete footpath and driveways
- Chipped concrete kerb

An 'Existing Defect Location Plan' has been prepared and attached in this report, located in Appendix B.

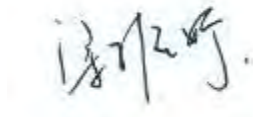
Refer to Appendix B

PART C. CONCLUSION

This report provides our client with a document or reference that may be used by our client in determining any rectifying actions, should works be deemed necessary as a consequence of their nearby construction operations.

We appreciate the opportunity to provide you with our engineering services. Please do not hesitate to contact the undersigned if you have any questions or comments regarding the substance of this report.

Your faithfully,



Bridget Liang

Remedial Engineer – NSW Buildings

APPENDIX A – PREWORKS EXISTING DEFECTS

Defect ID 001
Area Type External
Location Derby Road, Hornsby
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

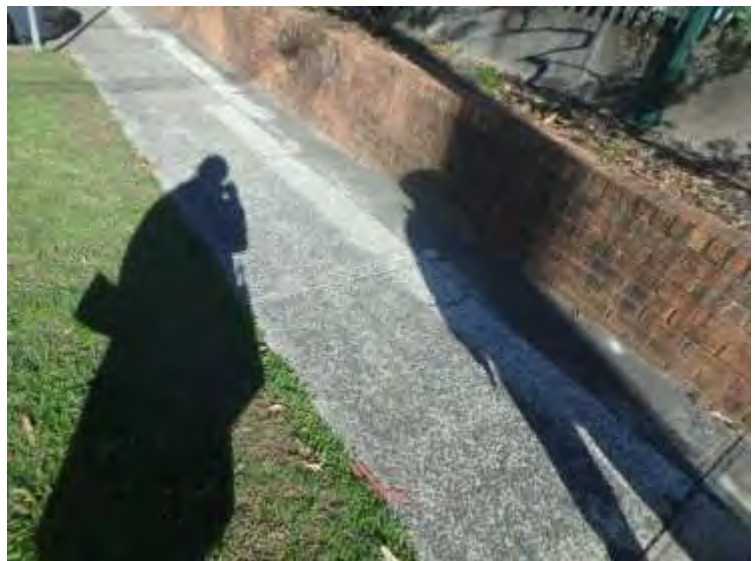
General Comments:
 General shot to Derby Road, in a southerly direction.



26/06/2018

Defect ID 002
Area Type External
Location Derby Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 1,200mm
Width (mm) Varying

General Comments:
 Cracking to concrete footpath



26/06/2018

Defect ID 003
Area Type External
Location Derby Road, Hornsby
Element Brick Retaining Wall
Defect Type Missing Brick
Length (mm) N/A
Width (mm) N/A

General Comments:
 2 bricks missing from the brick retaining wall



26/06/2018

Defect ID 004
Area Type External
Location Derby Road, Hornsby
Element Road
Defect Type Cracking and Settlement
Length (mm) N/A
Width (mm) Approx. 2mm

General Comments:

Multiple cracking and partial settlement noted to the asphalt road



26/06/2018

Defect ID 005
Area Type External
Location Derby Road, Hornsby
Element Driveway
Defect Type Cracking and Settlement
Length (mm) N/A
Width (mm) Approx. 1.5mm

General Comments:

Cracking to driveway



26/06/2018

Defect ID 006
Area Type External
Location Derby Road, Hornsby
Element Driveway
Defect Type Cracking
Length (mm) Approx. 2,000mm
Width (mm) Approx. 1mm

General Comments:

Multiple cracking to the asphalt road



26/06/2018

Defect ID 007
Area Type External
Location Derby Road, Hornsby
Element Footpath
Defect Type Settlement
Length (mm) Approx. 1,200mm
Width (mm) Approx. 10mm
General Comments:
 Settlement to concrete footpath



26/06/2018

Defect ID 008
Area Type External
Location Derby Road, Hornsby
Element Footpath
Defect Type Settlement
Length (mm) Approx. 1,200mm
Width (mm) Approx. 10mm
General Comments:
 Settlement to concrete footpath



26/06/2018

Defect ID 009
Area Type External
Location Derby Road, Hornsby
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot to Derby Road, in a southerly direction.



26/06/2018

Defect ID 010
Area Type External
Location Derby Road, Hornsby
Element Road
Defect Type Cracking
Length (mm) N/A
Width (mm) Approx. 2mm
General Comments:
 Multiple cracking to the asphalt road



26/06/2018

Defect ID 011
Area Type External
Location Derby Road, Hornsby
Element Road and kerb
Defect Type Cracking
Length (mm) Approx. 300mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to asphalt road and concrete kerb



26/06/2018

Defect ID 012
Area Type External
Location Derby Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 150mm
Width (mm) Approx. 70mm
General Comments:
 Broken concrete footpath



26/06/2018

Defect ID 013
Area Type External
Location Derby Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 1,200mm
Width (mm) Approx. 2mm
General Comments:
 Cracking to concrete footpath



26/06/2018

Defect ID 014
Area Type External
Location Derby Road, Hornsby
Element Road
Defect Type Cracking
Length (mm) Approx. 15,000mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to asphalt road around the previous repair



26/06/2018

Defect ID 015
Area Type External
Location Derby Road, Hornsby
Element Kerb
Defect Type Cracking
Length (mm) Approx. 150mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to concrete kerb



26/06/2018

Defect ID 016
Area Type External
Location Derby Road, Hornsby
Element Road
Defect Type Cracking and Settlement
Length (mm) Approx. 1,500mm
Width (mm) Approx. 1,500mm

General Comments:
 Cracking and partial settlement to the asphalt road



26/06/2018

Defect ID 017
Area Type External
Location Derby Road, Hornsby
Element General Shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

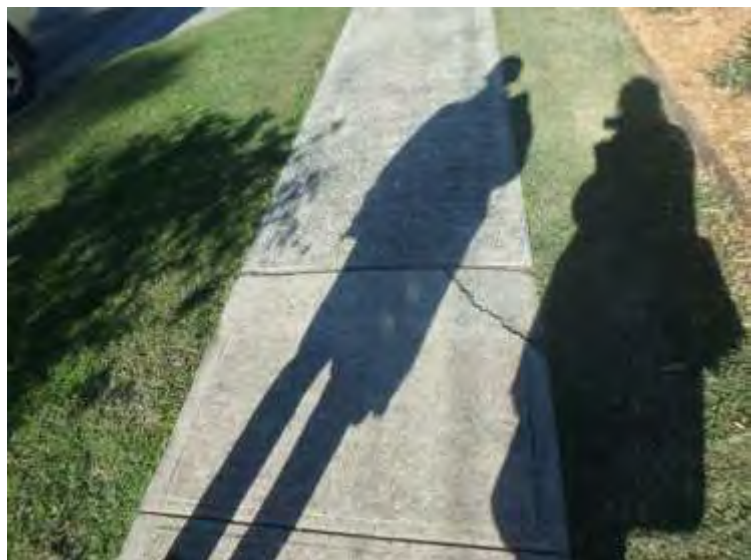
General Comments:
 General shot to Derby Road, in a southerly direction.



26/06/2018

Defect ID 018
Area Type External
Location Derby Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 300mm
Width (mm) Approx. 3.5mm

General Comments:
 Cracking to concrete footpath



26/06/2018

Defect ID 019
Area Type External
Location Derby Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 2,000mm
Width (mm) Varying
General Comments:
 Cracking to concrete footpath



26/06/2018

Defect ID 020
Area Type External
Location Derby Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Multiple cracking to concrete footpath



26/06/2018

Defect ID 021
Area Type External
Location Derby Road, Hornsby
Element Road
Defect Type Chipped
Length (mm) N/A
Width (mm) Varying
General Comments:
 Chipped paver



26/06/2018

Defect ID 022
Area Type External
Location Derby Road, Hornsby
Element Road
Defect Type Cracking
Length (mm) Approx. 150mm
Width (mm) Approx. 1.5mm
General Comments:
 Cracking to pit surround



26/06/2018

Defect ID 023
Area Type External
Location Burdett Street, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 500mm
Width (mm) Varying
General Comments:
 Cracking to pit surround



26/06/2018

Defect ID 024
Area Type External
Location Burdett Street, Hornsby
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 N/A



26/06/2018

Defect ID 025
Area Type External
Location Burdett Street, Hornsby
Element Road
Defect Type Cracking
Length (mm) Approx. 10,000mm
Width (mm) Varying
General Comments:
 Multiple cracking to asphalt road



26/06/2018

Defect ID 026
Area Type External
Location Burdett Street, Hornsby
Element Road
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Multiple cracking to asphalt road



26/06/2018

Defect ID 027
Area Type External
Location Burdett Street, Hornsby
Element Road
Defect Type Damaged
Length (mm) Approx. 500mm
Width (mm) Varying
General Comments:
 Damaged asphalt road



26/06/2018

Defect ID 028
Area Type External
Location Burdett Street, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 1,200mm
Width (mm) Approx. 1.5mm
General Comments:
 Cracking to concrete footpath



26/06/2018

Defect ID 029
Area Type External
Location Burdett Street, Hornsby
Element Kerb
Defect Type Cracking
Length (mm) Approx. 150mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to concrete kerb



26/06/2018

Defect ID 030
Area Type External
Location Burdett Street, Hornsby
Element Driveway
Defect Type Cracking
Length (mm) Approx. 1,000mm
Width (mm) Approx. 1.5mm
General Comments:
 Multiple cracking to concrete driveway



26/06/2018

Defect ID 031
Area Type External
Location Burdett Street, Hornsby
Element Driveway
Defect Type Crumbling
Length (mm) N/A
Width (mm) Varying
General Comments:
 Crumbling concrete driveway



26/06/2018

Defect ID 032
Area Type External
Location Burdett Street, Hornsby
Element Kerb
Defect Type Missing
Length (mm) Approx. 500mm
Width (mm) Approx. 150mm
General Comments:
 Missing section of concrete kerb



26/06/2018

Defect ID 033
Area Type External
Location Burdett Street, Hornsby
Element Footpath
Defect Type Missing
Length (mm) Approx. 1,200mm
Width (mm) Approx. 500mm
General Comments:
 Missing concrete footpath



26/06/2018

Defect ID 034
Area Type External
Location Burdett Street, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Cracking to concrete footpath around pit



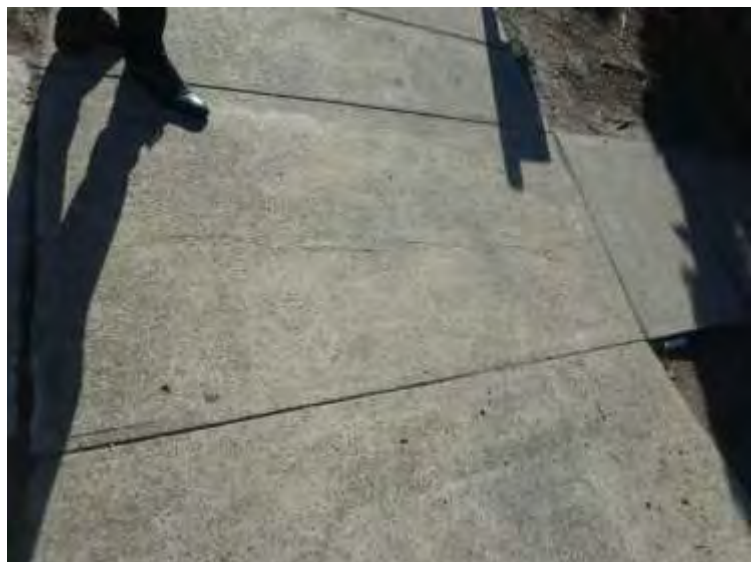
26/06/2018

Defect ID 035
Area Type External
Location Burdett Street, Hornsby
Element Road
Defect Type Cracking
Length (mm) N/A
Width (mm) Approx. 2mm
General Comments:
 Multiple cracking to asphalt road



26/06/2018

Defect ID 036
Area Type External
Location Burdett Street, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 2,000mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to concrete footpath



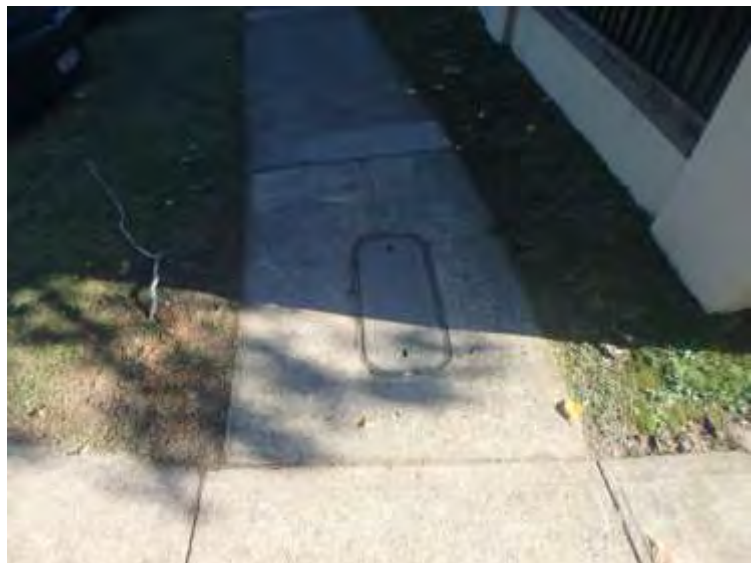
26/06/2018

Defect ID 037
Area Type External
Location Burdett Street, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Multiple cracking to concrete footpath



26/06/2018

Defect ID 038
Area Type External
Location Burdett Street, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 500mm
Width (mm) Approx. 2mm
General Comments:
 Cracking to concrete footpath surround pit



26/06/2018

Defect ID 039
Area Type External
Location Burdett Street, Hornsby
Element Road
Defect Type Cracking
Length (mm) N/A
Width (mm) Approx. 1.5mm
General Comments:
 Multiple cracking to asphalt road



26/06/2018

Defect ID 040
Area Type External
Location Palmerston Road, Hornsby
Element General Shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot to Palmerston road



26/06/2018

Defect ID 041
Area Type External
Location Palmerston Road, Hornsby
Element Kerb
Defect Type Cracking
Length (mm) 150mm each
Width (mm) Approx. 1mm
General Comments:
 Multiple cracking to concrete kerb



26/06/2018

Defect ID 042
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Multiple cracking to concrete footpath



26/06/2018

Defect ID 043
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Approx. 2mm

General Comments:
 Multiple cracking to concrete footpath



26/06/2018

Defect ID 044
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying

General Comments:
 Multiple cracking to concrete footpath



26/06/2018

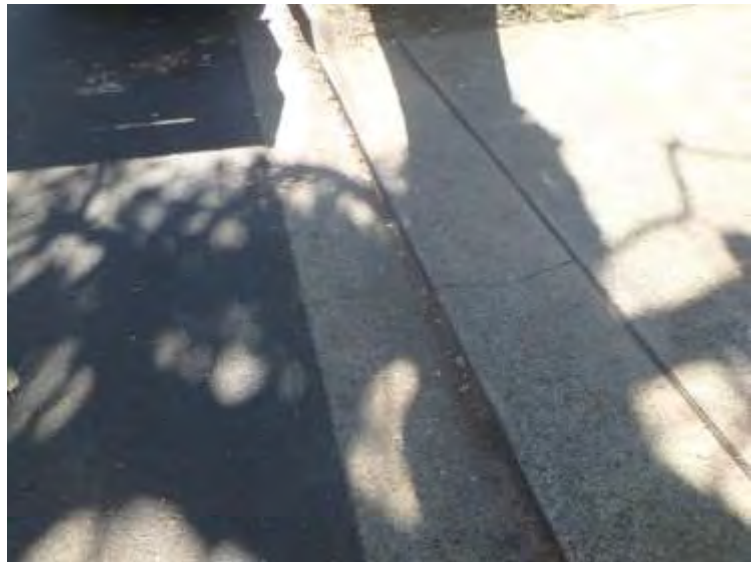
Defect ID 045
Area Type External
Location Palmerston Road, Hornsby
Element General Shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot to Palmerston road



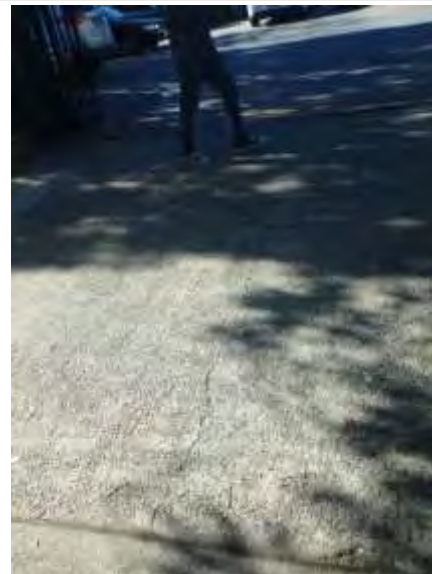
26/06/2018

Defect ID 046
Area Type External
Location Palmerston Road, Hornsby
Element Driveway
Defect Type Cracking
Length (mm) Approx. 500mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to concrete driveway



26/06/2018

Defect ID 047
Area Type External
Location Palmerston Road, Hornsby
Element Driveway
Defect Type Cracking
Length (mm) Approx. 2,000mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to concrete driveway



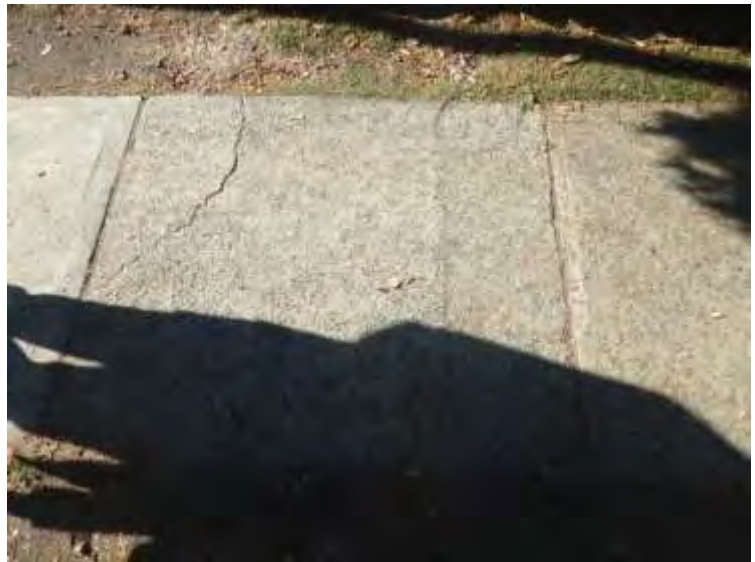
26/06/2018

Defect ID 048
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Approx. 4mm
General Comments:
 Cracking to concrete footpath



26/06/2018

Defect ID 049
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 500mm
Width (mm) Approx. 3mm
General Comments:
 Cracking to concrete footpath



26/06/2018

Defect ID 050
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 1,800mm in total
Width (mm) Varying
General Comments:
 Multiple cracking to concrete footpath



26/06/2018

Defect ID 051
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Typical cracking to concrete driveway



26/06/2018

Defect ID 052
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 1,000mm
Width (mm) Approx. 2mm
General Comments:
 Cracking to concrete footpath



26/06/2018

Defect ID 053
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Cracking to concrete footpath surround pit, damaged pit



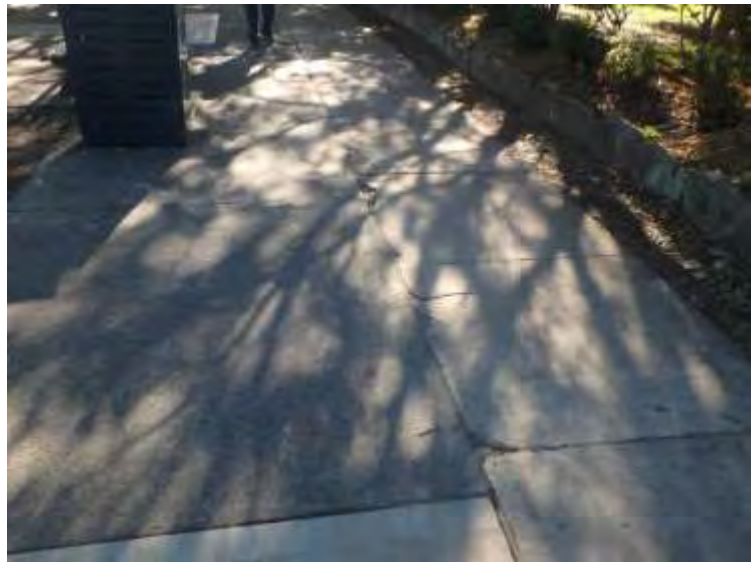
26/06/2018

Defect ID 054
Area Type External
Location Palmerston Road, Hornsby
Element General Shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot to Palmerston road



26/06/2018

Defect ID 055
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Chipped
Length (mm) N/A
Width (mm) N/A
General Comments:
 Chipped paver



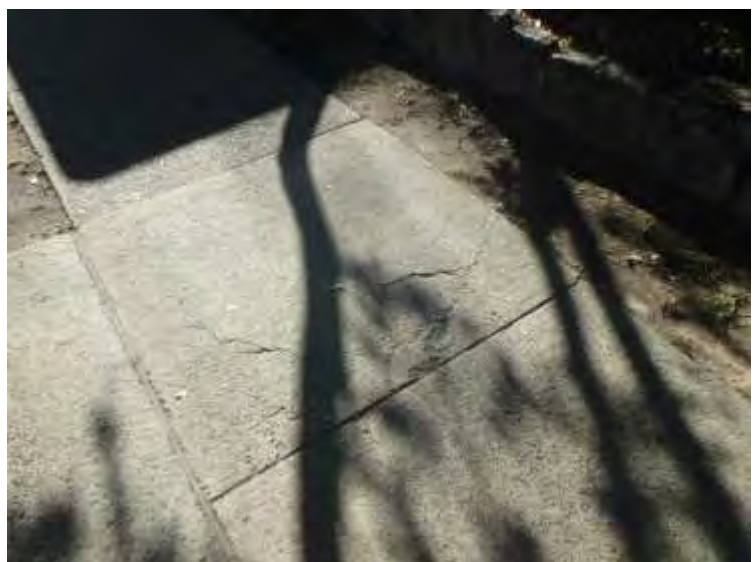
26/06/2018

Defect ID 056
Area Type External
Location Palmerston Road, Hornsby
Element Driveway
Defect Type Cracking
Length (mm) Approx. 1,000mm
Width (mm) Approx. 3mm
General Comments:
 Cracking to concrete driveway



26/06/2018

Defect ID 057
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Cracking to concrete footpath



26/06/2018

Defect ID 058
Area Type External
Location Palmerston Road, Hornsby
Element Kerb
Defect Type Chipped
Length (mm) N/A
Width (mm) N/A
General Comments:
 Chipped concrete kerb



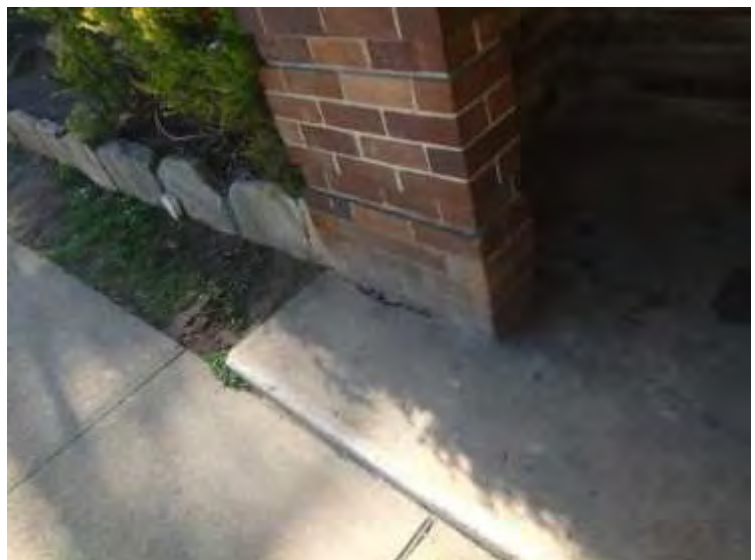
26/06/2018

Defect ID 059
Area Type External
Location Palmerston Road, Hornsby
Element Brick Structure
Defect Type Cracking
Length (mm) Approx. 500mm
Width (mm) 10mm
General Comments:
 Vertical cracking to the brick structure, along mortar joint



26/06/2018

Defect ID 060
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) Approx. 500mm
Width (mm) Varying
General Comments:
 Cracking to concrete footpath, adjoining the brick structure



26/06/2018

Defect ID 061
Area Type External
Location Palmerston Road, Hornsby
Element Pit
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of stormwater pit



26/06/2018

Defect ID 062
Area Type External
Location Palmerston Road, Hornsby
Element Driveway
Defect Type Cracking
Length (mm) Approx. 300mm
Width (mm) Approx. 2mm
General Comments:
 Cracking to concrete driveway



26/06/2018

Defect ID 063
Area Type External
Location Palmerston Road, Hornsby
Element Footpath
Defect Type Cracking
Length (mm) N/A
Width (mm) Approx. 2mm
General Comments:
 Multiple cracking to concrete footpath



26/06/2018

Defect ID 064
Area Type External
Location Palmerston Road, Hornsby
Element Kerb
Defect Type Cracking
Length (mm) Approx. 500mm
Width (mm) Approx. 3mm
General Comments:
 Cracking to concrete kerb



26/06/2018

Defect ID 065
Area Type External
Location Palmerston Road, Hornsby
Element Road
Defect Type Previous Repair
Length (mm) N/A
Width (mm) N/A
General Comments:
 Previous repair on the road was noted



26/06/2018

Defect ID 066
Area Type External
Location Palmerston Road, Hornsby
Element Kerb
Defect Type Chipped
Length (mm) Approx. 30mm
Width (mm) 150mm
General Comments:
 Chipped kerb



26/06/2018

Defect ID 067
Area Type External
Location Palmerston Road, Hornsby
Element Road
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Cracking to road surround pit



26/06/2018

Defect ID 068
Area Type External
Location Palmerston Road, Hornsby
Element Driveway
Defect Type Cracking
Length (mm) N/A
Width (mm) Varying
General Comments:
 Cracking to concrete driveway



26/06/2018

Defect ID 069
Area Type External
Location Palmerston Road, Hornsby
Element Kerb
Defect Type Damaged
Length (mm) Approx. 1,000mm
Width (mm) 150mm
General Comments:
 Damaged concrete kerb



26/06/2018

Defect ID 070
Area Type External
Location Palmerston Road, Hornsby
Element Tree
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of tree on site



26/06/2018

Defect ID 071
Area Type External
Location Palmerston Road, Hornsby
Element Driveway
Defect Type Cracking
Length (mm) Approx. 1,000mm
Width (mm) Approx. 2mm
General Comments:
 Cracking to concrete driveway



26/06/2018

Defect ID 072
Area Type External
Location Burdett Street, Hornsby
Element Driveway
Defect Type Crumbling
Length (mm) N/A
Width (mm) N/A
General Comments:
 Crumbling concrete driveway



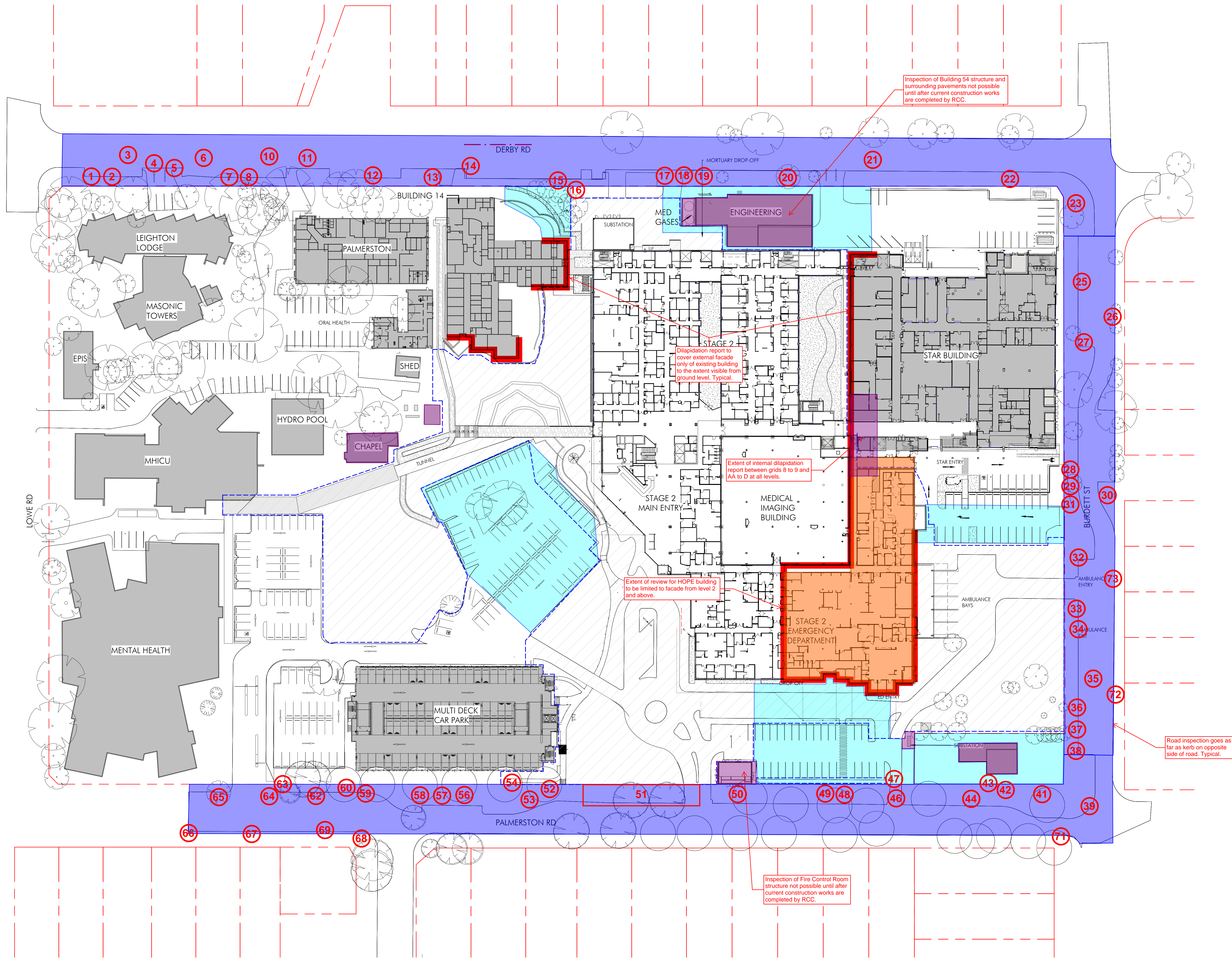
26/06/2018

Defect ID 073
Area Type External
Location Burdett Street, Hornsby
Element Driveway
Defect Type Cracking
Length (mm) Approx. 2,000mm
Width (mm) Approx. 2mm
General Comments:
Cracking to concrete driveway



26/06/2018

APPENDIX B – EXISTING DEFECT LOCATION



Inspection of Building 54 structure and surrounding pavements not possible until after current construction works are completed by RCC.

Dilapidation report to cover external facade only of existing building to the extent visible from ground level. Typical.

Extent of internal dilapidation report between grids 8 to 9 and AA to D at all levels.

Extent of review for HOPE building to be limited to facade from level 2 and above.

Road inspection goes as far as kerb on opposite side of road. Typical.

Inspection of Fire Control Room structure not possible until after current construction works are completed by RCC.

- Indicates extent of roads, kerbs and footpaths outside the site boundary to be covered by Dilapidation Reports for Crown certificate requirements.
- Indicates extent of existing buildings to be covered by Dilapidations Reports (Internal and External) for Crown Certificate requirements.
- Indicates extent of existing building facade (External only) to be covered by Dilapidations Reports (Reports to be based on what is visible from ground level) for Crown Certificate requirements.

- Indicates extent of internal pavements to be covered by Dilapidation Reports for Crown Certificate requirements.
- Indicates extent of internal and external building Dilapidation Report for the HOPE building (does not need to include level 1) for Crown Certificate requirements.

Before using this information you should refer to the project documents for any amendments to the scope of work. This information is provided for your information only and does not constitute an offer of any services. It is intended for use by the client only and should not be used for any other purpose.

Rev	Description	Date
1	Issue for Tender	18/06/18
2	Issue for Tender	18/06/18
3	Issue for Construction	26/06/18
4	Issue for Construction	26/06/18

LEGEND

--- OUTLINE OF STAGE 2 WORKS

Author: Account Dept
 Address: 7 South St, Hornsby

Fire-ACCOS Safety
 Address: 8 & 146 Wollstone Street, Northcote VIC

BCA Certified: Belden Mappin + Giddings Pty Ltd
 Address: PO Box 147, Leichhardt NSW

Project Manager: APP Corporation Pty Ltd
 Address: PO Box 1075, North Sydney

Civil & Structural Engineer:
 Taylor Whitting Whiting Pty Ltd
 Address: PO Box 738, Crown Point, Sydney

Mechanical & Electrical:
 STEENSEN VARMING
 Address: PO Box 41, Newcastle

NSW HEALTH INFRASTRUCTURE

NET-AR-S2-0011

Project: HORNSBY KU-RING-GAI HOSPITAL STAGE 2
 Address: 146 Wollstone Street, Hornsby NSW 2077

THE SITE PLAN

Drawn	Checked	Scale	Size
Author	Checker	AO	1:500

Number: NET-AR-S2-0011 | 4

Date: 18 June 2018
 By: Darren Jeffrey
TTW Taylor Whitting Whiting Pty Ltd
 Job Number: 161607
 Sketch No.: SK20180618

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For Tender
 NOT FOR CONSTRUCTION

HORNSBY KU-RING-GAI HOSPITAL

Dilapidation Report – Building 14

80818469

Document Information

Prepared for	Watpac Construction Pty Ltd
Project Name	Dilapidation Report – Building 14
File Reference	Hornsby Building 14.docx
Job Reference	80818469 – Building 14
Date	June 2018

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Document Control

Version	Date	Author	Initials	Reviewer	Initials
A	28-Jun-18	Sam Chen	SC	Leo Meng	LM

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1 Executive Summary

This report has been undertaken on behalf of the client and is based on the walk through inspection of Hornsby Hospital Building 14 on the 26th June 2018 by Sam Chen.

Cardno was commissioned by our client to carry out a dilapidation survey on the properties located adjacent to the proposed new development of Hornsby Ku-ring-gai Hospital. This survey is required by the Conditions of Development consent.

The purpose of this report is to document the physical condition of Building 14, prior to the construction works of the new facilities. This report summarises and provides a photographic log with descriptions to present an overall condition of the property prior to the commencement of nearby construction activity.

This report is limited to a walk through visual inspection of accessible internal and external areas and taking photographs of all visible defects. No detailed investigations or testing of building materials were undertaken and the advice provided should be considered as a guide, based on experience and knowledge of the types of deterioration observed. It should be noted that the intent of the inspection was to document the general condition of the above mentioned areas, and does not constitute a full documentation of the buildings current condition.

This report does not address the structural integrity of the building, compliance with BCA or any WHS issues as they are not part of the brief.

Generally the property appeared to be in good condition.

2 Background and Observations

Building 14 is a one storey structure. For the purpose of this report, the street frontage of the property is deemed to face West.

The property consists of load bearing brick walls with a tiled roof. Our scope of works include carrying out a dilapidation assessment of the external façade of the structure.

Where the magnitude of the cracks has been stated, the values expressed represent the actual crack width and not that of the feathered/worn material at the mouth of the crack. Further information on damage descriptors and terms from Australian Standard 2870 (Residential Slabs and Footings) and Australian Standard 4349 (Inspection of Buildings). Extracts may be found in Appendix B.

The full defects register can be found in Appendix A of this document for each of the specific areas mentioned above.

3 Conclusion

This report provides our client with a document or reference that may be used by our client in determining any rectifying actions, should works be deemed necessary as a consequence of their nearby construction operations.

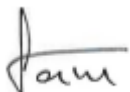
The property was typically in good condition.

In general, at the time of the inspection, the property had the following:

- Minor cracking on external concrete pavement

We appreciate the opportunity to provide you with our engineering services, and do not hesitate to contact the undersigned if you have any questions or comments regarding the substance of this report.

Yours faithfully



Sam Chen
Structural Design Engineer
For **Cardno**

Defect ID A198
Area Type External
Location Building 14 Pavement
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A199
Area Type External
Location Building 14 Pavement
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A200
Area Type External
Location Building 14 Entry footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A201
Area Type External
Location Building 14 Fencing
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A202
Area Type External
Location Building 14 Fencing
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A203
Area Type External
Location Building 14 Brick balustrade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A204

Area Type External

Location Building 14 General façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A205

Area Type External

Location Building 14 General façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A206

Area Type External

Location Building 14 General façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A207
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



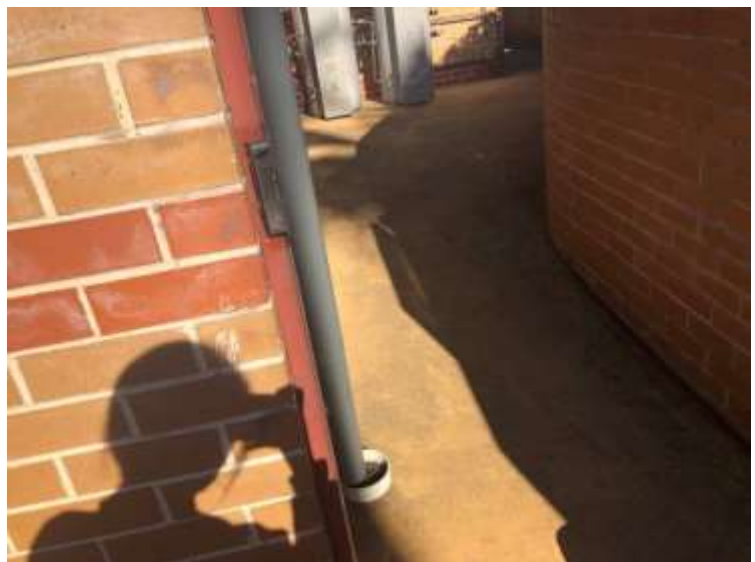
26/06/2018

Defect ID A208
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A209
Area Type External
Location Building 14 Footpath
Element Concrete
Defect Type Crack
Length (mm) 500
Width (mm) 0.5
General Comments:
 Hairline cracking on concrete footpath



26/06/2018

Defect ID A210
Area Type External
Location Building 14 Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A211
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A212
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



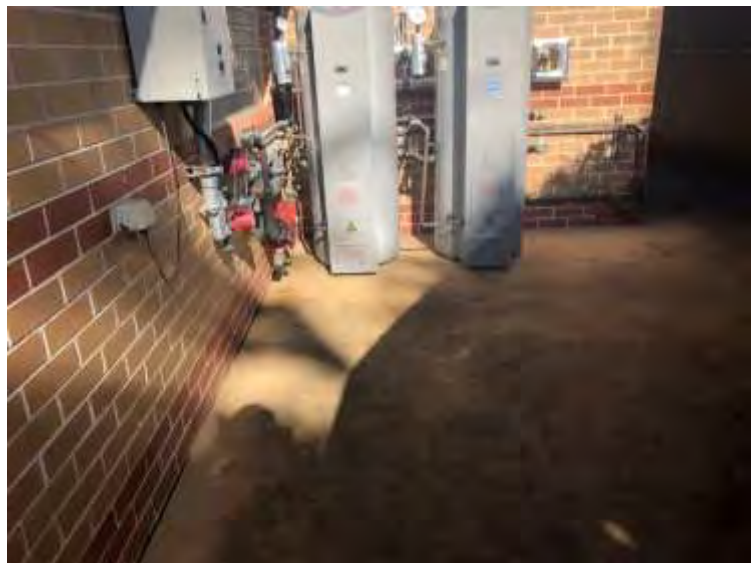
26/06/2018

Defect ID A213
Area Type External
Location Building 14 Footpath
Element Concrete
Defect Type Crack
Length (mm) 500
Width (mm) 0.5
General Comments:
 Hairline cracking on concrete footpath



26/06/2018

Defect ID A214
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A215
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A216
Area Type External
Location Building 14 Roof eave
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



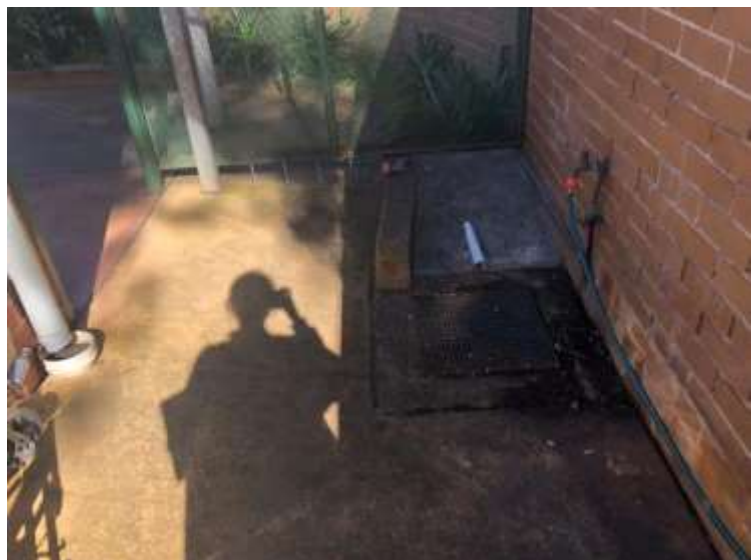
26/06/2018

Defect ID A217
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A218
Area Type External
Location Building 14 Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



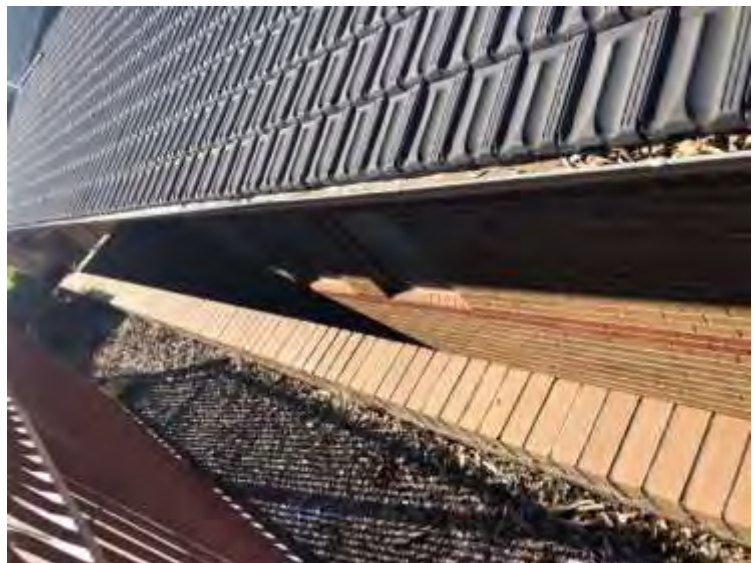
26/06/2018

Defect ID A219
Area Type External
Location Building 14 Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A220
Area Type External
Location Building 14 Roof gutter
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A221
Area Type External
Location Building 14 Roof gutter
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A222
Area Type External
Location Building 14 Roof gutter
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A223
Area Type External
Location Building 14 Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A224
Area Type External
Location Building 14 Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A225
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A226
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A227
Area Type External
Location Building 14 General façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A228

Area Type External

Location Building 14 General façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A229

Area Type External

Location Building 14 General façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A230

Area Type External

Location Building 14 General façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A231
Area Type External
Location Building 14 Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A232
Area Type External
Location Building 14 Stormwater pit
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A233
Area Type External
Location Building 14 Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A234
Area Type External
Location Building 14 General
façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
In reasonable condition



26/06/2018

Defect ID A235
Area Type External
Location Building 14 Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
In reasonable condition



26/06/2018

B

CLASSIFICATION OF DAMAGE
In accordance with AS2870-2011

**Table C1 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with reference to Walls**

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks	<0.1 mm	0 Negligible
Fine cracks that do not need repair.	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired.	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks	4 Severe

Notes:

Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.

Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing the category of damage.

In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building structure.

**Table C2 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with Reference to Concrete Floor**

Description of typical damage	Approx. Crack width limit in floor	Change in offset from a 3 m straightedge centred over defect (see Note 1)	Damage category
Hairline cracks, insignificant movement of slab from level.	<0.3 mm	<0.8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonable level.	<1.0 mm	<10 mm	1 Very slight
Distinct cracks. Slab noticeably curved or change in level.	<2.0 mm	<15 mm	2 Slight
Wide cracks. Obvious curvature or change in level.	2 mm to 4 mm	14 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level.	4 mm to 10 mm	>25 mm	4 Severe

Notes:

The straightedge is centred over the defect, usually, and supported at its ends by equal height spacers. The change in offset is then measured relative to this straightedge, which is not necessarily horizontal.

Local deviation of slope, from the horizontal or vertical, of more than 1:100 will normally be clearly visible. Overall deviations in excess of 1:150 is undesirable.

Account should be taken of the past history of damage in order to assess whether it is stable or likely to increase.

HORNSBY KU-RING-GAI HOSPITAL

Dilapidation Report – Engineering Building

80818469

Document Information

Prepared for	Watpac Construction Pty Ltd
Project Name	Dilapidation Report – Engineering Building
File Reference	Hornsby Engineering.docx
Job Reference	80818469 – Engineering Building
Date	June 2018

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Document Control

Version	Date	Author	Initials	Reviewer	Initials
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1 Executive Summary

This report has been undertaken on behalf of the client and is based on the walk through inspection of Hornsby Hospital Engineering Building on the 26th June 2018 by Sam Chen.

Cardno was commissioned by our client to carry out a dilapidation survey on the properties located adjacent to the proposed new development of Hornsby Ku-ring-gai Hospital. This survey is required by the Conditions of Development consent.

The purpose of this report is to document the physical condition of Engineering Building, prior to the construction works of the new facilities. This report summarises and provides a photographic log with descriptions to present an overall condition of the property prior to the commencement of nearby construction activity.

This report is limited to a walk through visual inspection of accessible internal and external areas and taking photographs of all visible defects. No detailed investigations or testing of building materials were undertaken and the advice provided should be considered as a guide, based on experience and knowledge of the types of deterioration observed. It should be noted that the intent of the inspection was to document the general condition of the above mentioned areas, and does not constitute a full documentation of the buildings current condition.

This report does not address the structural integrity of the building, compliance with BCA or any WHS issues as they are not part of the brief.

Generally the property appeared to be in good condition.

2 Background and Observations

Engineering is a one storey structure. For the purpose of this report, the street frontage of the property is deemed to face South.

The property consists of load bearing block walls with a metal roof. Our scope of works include carrying out a dilapidation assessment of the internal and external façade of the structure.

Where the magnitude of the cracks has been stated, the values expressed represent the actual crack width and not that of the feathered/worn material at the mouth of the crack. Further information on damage descriptors and terms from Australian Standard 2870 (Residential Slabs and Footings) and Australian Standard 4349 (Inspection of Buildings). Extracts may be found in Appendix B.

The full defects register can be found in Appendix A of this document for each of the specific areas mentioned above.

3 Conclusion

This report provides our client with a document or reference that may be used by our client in determining any rectifying actions, should works be deemed necessary as a consequence of their nearby construction operations.

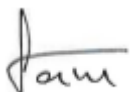
The property was typically in good condition.

In general, at the time of the inspection, the property had the following:

- Minor cracking on internal concrete floor

We appreciate the opportunity to provide you with our engineering services, and do not hesitate to contact the undersigned if you have any questions or comments regarding the substance of this report.

Yours faithfully

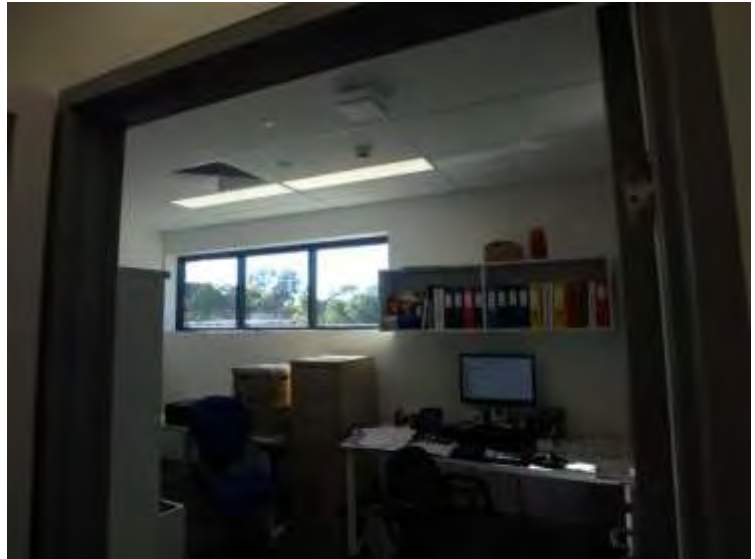


Sam Chen
Structural Design Engineer
For **Cardno**

A

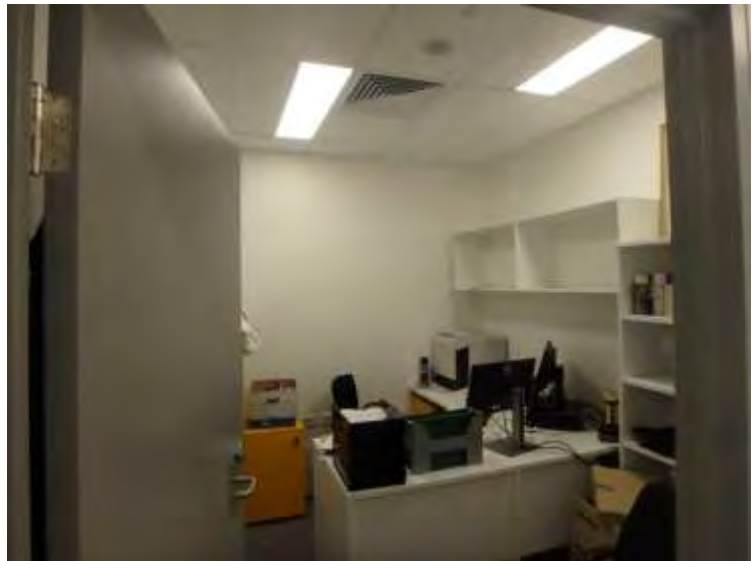
PRE-WORKS EXISTING ITEMS

Defect ID A1
Area Type Internal
Location Engineering Office
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A2
Area Type Internal
Location Engineering Office
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



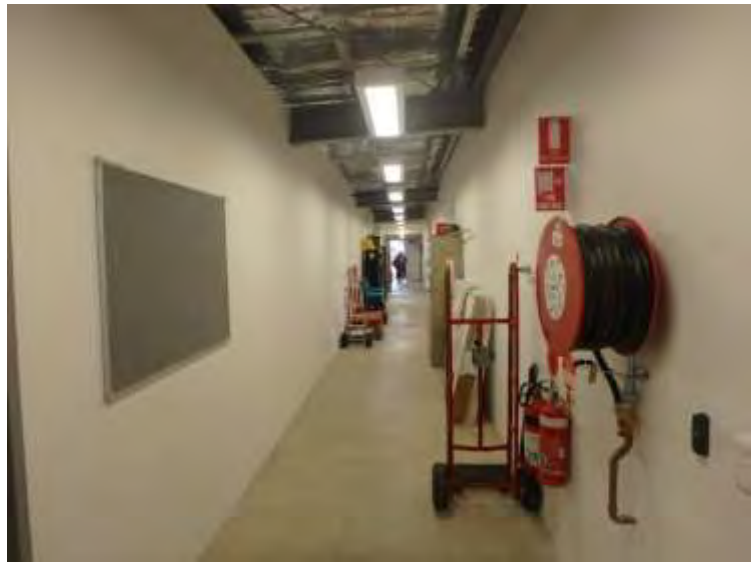
26/06/2018

Defect ID A3
Area Type Internal
Location Engineering Reception
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A4
Area Type Internal
Location Engineering Hallway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



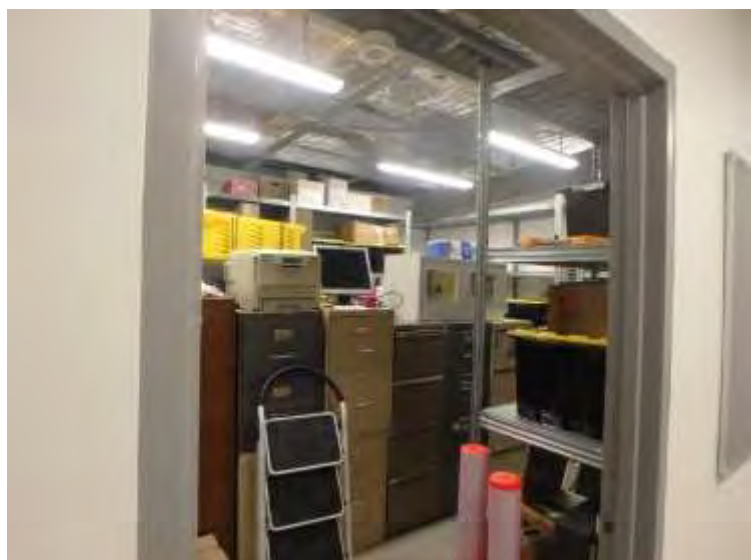
26/06/2018

Defect ID A5
Area Type Internal
Location Engineering Hallway
Element Concrete
Defect Type Crack
Length (mm) 2000
Width (mm) 0.5
General Comments:
 Hairline cracking



26/06/2018

Defect ID A6
Area Type Internal
Location Engineering Storage Room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



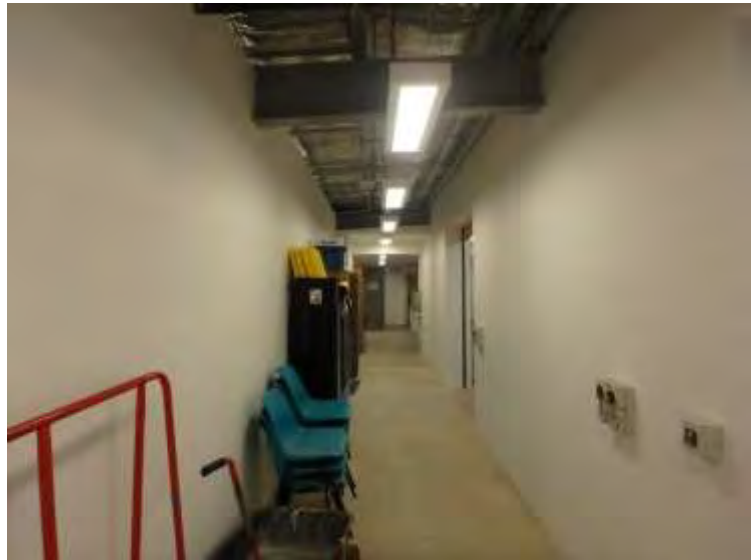
26/06/2018

Defect ID A7
Area Type Internal
Location Engineering Workshop
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A8
Area Type Internal
Location Engineering Hallway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A9
Area Type Internal
Location Engineering Hallway
Element Concrete
Defect Type Crack
Length (mm) 2000
Width (mm) 0.5
General Comments:
 Hairline cracking



26/06/2018

Defect ID A10
Area Type Internal
Location Engineering Plumber's Workshop
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



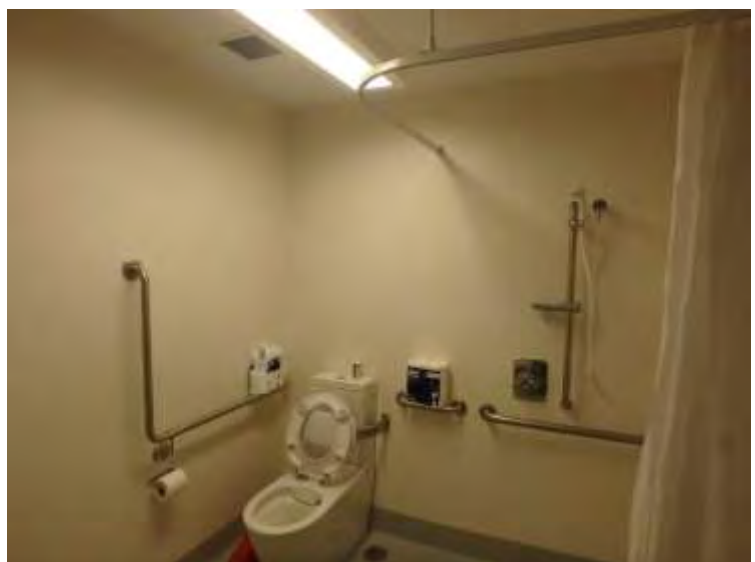
26/06/2018

Defect ID A11
Area Type Internal
Location Engineering Electrician's Workshop
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A12
Area Type Internal
Location Engineering Unisex toilet
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A13
Area Type Internal
Location Engineering Fitter's Workshop
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



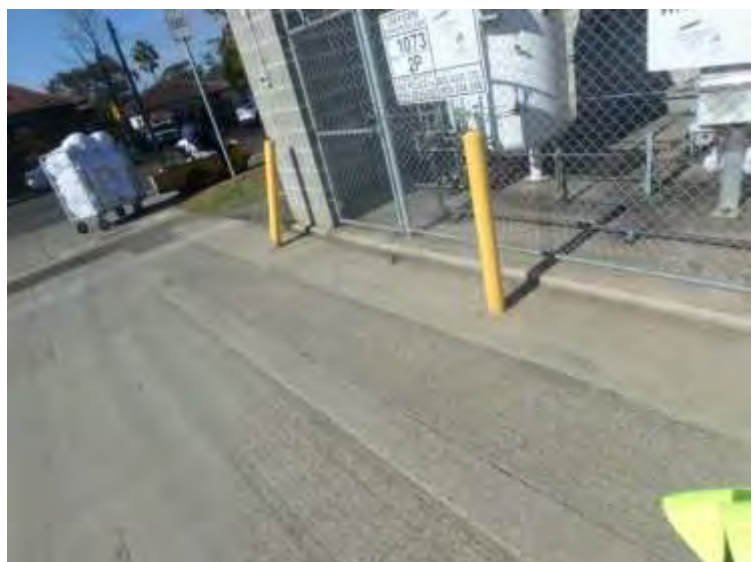
26/06/2018

Defect ID A14
Area Type External
Location Engineering Driveway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A15
Area Type External
Location Engineering Driveway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



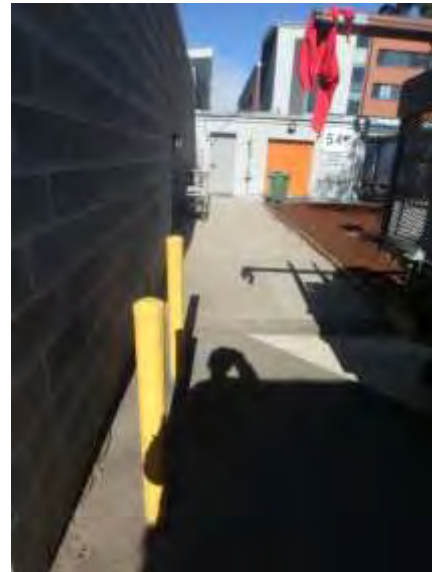
26/06/2018

Defect ID A16
Area Type External
Location Engineering Driveway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A17
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



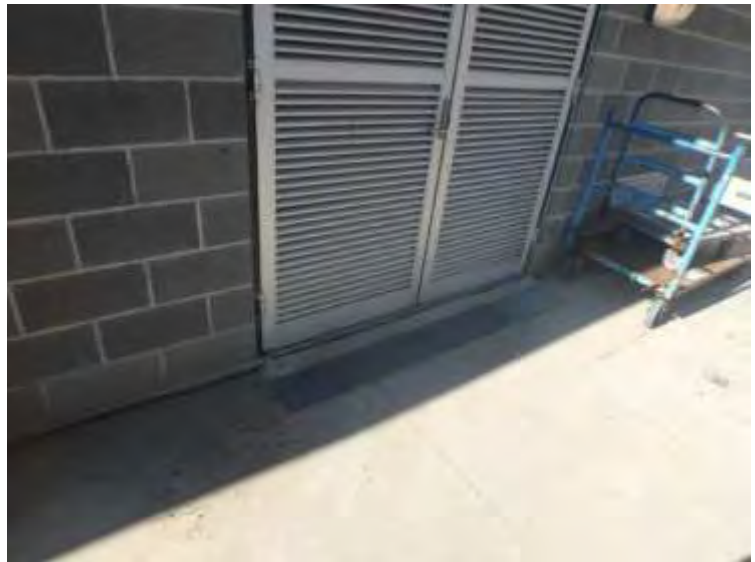
26/06/2018

Defect ID A18
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



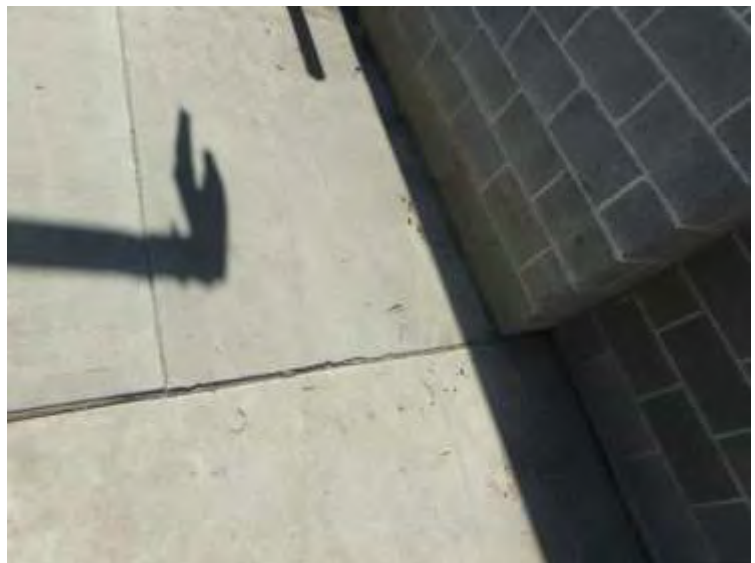
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Defect ID A19
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



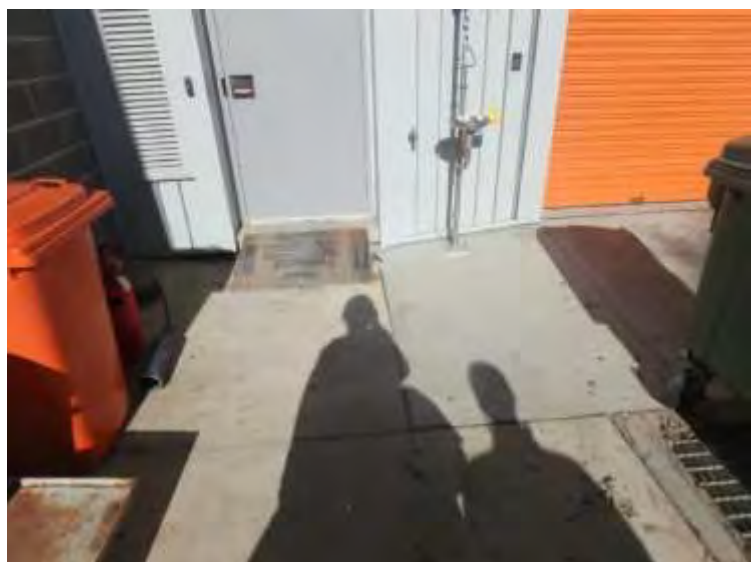
26/06/2018

Defect ID A20
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A21
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



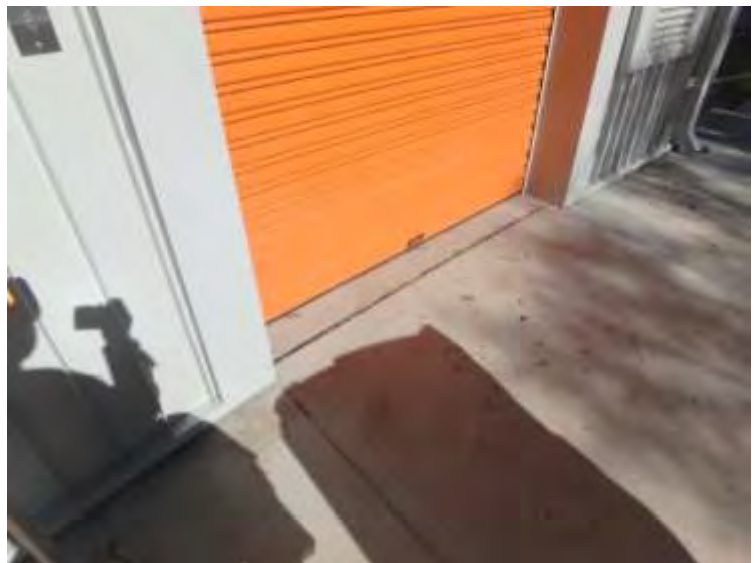
26/06/2018

Defect ID A22
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A23
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A24
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A25
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A26
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A27
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A28
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A29
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

B

CLASSIFICATION OF DAMAGE
In accordance with AS2870-2011

**Table C1 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with reference to Walls**

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks	<0.1 mm	0 Negligible
Fine cracks that do not need repair.	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired.	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks	4 Severe

Notes:

Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.

Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing the category of damage.

In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building structure.

**Table C2 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with Reference to Concrete Floor**

Description of typical damage	Approx. Crack width limit in floor	Change in offset from a 3 m straightedge centred over defect (see Note 1)	Damage category
Hairline cracks, insignificant movement of slab from level.	<0.3 mm	<0.8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonable level.	<1.0 mm	<10 mm	1 Very slight
Distinct cracks. Slab noticeably curved or change in level.	<2.0 mm	<15 mm	2 Slight
Wide cracks. Obvious curvature or change in level.	2 mm to 4 mm	14 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level.	4 mm to 10 mm	>25 mm	4 Severe

Notes:

The straightedge is centred over the defect, usually, and supported at its ends by equal height spacers. The change in offset is then measured relative to this straightedge, which is not necessarily horizontal.

Local deviation of slope, from the horizontal or vertical, of more than 1:100 will normally be clearly visible. Overall deviations in excess of 1:150 is undesirable.

Account should be taken of the past history of damage in order to assess whether it is stable or likely to increase.

1 DENISON STREET

Condition Assessment - ## Walker Street

80817508

Prepared for
Mainland Civil Pty Ltd

Document Information

Prepared for Mainland Civil Pty Ltd
Project Dilapidation Inspection 80817508
Name 88 Walker Street
File 80817508
Reference 28-Jun-18

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Document Control

Version	Date	Author	Initials	Reviewer	Initials
A - Draft	28-Jun-18	Vesal Torabi	VT	Leo Meng	LM

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1 Executive Summary

This report has been undertaken on behalf of the client and is based on the walk through inspection of:-
Walker Street North Sydney on the 23/06/2017 by Vesal Torabi

Cardno was commissioned by our client to carry out a dilapidation survey on the properties adjoining 1 Denison Street, North Sydney. This survey is required by the Conditions of Development consent.

The purpose of this report is to document the physical condition of ## Walker Street North Sydney, prior to the construction works at 1 Denison Street. This report summarises and provides a photographic log with descriptions to present an overall condition of the property prior to the commencement of near by construction activity.

This report is limited to a walk through visual inspection of accessible internal and external areas and taking photographs of all visible defects. No detailed investigations or testing of building material were undertaken and the advice provided should be considered as a guide, based on experience and knowledge of the types of deterioration observed. It should be noted that the intent of the inspection was to document the general condition of the above mentioned areas, and does not constitute a full documentation of the buildings current condition.

The report does not address the structural integrity of the building, compliance with the BCA or any W,HS issues as they are not part of the brief.

Generally the property appeared to be in good condition.

2 Background and Observations

The Property is within a # storey building. For the purpose of this report the street frontage of the Property is deemed to face West .

The Property consists of a multiple levels of office buildings. The building appears to be a concrete framed structure. Our scope of works included carrying out a dilapidation assessment for level 1, ground floor and anything below.

Where the magnitude of cracks has been stated, the values expressed represent the actual crack width and not that of the feathered/worn material at the mouth of the crack. Further information on damage descriptors and terms from Australian Standard 2870 (Residential Slabs and Footings) and Australian Standard 4349 (Inspection of Buildings). Extracts may be found in Appendix D.

The full defects register can be found in Appendix A of this document for each of the specific areas mentioned above.

3 Conclusion

This report provides our client with a document or reference that may be used by our client in determining any rectifying actions, should works be deemed necessary as a consequence of their nearby construction operations.

The property was typically in good condition.

In general, at the time of the inspection, the property had the following:

- Minor cracking throughout building.

We appreciate the opportunity to provide you with our engineering services, and do not hesitate to contact the undersigned if you have any questions or comments regarding the substance of this report.

Yours faithfully

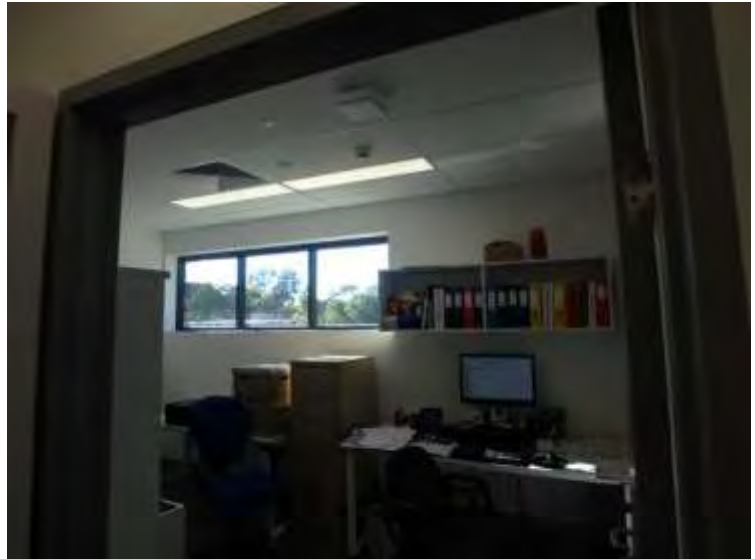


Vesal Torabi
Remedial/Structural Engineer
for **Cardno**

A

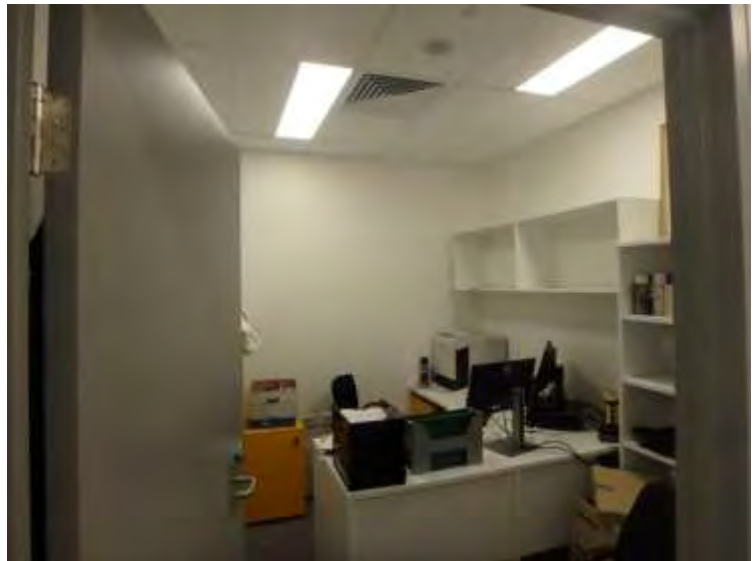
PRE-WORKS EXISTING ITEMS

Defect ID A1
Area Type Internal
Location Engineering Office
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A2
Area Type Internal
Location Engineering Office
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



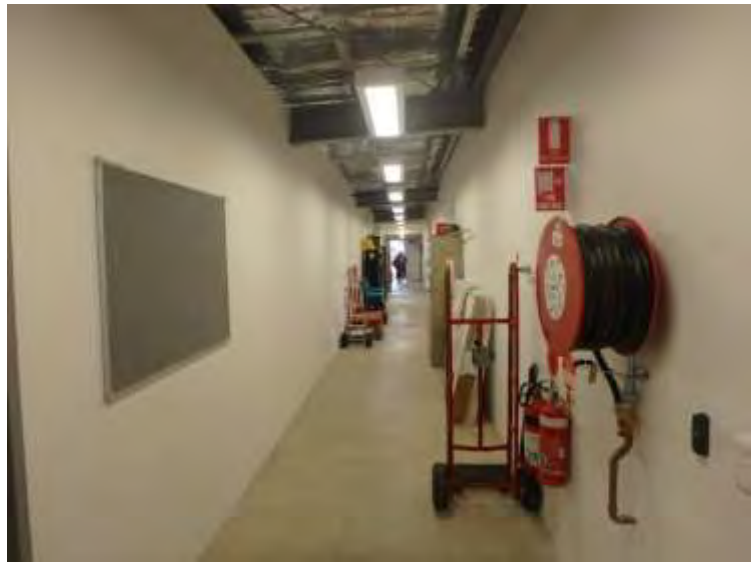
26/06/2018

Defect ID A3
Area Type Internal
Location Engineering Reception
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A4
Area Type Internal
Location Engineering Hallway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



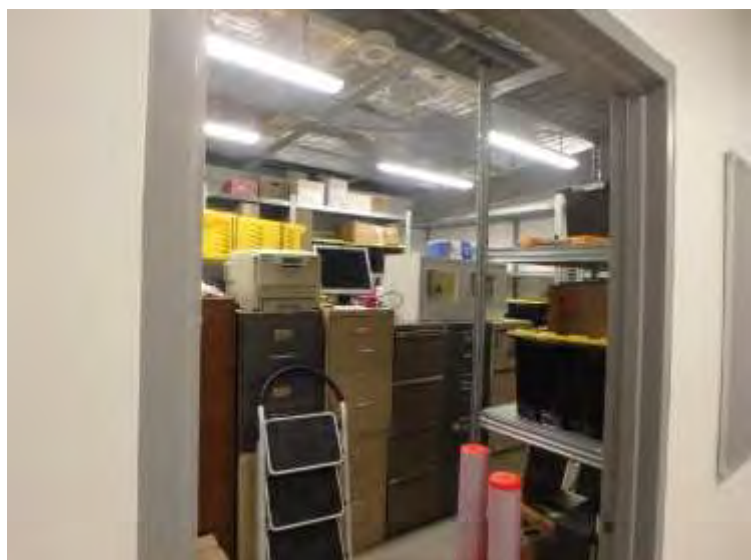
26/06/2018

Defect ID A5
Area Type Internal
Location Engineering Hallway
Element Concrete
Defect Type Crack
Length (mm) 2000
Width (mm) 0.5
General Comments:
 Hairline cracking



26/06/2018

Defect ID A6
Area Type Internal
Location Engineering Storage Room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



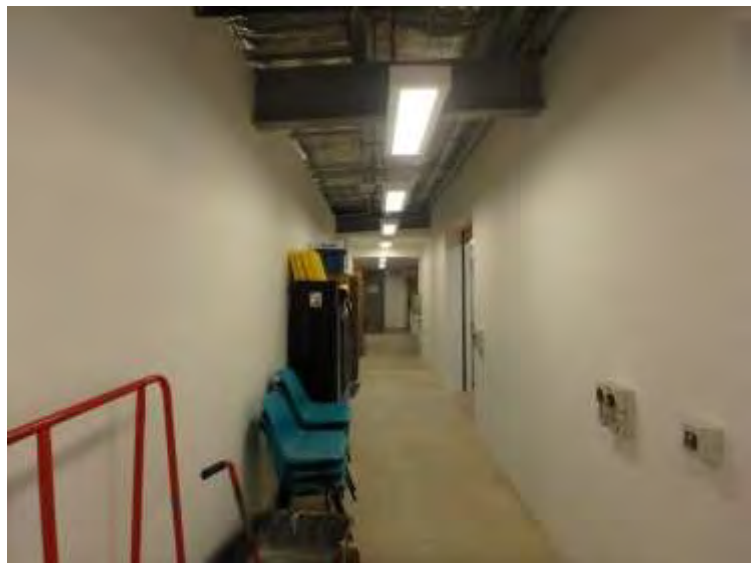
26/06/2018

Defect ID A7
Area Type Internal
Location Engineering Workshop
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A8
Area Type Internal
Location Engineering Hallway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A9
Area Type Internal
Location Engineering Hallway
Element Concrete
Defect Type Crack
Length (mm) 2000
Width (mm) 0.5
General Comments:
 Hairline cracking



26/06/2018

Defect ID A10
Area Type Internal
Location Engineering Plumber's Workshop
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



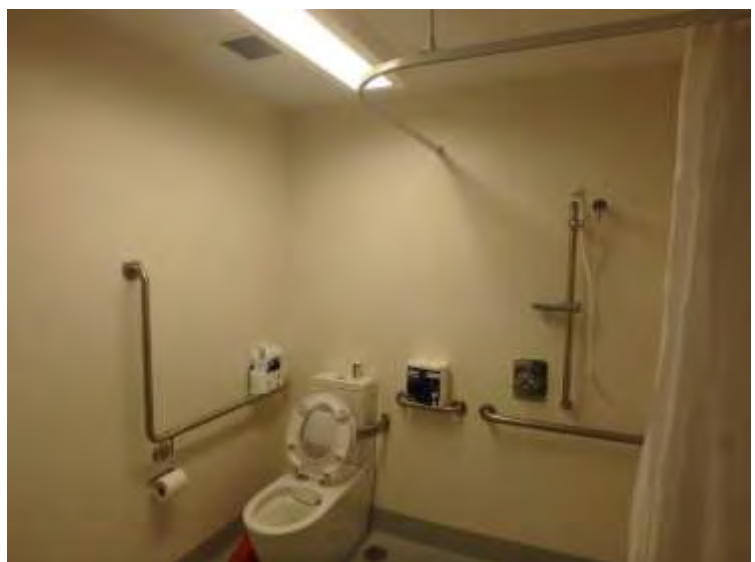
26/06/2018

Defect ID A11
Area Type Internal
Location Engineering Electrician's Workshop
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A12
Area Type Internal
Location Engineering Unisex toilet
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A13
Area Type Internal
Location Engineering Fitter's Workshop
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



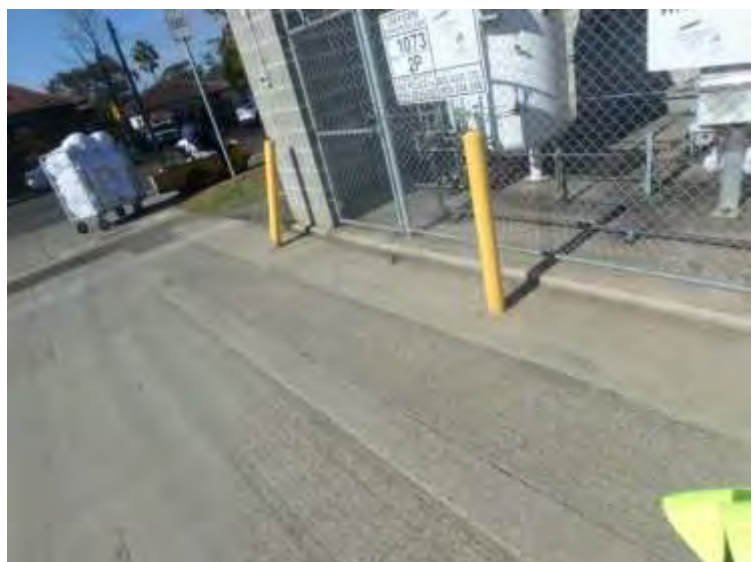
26/06/2018

Defect ID A14
Area Type External
Location Engineering Driveway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A15
Area Type External
Location Engineering Driveway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



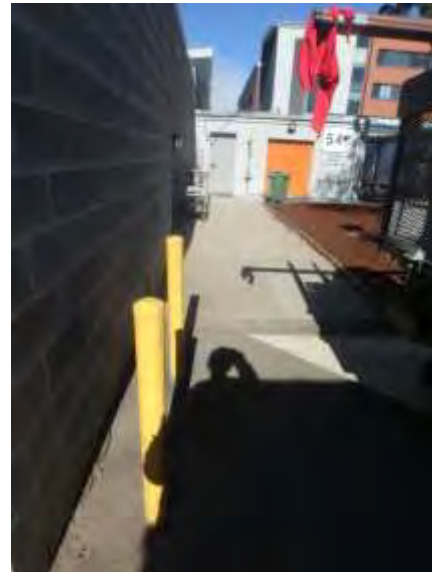
26/06/2018

Defect ID A16
Area Type External
Location Engineering Driveway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A17
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



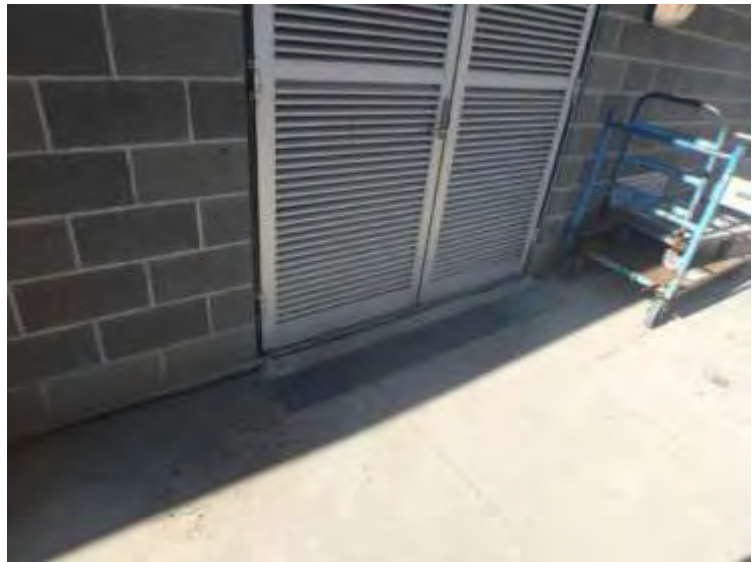
26/06/2018

Defect ID A18
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



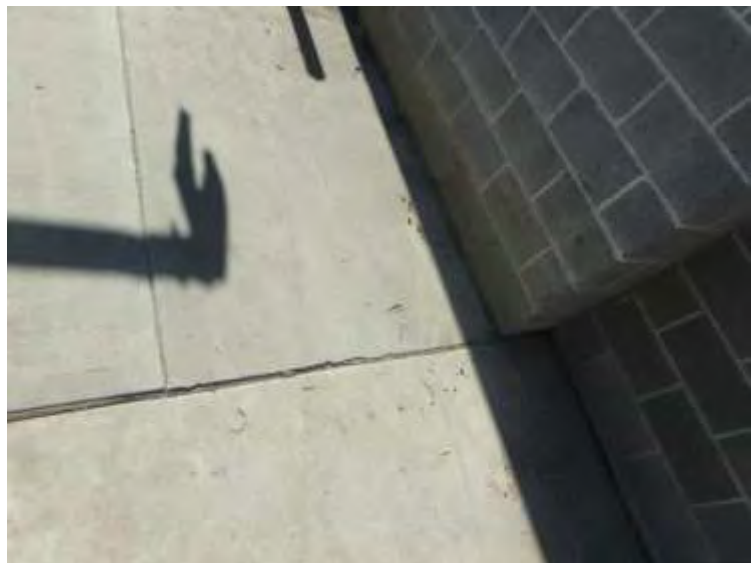
26/06/2018

Defect ID A19
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



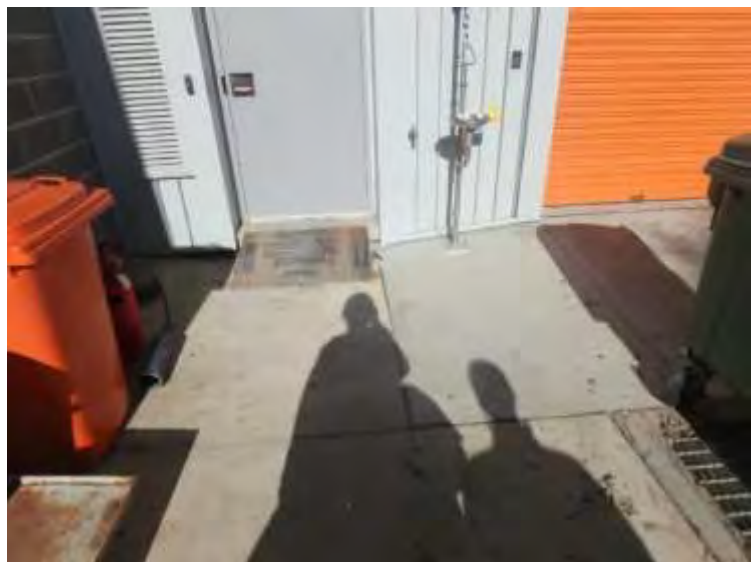
26/06/2018

Defect ID A20
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A21
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A22
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A23
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A24
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A25
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A26
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A27
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A28
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A29
Area Type External
Location Engineering Footpath
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

B

CLASSIFICATION OF DAMAGE
In accordance with AS2870-2011

**Table C1 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with reference to Walls**

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks	<0.1 mm	0 Negligible
Fine cracks that do not need repair.	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired.	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks	4 Severe

Notes:

Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.

Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing the category of damage.

In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building structure.

**Table C2 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with Reference to Concrete Floor**

Description of typical damage	Approx. Crack width limit in floor	Change in offset from a 3 m straightedge centred over defect (see Note 1)	Damage category
Hairline cracks, insignificant movement of slab from level.	<0.3 mm	<0.8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonable level.	<1.0 mm	<10 mm	1 Very slight
Distinct cracks. Slab noticeably curved or change in level.	<2.0 mm	<15 mm	2 Slight
Wide cracks. Obvious curvature or change in level.	2 mm to 4 mm	14 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level.	4 mm to 10 mm	>25 mm	4 Severe

Notes:

The straightedge is centred over the defect, usually, and supported at its ends by equal height spacers. The change in offset is then measured relative to this straightedge, which is not necessarily horizontal.

Local deviation of slope, from the horizontal or vertical, of more than 1:100 will normally be clearly visible. Overall deviations in excess of 1:150 is undesirable.

Account should be taken of the past history of damage in order to assess whether it is stable or likely to increase.

HORNSBY KU-RING-GAI HOSPITAL

Dilapidation Report – HOPE Building

80818469

Document Information

Prepared for	Watpac Construction Pty Ltd
Project Name	Dilapidation Report – HOPE Building
File Reference	Hornsby HOPE Building.docx
Job Reference	80818469 – HOPE Building
Date	June 2018

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Document Control

Version	Date	Author	Initials	Reviewer	Initials
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1 Executive Summary

This report has been undertaken on behalf of the client and is based on the walk through inspection of Hornsby Hospital HOPE Building on the 26th June 2018 by Sam Chen.

Cardno was commissioned by our client to carry out a dilapidation survey on the properties located adjacent to the proposed new development of Hornsby Ku-ring-gai Hospital. This survey is required by the Conditions of Development consent.

The purpose of this report is to document the physical condition of HOPE Building, prior to the construction works of the new facilities. This report summarises and provides a photographic log with descriptions to present an overall condition of the property prior to the commencement of nearby construction activity.

This report is limited to a walk through visual inspection of accessible internal and external areas and taking photographs of all visible defects. No detailed investigations or testing of building materials were undertaken and the advice provided should be considered as a guide, based on experience and knowledge of the types of deterioration observed. It should be noted that the intent of the inspection was to document the general condition of the above mentioned areas, and does not constitute a full documentation of the buildings current condition.

This report does not address the structural integrity of the building, compliance with BCA or any WHS issues as they are not part of the brief.

Generally the property appeared to be in good condition.

2 Background and Observations

HOPE Building is a two-storey structure. For the purpose of this report, the street frontage of the property is deemed to face West.

The property consists of concrete framed structure. Our scope of works include carrying out a dilapidation assessment of the internal and external façade of the structure.

Where the magnitude of the cracks has been stated, the values expressed represent the actual crack width and not that of the feathered/worn material at the mouth of the crack. Further information on damage descriptors and terms from Australian Standard 2870 (Residential Slabs and Footings) and Australian Standard 4349 (Inspection of Buildings). Extracts may be found in Appendix B.

The full defects register can be found in Appendix A of this document for each of the specific areas mentioned above.

3 Conclusion

This report provides our client with a document or reference that may be used by our client in determining any rectifying actions, should works be deemed necessary as a consequence of their nearby construction operations.

The property was typically in good condition.

In general, at the time of the inspection, the property had the following:

- Minor cracking on plasterboard walls

We appreciate the opportunity to provide you with our engineering services, and do not hesitate to contact the undersigned if you have any questions or comments regarding the substance of this report.

Yours faithfully



Sam Chen
Structural Design Engineer
For **Cardno**

A

PRE-WORKS EXISTING ITEMS

Defect ID A30
Area Type Internal
Location Hope Building Level 2
 Maternity Entrance
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



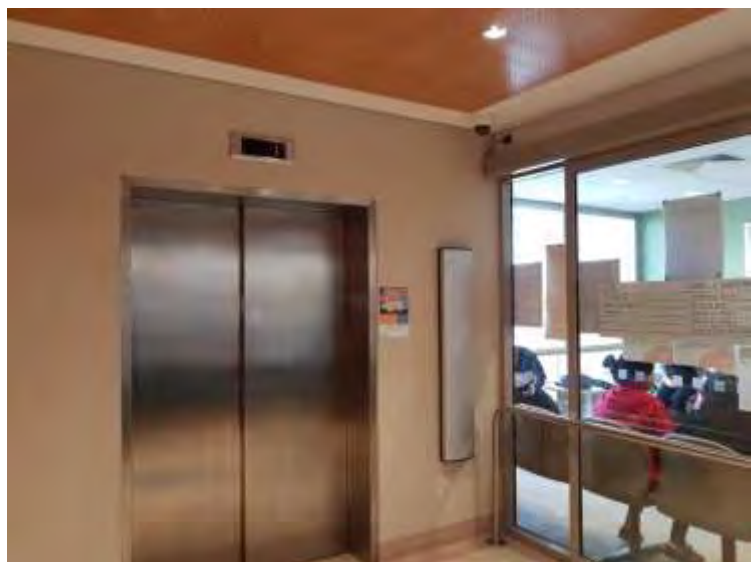
26/06/2018

Defect ID A31
Area Type Internal
Location Hope Building Level 2
 Maternity Entrance
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A32
Area Type Internal
Location Hope Building Level 2
 Maternity Entrance
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



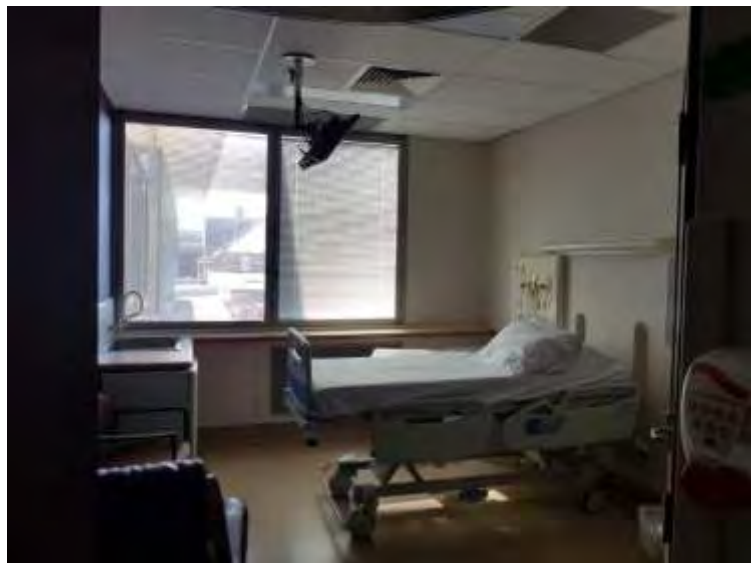
26/06/2018

Defect ID A33
Area Type Internal
Location Hope Building Level 2
 Maternity Room 1
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



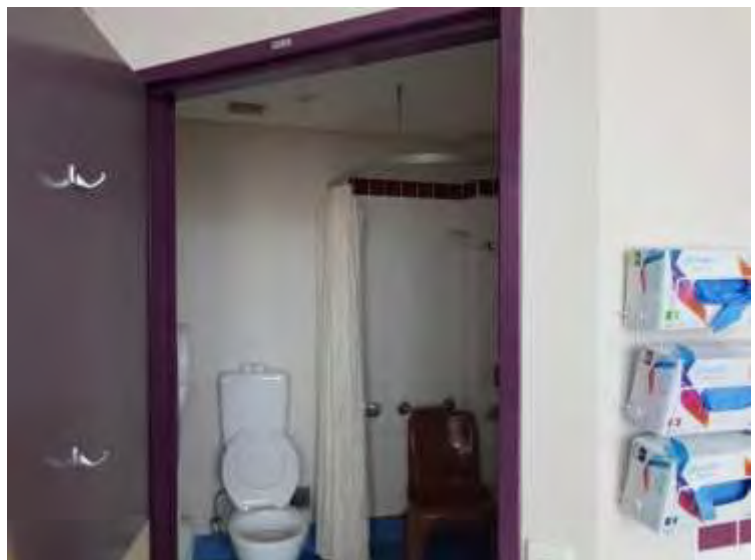
26/06/2018

Defect ID A34
Area Type Internal
Location Hope Building Level 2
 Maternity Room 1
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A35
Area Type Internal
Location Hope Building Level 2
 Maternity Room 4
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A36

Area Type Internal

Location Hope Building Level 2
Maternity Room 4

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A37

Area Type Internal

Location Hope Building Level 2
Maternity Room 6

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A38

Area Type Internal

Location Hope Building Level 2
Maternity Room 6

Element General Shot

Defect Type NA

Length (mm) NA

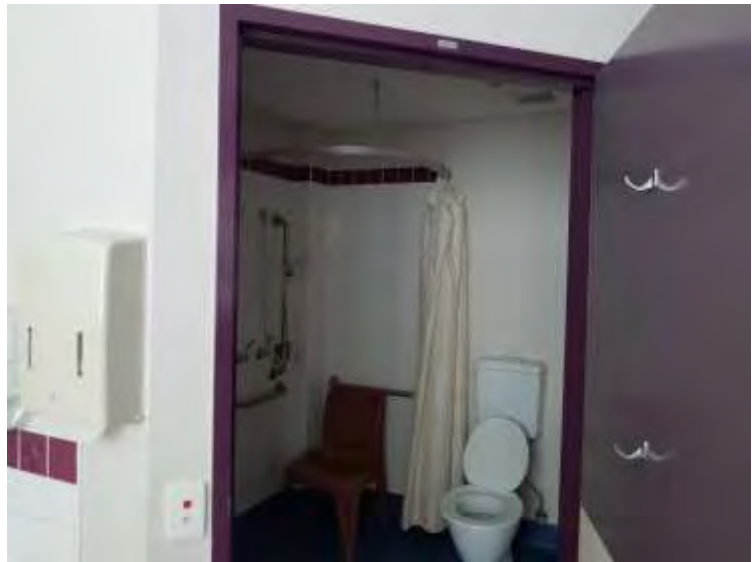
Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A39
Area Type Internal
Location Hope Building Level 2
 Maternity Room 7
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



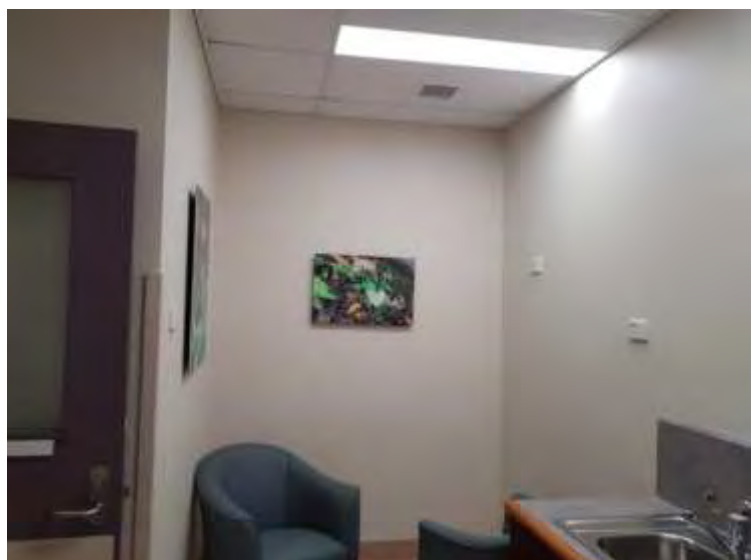
26/06/2018

Defect ID A40
Area Type Internal
Location Hope Building Level 2
 Maternity Room 7
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A41
Area Type Internal
Location Hope Building Level 2
 Maternity Quiet room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A42
Area Type Internal
Location Hope Building Level 2
 Maternity Disabled Toilet
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



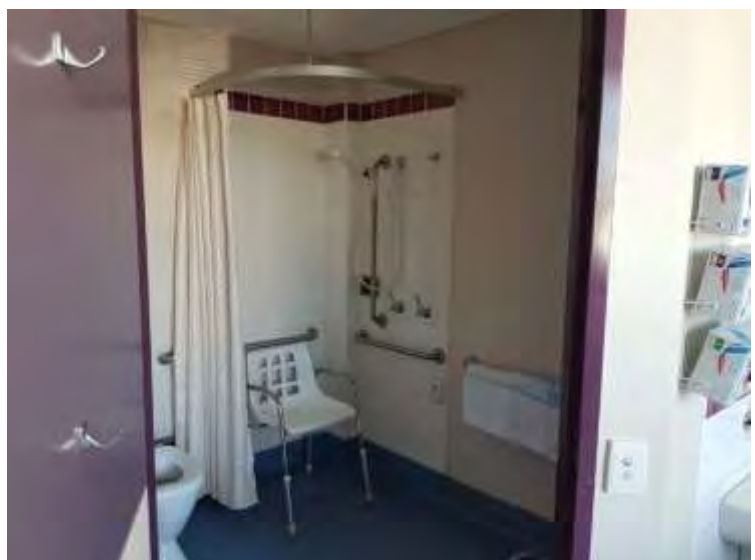
26/06/2018

Defect ID A43
Area Type Internal
Location Hope Building Level 2
 Maternity Patient
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A44
Area Type Internal
Location Hope Building Level 2
 Maternity Room 9
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



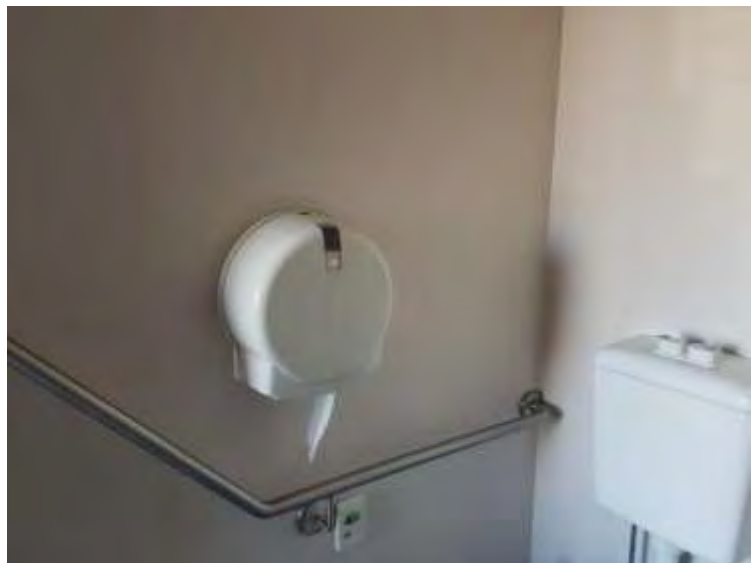
26/06/2018

Defect ID A45
Area Type Internal
Location Hope Building Level 2
 Maternity Room 9
Element Plasterboard
Defect Type Crack
Length (mm) 4000
Width (mm) 0.5
General Comments:
 Horizontal cracking on wall



26/06/2018

Defect ID A46
Area Type Internal
Location Hope Building Level 2
 Maternity Room 9
Element Plasterboard
Defect Type Crack
Length (mm) 4000
Width (mm) 0.5
General Comments:
 Horizontal cracking on wall



26/06/2018

Defect ID A47
Area Type Internal
Location Hope Building Level 2
 Maternity Room 9
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



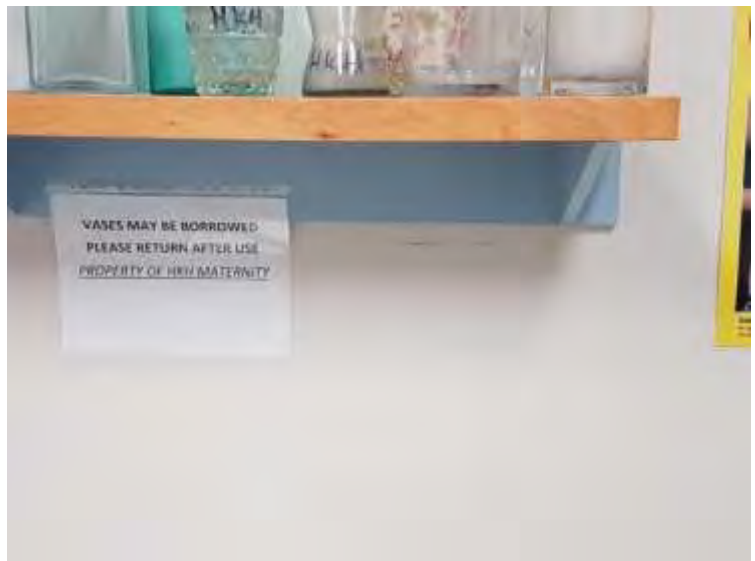
26/06/2018

Defect ID A48
Area Type Internal
Location Hope Building Level 2
 Maternity Dirty Utility
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



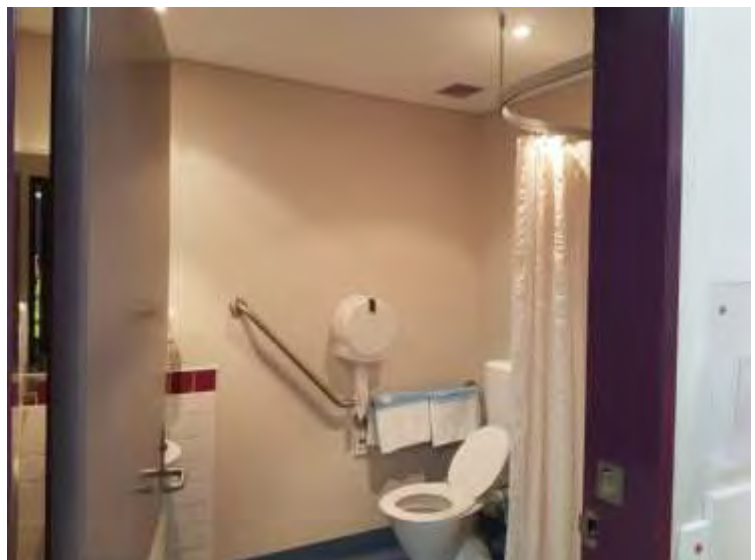
26/06/2018

Defect ID A49
Area Type Internal
Location Hope Building Level 2
 Maternity Dirty Utility
Element Plasterboard
Defect Type Crack
Length (mm) 4000
Width (mm) <1mm
General Comments:
 Horizontal cracking on wall



26/06/2018

Defect ID A50
Area Type Internal
Location Hope Building Level 2
 Maternity Room 13 & 14
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A51
Area Type Internal
Location Hope Building Level 2
 Maternity Room 13 & 14
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



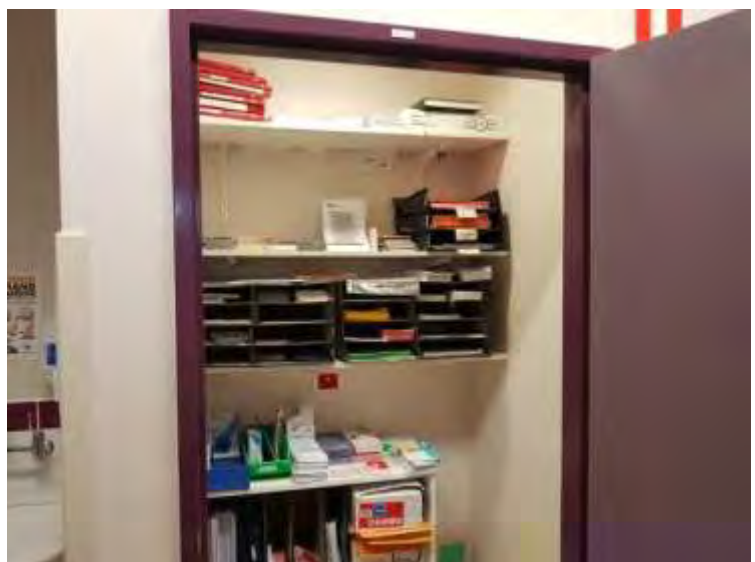
26/06/2018

Defect ID A52
Area Type Internal
Location Hope Building Level 2
 Maternity Equipment Store
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A53
Area Type Internal
Location Hope Building Level 2
 Maternity Store room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



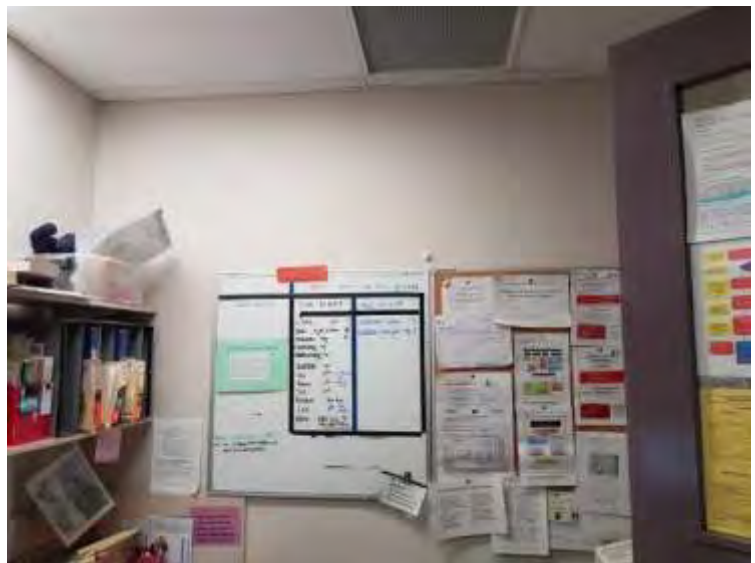
26/06/2018

Defect ID A54
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.082)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



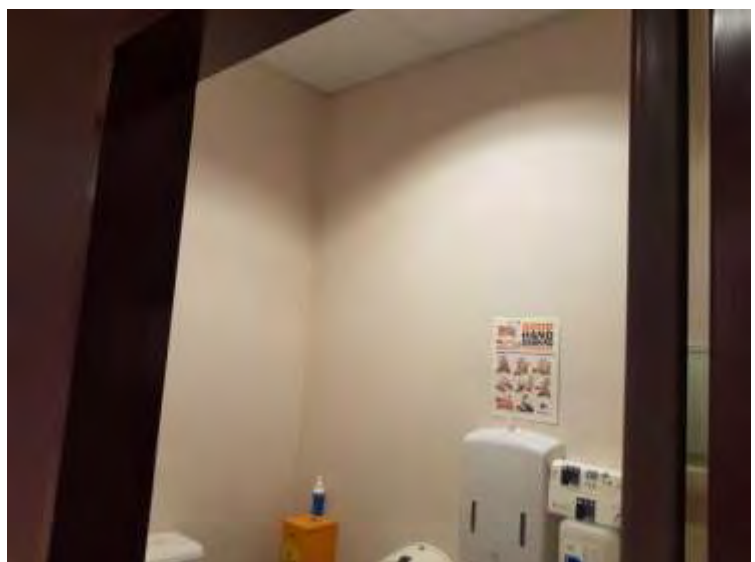
26/06/2018

Defect ID A55
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.082)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



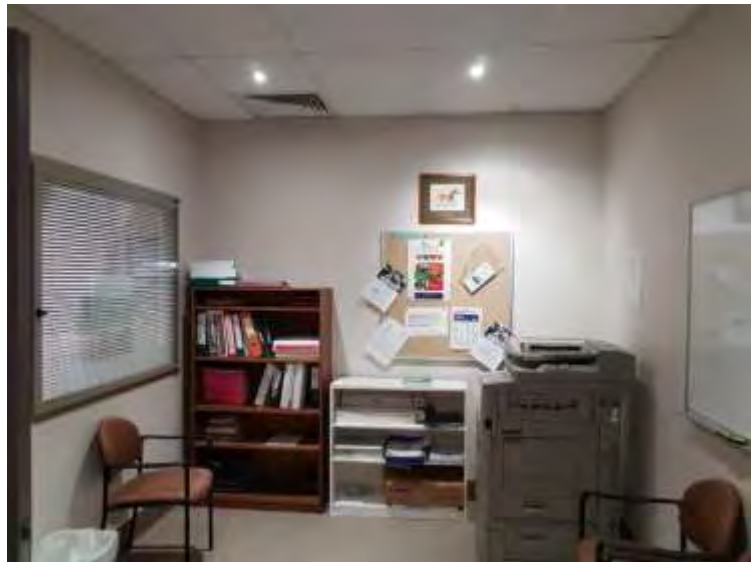
26/06/2018

Defect ID A56
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.084)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A57
Area Type Internal
Location Hope Building Level 2
 Maternity Interview room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



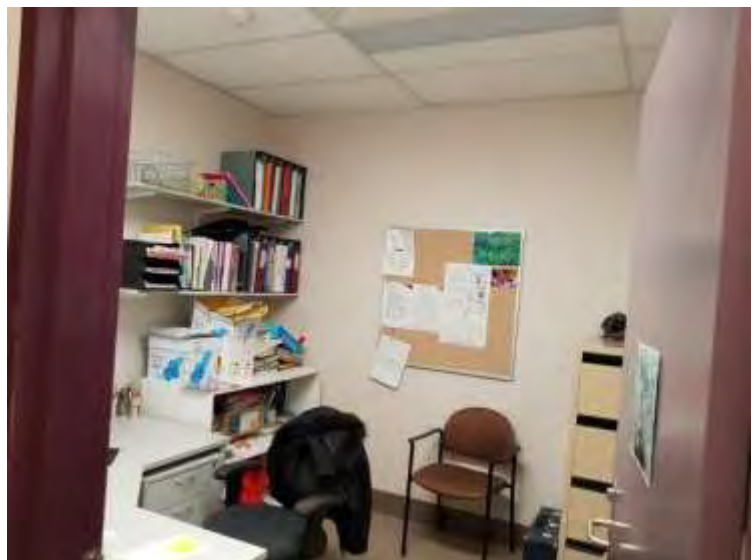
26/06/2018

Defect ID A58
Area Type Internal
Location Hope Building Level 2
 Maternity Interview room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



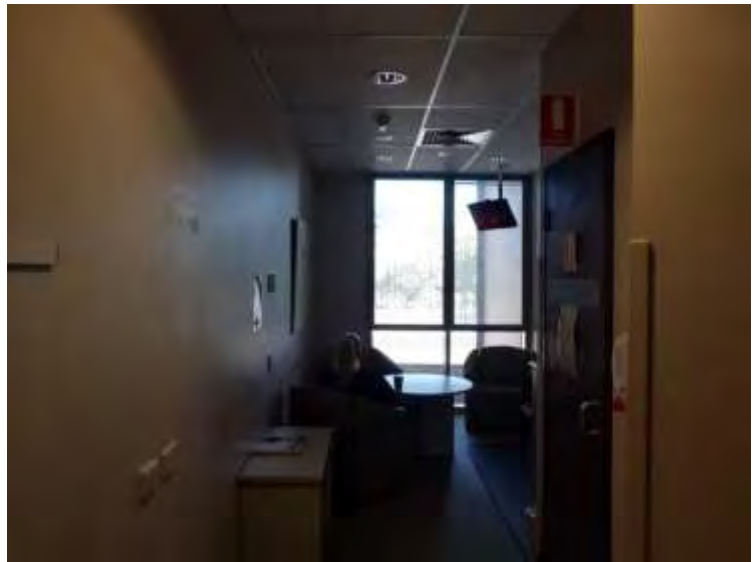
26/06/2018

Defect ID A59
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.038)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A60
Area Type Internal
Location Hope Building Level 2
 Maternity Lounge
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A61
Area Type Internal
Location Hope Building Level 2
 Maternity Room 3
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A62
Area Type Internal
Location Hope Building Level 2
 Maternity Room 3
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A63
Area Type Internal
Location Hope Building Level 2
 Maternity Store
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A64
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.107)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A65
Area Type Internal
Location Hope Building Level 2
 Maternity Room 2
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A66

Area Type Internal

Location Hope Building Level 2
Maternity Room 2

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A67

Area Type Internal

Location Hope Building Level 2
Maternity Hallway

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A68

Area Type Internal

Location Hope Building Level 2
Maternity Hallway

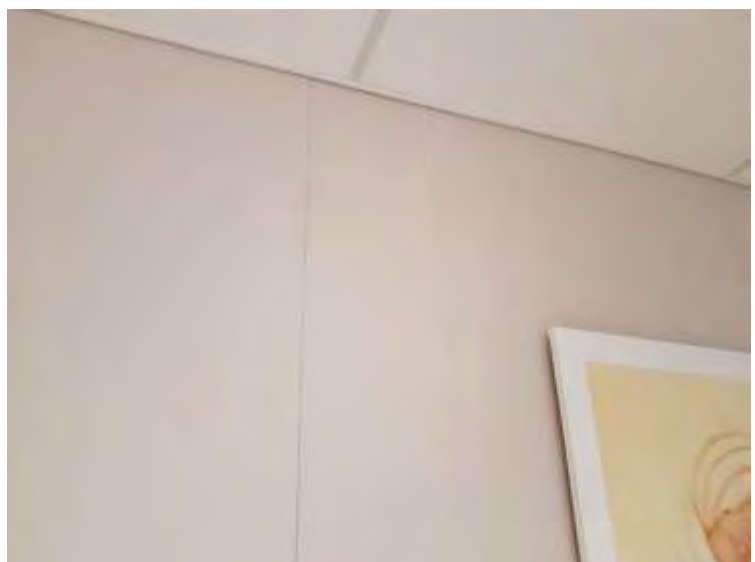
Element Plasterboard

Defect Type Crack

Length (mm) 1500

Width (mm) 0.5

General Comments:
Vertical joint & vertical cracking on
plasterboard wall



26/06/2018

Defect ID A69
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element Plasterboard
Defect Type Staining
Length (mm) NA
Width (mm) NA
General Comments:
 Staining noted on plasterboard wall



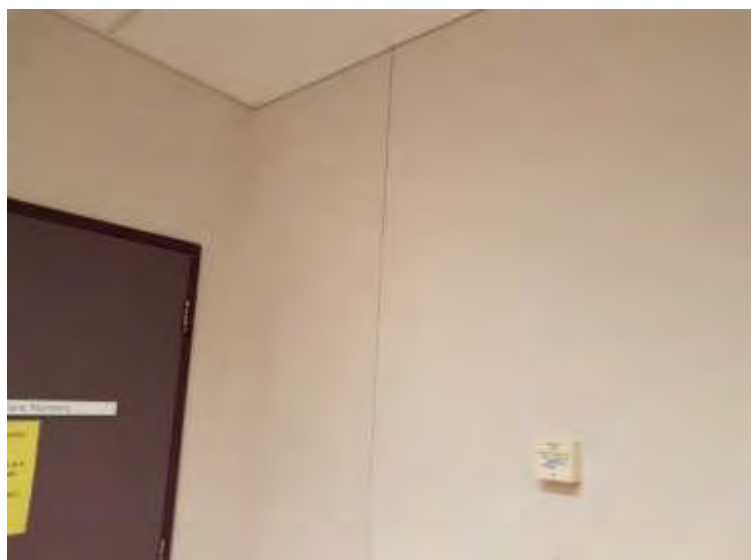
26/06/2018

Defect ID A70
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



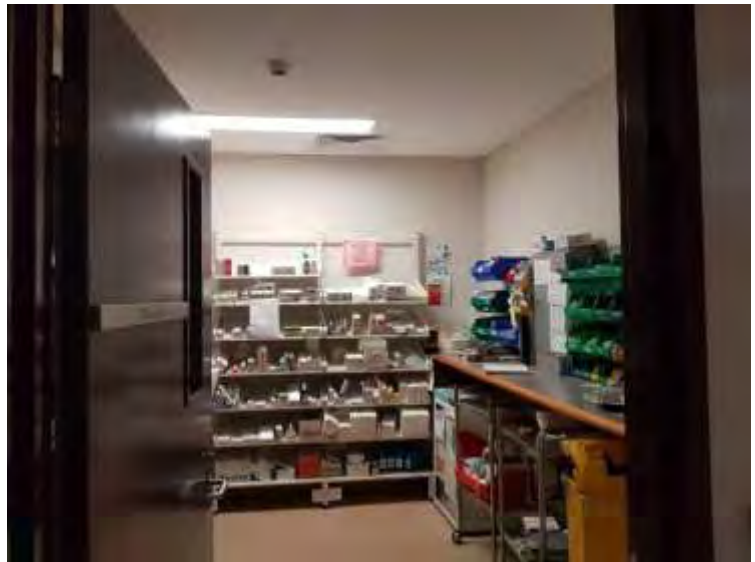
26/06/2018

Defect ID A71
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element Plasterboard
Defect Type Joint
Length (mm) NA
Width (mm) NA
General Comments:
 Vertical joint on plasterboard wall



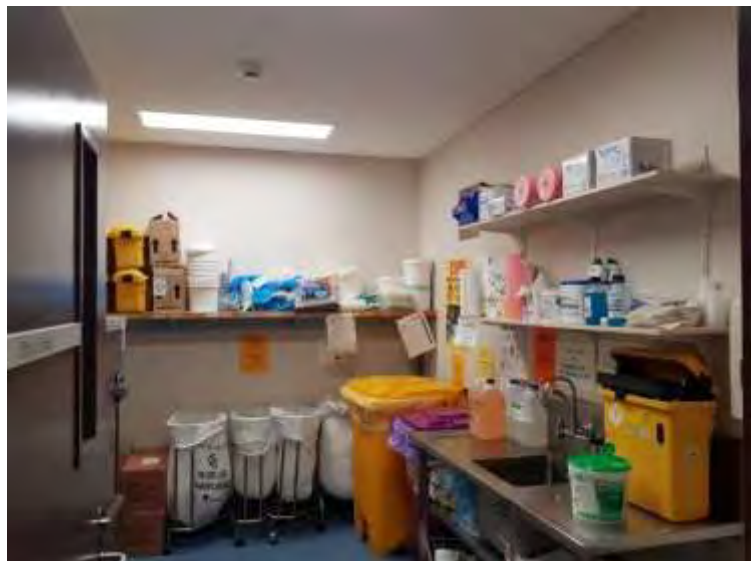
26/06/2018

Defect ID A72
Area Type Internal
Location Hope Building Level 2
 Maternity Clean Utility
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A73
Area Type Internal
Location Hope Building Level 2
 Maternity Dirty Utility
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A74
Area Type Internal
Location Hope Building Level 2
 Maternity Staff room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A75
Area Type Internal
Location Hope Building Level 2
 Maternity Staff room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



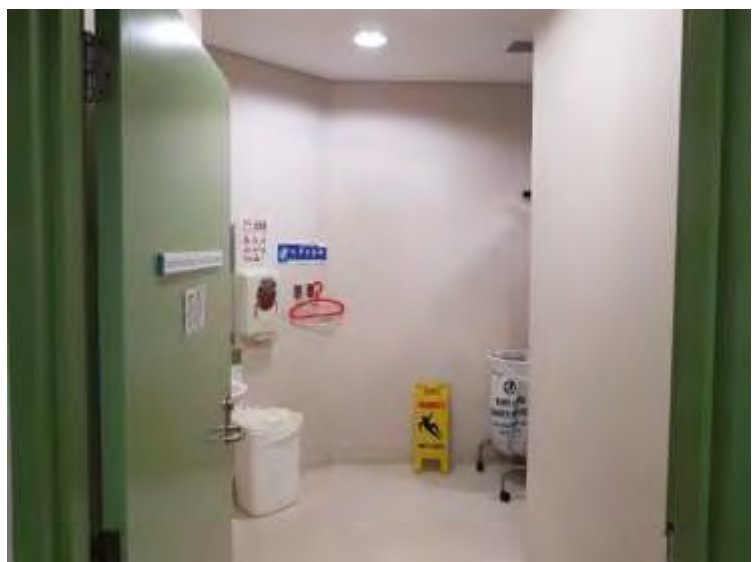
26/06/2018

Defect ID A76
Area Type Internal
Location Hope Building Level 2
 Maternity Staff female
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A77
Area Type Internal
Location Hope Building Level 2
 Maternity Staff female
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A78

Area Type Internal

Location Hope Building Level 2
Maternity Staff male

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A79

Area Type Internal

Location Hope Building Level 2
Maternity Hallway

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A80

Area Type Internal

Location Hope Building Level 2
Maternity Disposal

Element General Shot

Defect Type NA

Length (mm) NA

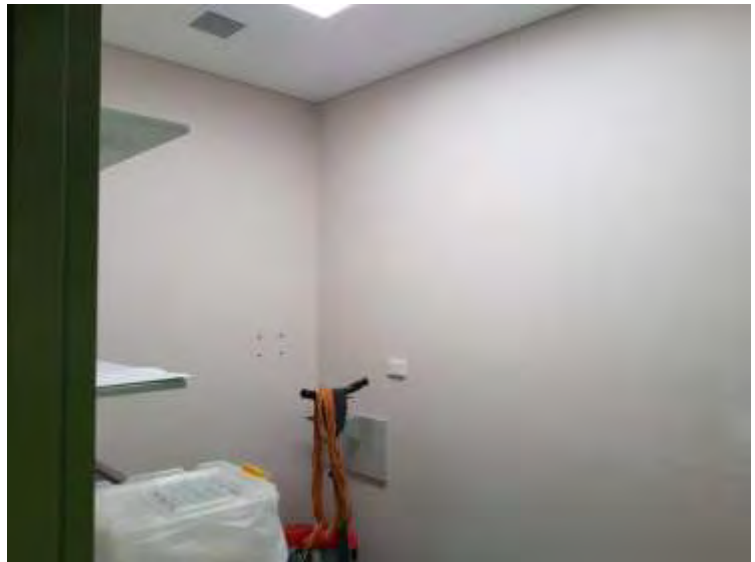
Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A81
Area Type Internal
Location Hope Building Level 2
 Maternity Utility
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



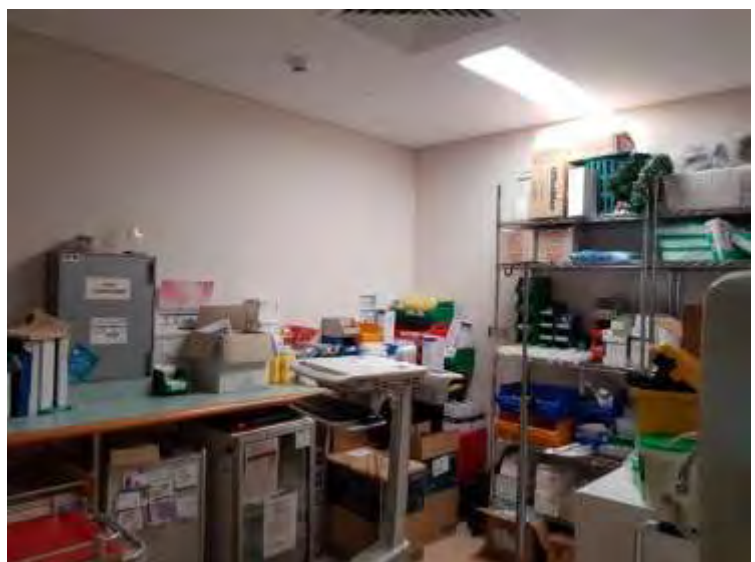
26/06/2018

Defect ID A82
Area Type Internal
Location Hope Building Level 2
 Maternity Cleaner
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



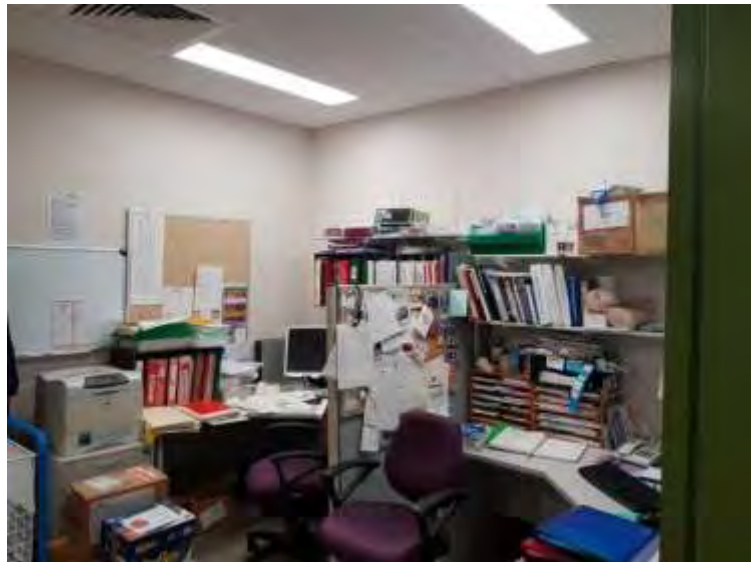
26/06/2018

Defect ID A83
Area Type Internal
Location Hope Building Level 2
 Maternity Clean Utility
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A84
Area Type Internal
Location Hope Building Level 2
 Maternity Clinical
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



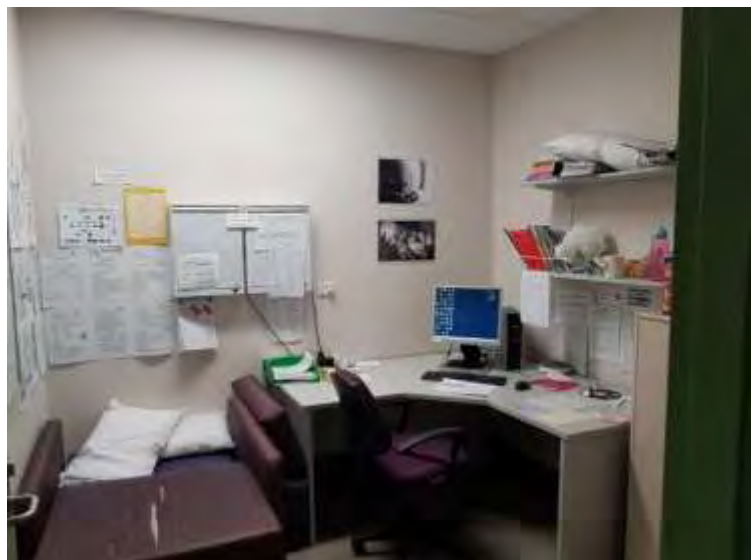
26/06/2018

Defect ID A85
Area Type Internal
Location Hope Building Level 2
 Maternity Clinical
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A86
Area Type Internal
Location Hope Building Level 2
 Maternity Registrar
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



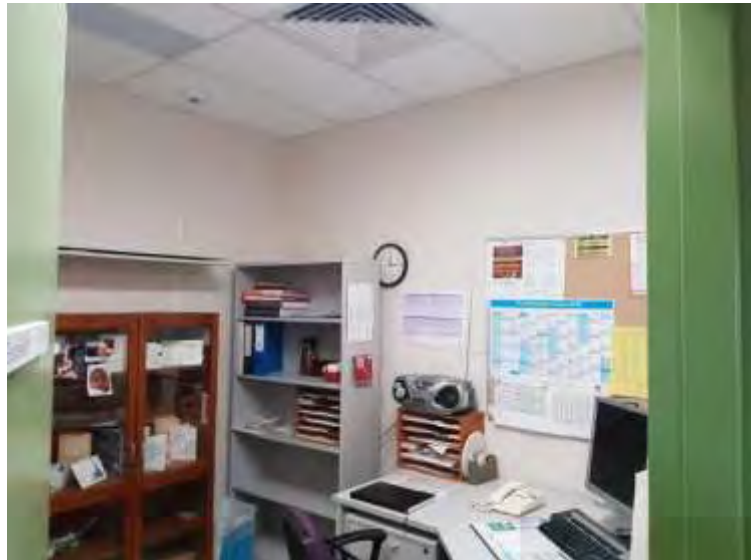
26/06/2018

Defect ID A87
Area Type Internal
Location Hope Building Level 2
 Maternity Registrar
Element Ceiling Tile
Defect Type Staining
Length (mm) NA
Width (mm) NA
General Comments:
 Staining noted on ceiling tile



26/06/2018

Defect ID A88
Area Type Internal
Location Hope Building Level 2
 Maternity Staff Specialist
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



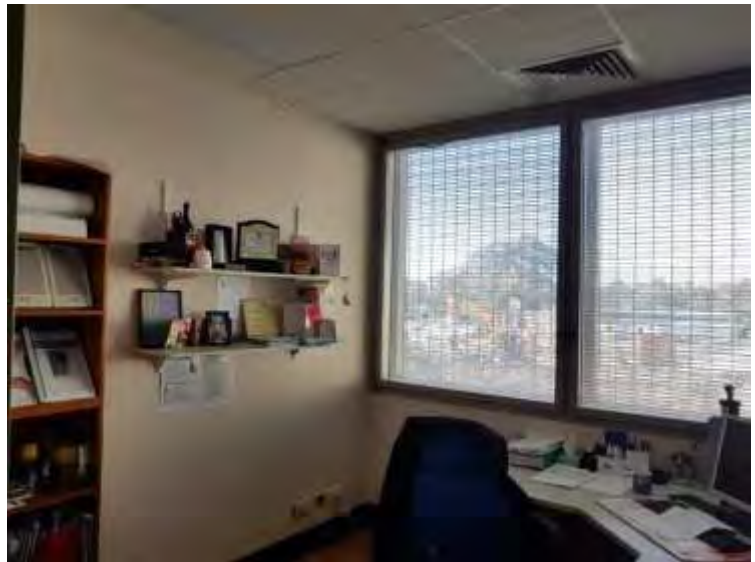
26/06/2018

Defect ID A89
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



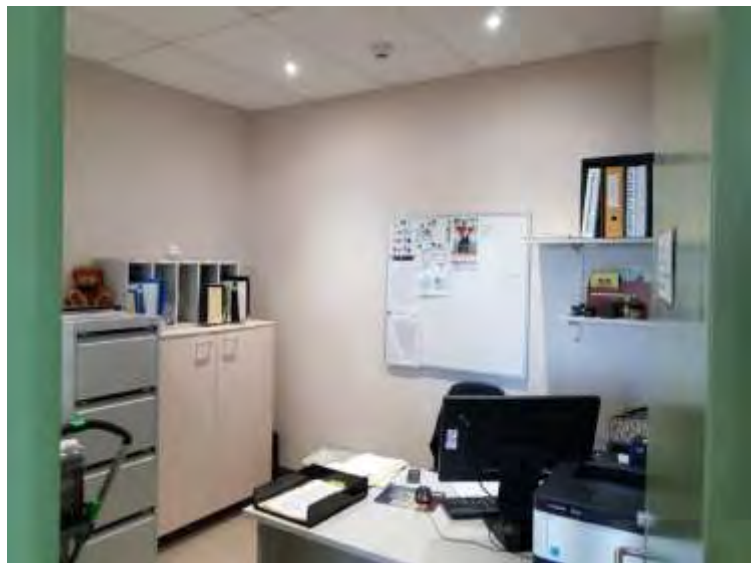
26/06/2018

Defect ID A90
Area Type Internal
Location Hope Building Level 2
 Maternity Staff Specialist
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



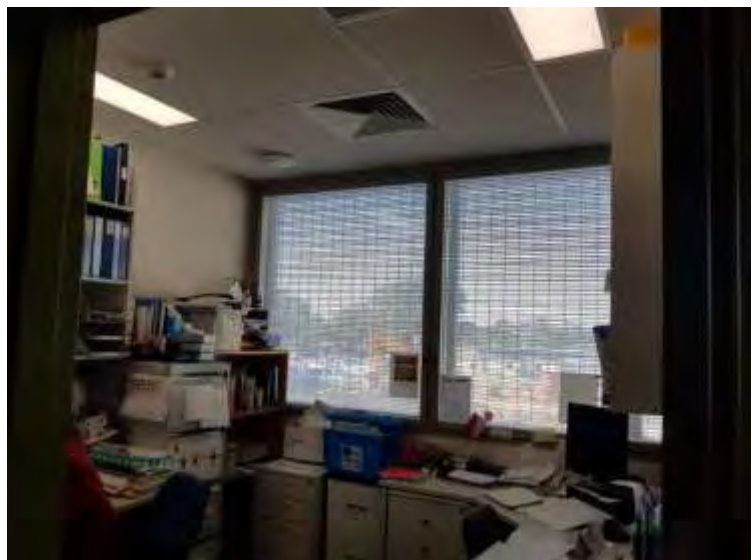
26/06/2018

Defect ID A91
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.025)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A92
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.014)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A93
Area Type Internal
Location Hope Building Level 2
 Maternity Lactation
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



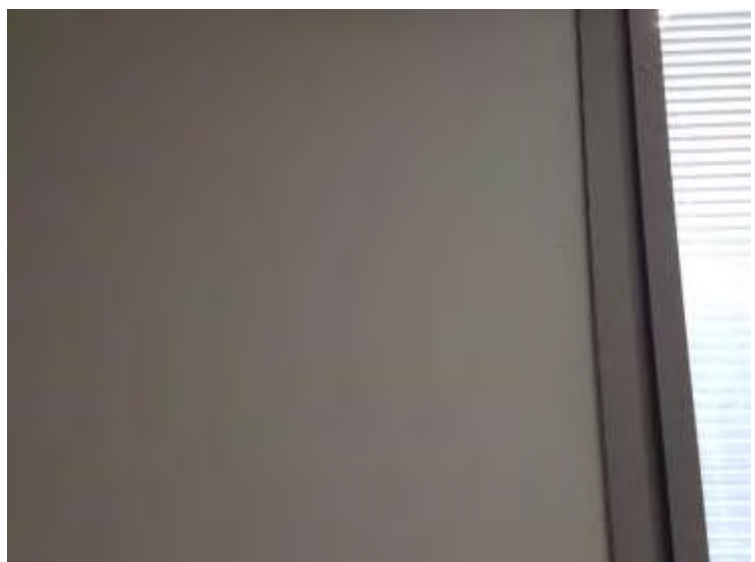
26/06/2018

Defect ID A94
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A95
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element Plasterboard
Defect Type Crack
Length (mm) 2000
Width (mm) 0.5
General Comments:
 Horizontal cracking on wall adjacent to window



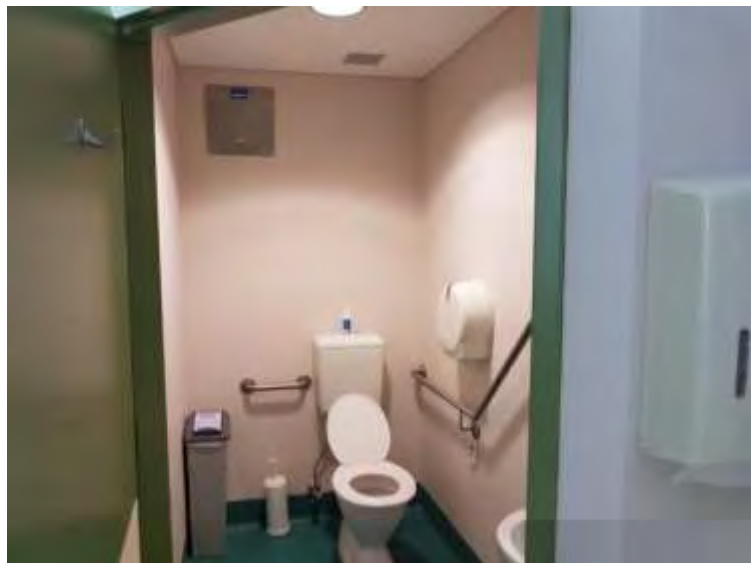
26/06/2018

Defect ID A96
Area Type Internal
Location Hope Building Level 2
 Maternity Procedure
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



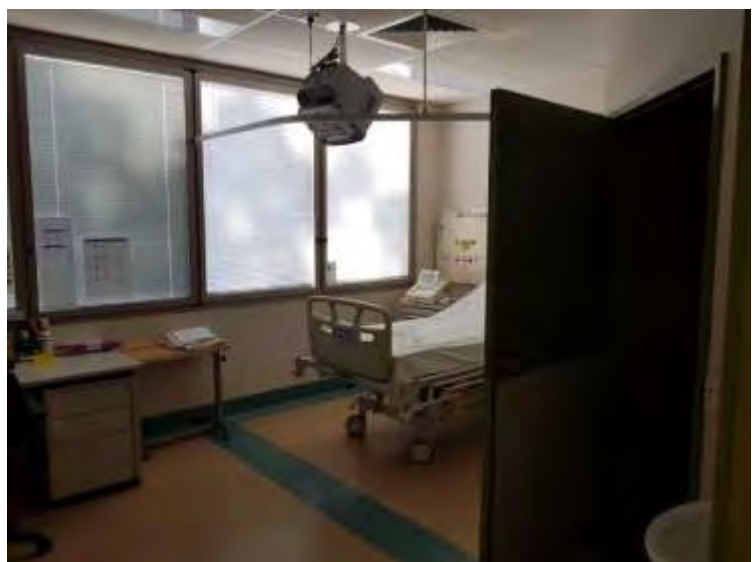
26/06/2018

Defect ID A97
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.009)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A98
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.009)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



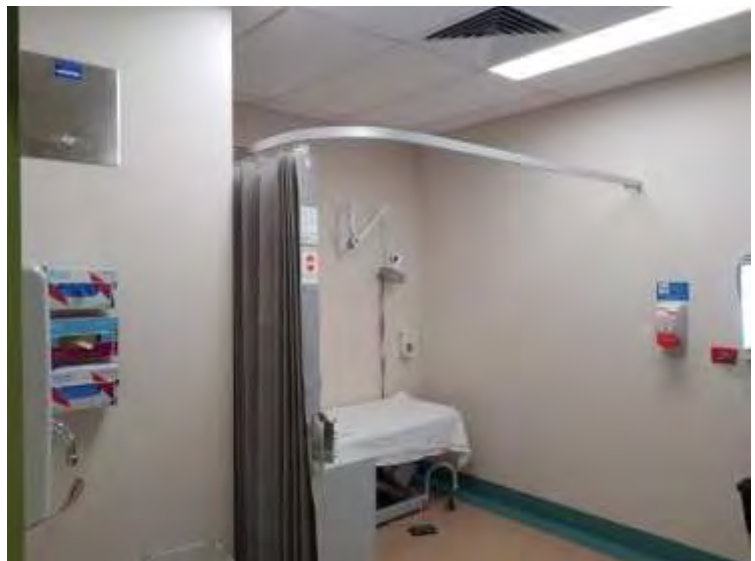
26/06/2018

Defect ID A99
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.009)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



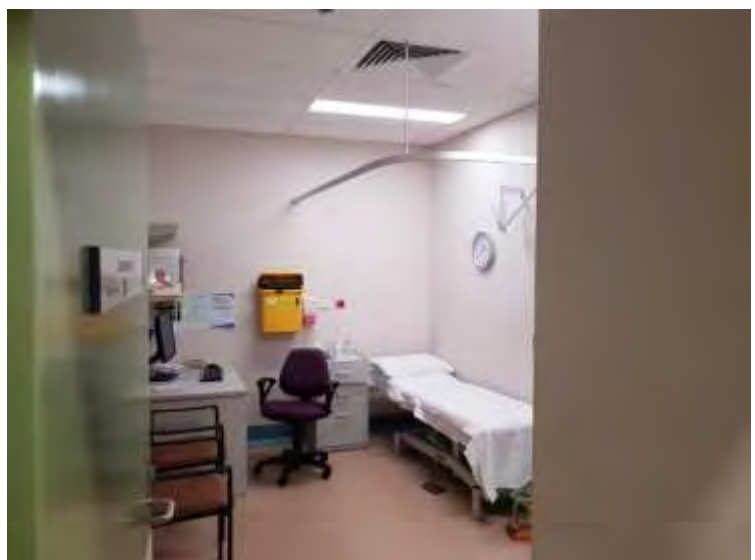
26/06/2018

Defect ID A100
Area Type Internal
Location Hope Building Level 2
 Maternity Consultation 6
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A101
Area Type Internal
Location Hope Building Level 2
 Maternity Consultation 5
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A102
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



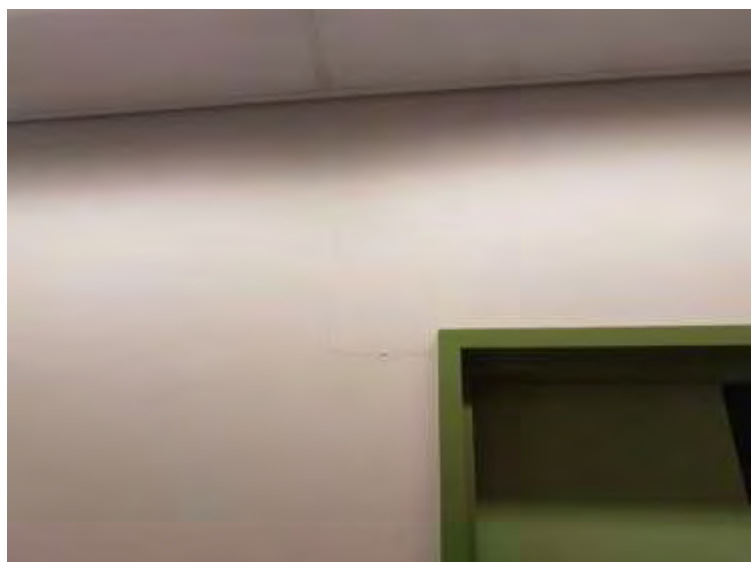
26/06/2018

Defect ID A103
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element Plasterboard
Defect Type Crack
Length (mm) 500
Width (mm) 0.5
General Comments:
 Vertical cracking on wall



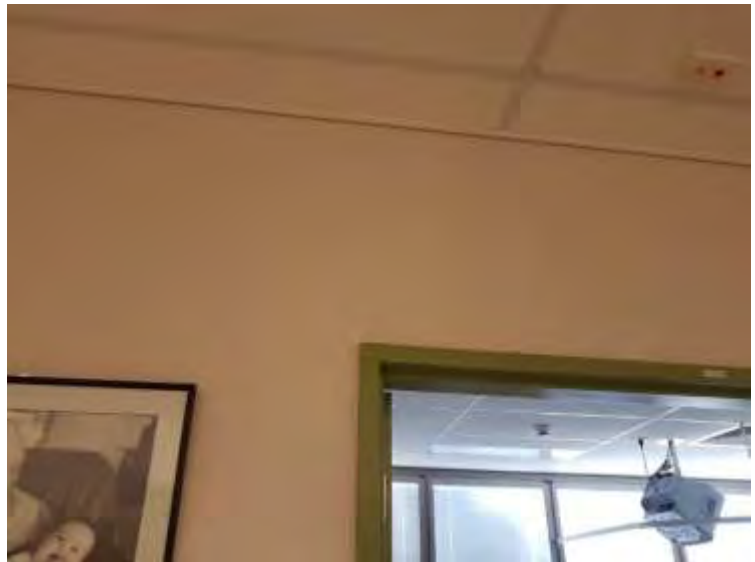
26/06/2018

Defect ID A104
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element Plasterboard
Defect Type Crack
Length (mm) 600
Width (mm) 0.5
General Comments:
 Horizontal cracking noted from corner of door
 and returns up towards ceiling



26/06/2018

Defect ID A106
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element Plasterboard
Defect Type Crack
Length (mm) 500
Width (mm) 0.5
General Comments:
 Vertical cracking above door



26/06/2018

Defect ID A107
Area Type Internal
Location Hope Building Level 2
 Maternity Hallway
Element Plasterboard
Defect Type Crack
Length (mm) 1000
Width (mm) 0.5
General Comments:
 Horizontal cracking adjacent to door



26/06/2018

Defect ID A108
Area Type Internal
Location Hope Building Level 2
 Maternity Clinic Workroom
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



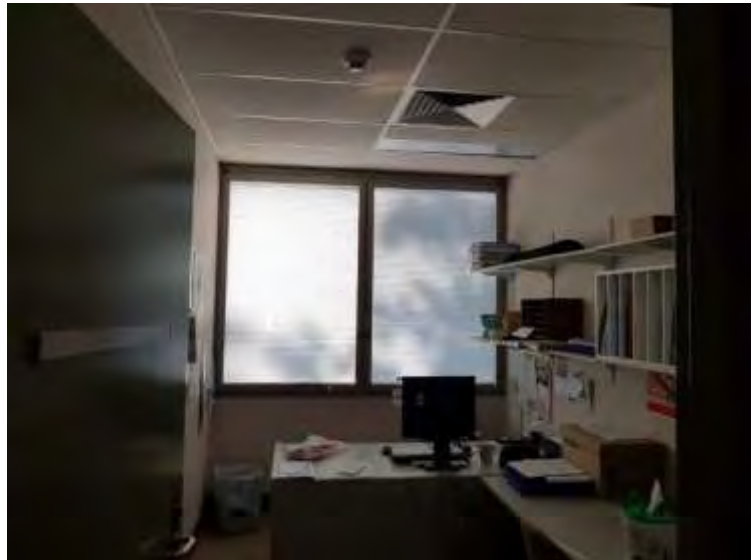
26/06/2018

Defect ID A109
Area Type Internal
Location Hope Building Level 2
 Maternity Clinic Workroom
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A110
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.005)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A111
Area Type Internal
Location Hope Building Level 2
 Maternity (50.02.003)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A112

Area Type Internal

Location Hope Building Level 2
Maternity (50.02.003)

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A113

Area Type Internal

Location Hope Building Level 2
Maternity (50.02.003)

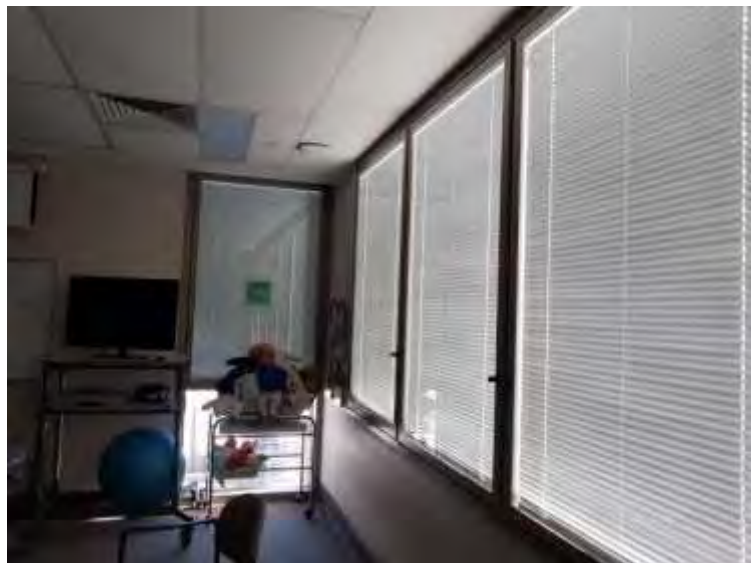
Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A114

Area Type Internal

Location Hope Building Level 2
Maternity (50.02.003)

Element Plasterboard

Defect Type Crack

Length (mm) 300

Width (mm) 0.5

General Comments:
Diagonal cracking on wall starting at corner of window



26/06/2018

Defect ID A115

Area Type Internal

Location Hope Building Level 2
Maternity Printing room

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A116

Area Type Internal

Location Hope Building Level 2
Maternity Record

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A117

Area Type Internal

Location Hope Building Level 2
Maternity Reception

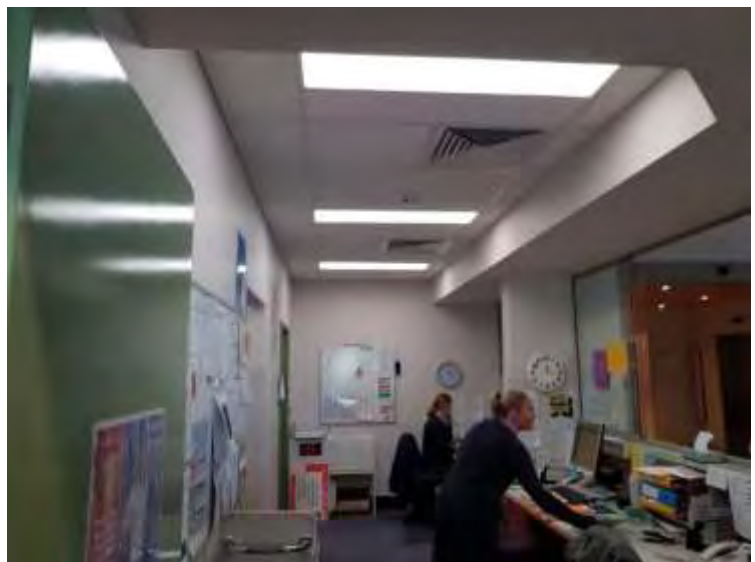
Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A118
Area Type Internal
Location Hope Building Level 2
 Maternity Waiting room
Element Ceiling Tile
Defect Type Staining
Length (mm) NA
Width (mm) NA
General Comments:
 Staining noted on ceiling tile



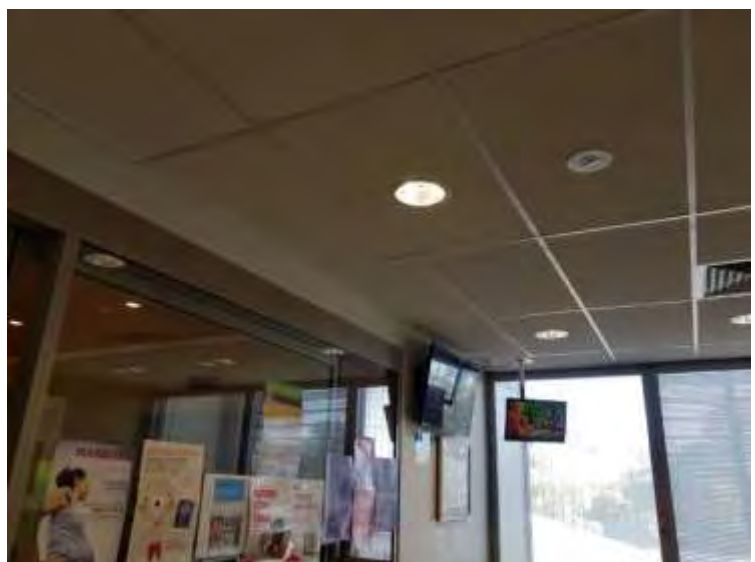
26/06/2018

Defect ID A119
Area Type Internal
Location Hope Building Level 2
 Maternity Waiting room
Element Ceiling Tile
Defect Type Staining & loose tile
Length (mm) NA
Width (mm) NA
General Comments:
 Staining on ceiling tile and loose ceiling tile



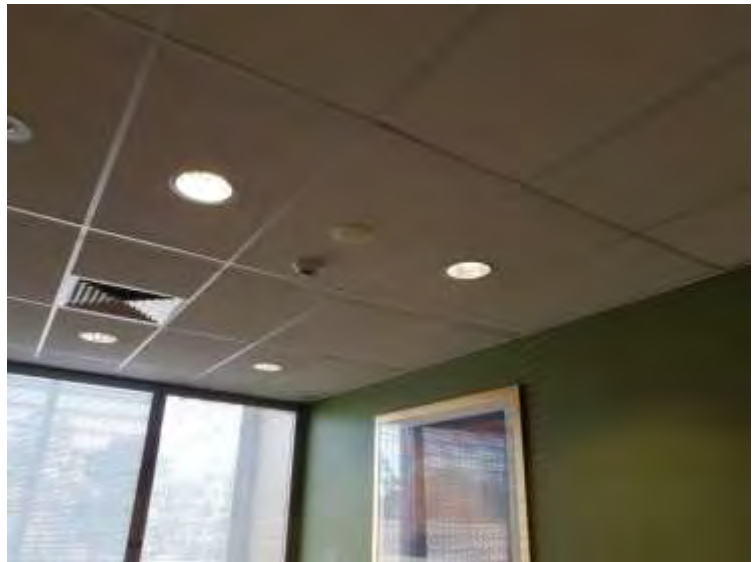
26/06/2018

Defect ID A120
Area Type Internal
Location Hope Building Level 2
 Maternity Waiting room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A121
Area Type Internal
Location Hope Building Level 2
 Maternity Waiting room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A122
Area Type External
Location Hope Building Eastern
 Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A123
Area Type External
Location Hope Building Northern
 Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A124
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A125
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A126
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A127
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A128
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A129
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A130

Area Type External

Location Hope Building Northern Façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A131

Area Type External

Location Hope Building Northern Façade

Element Capita

Defect Type Loose metal panel

Length (mm) NA

Width (mm) NA

General Comments:
Loose metal panel at top of column



26/06/2018

Defect ID A132

Area Type External

Location Hope Building Northern Façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A133
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



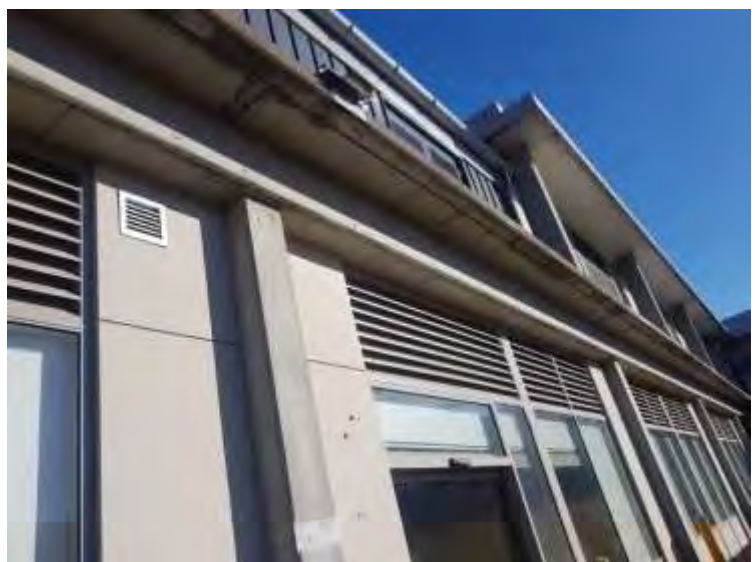
26/06/2018

Defect ID A134
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A135
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A136
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



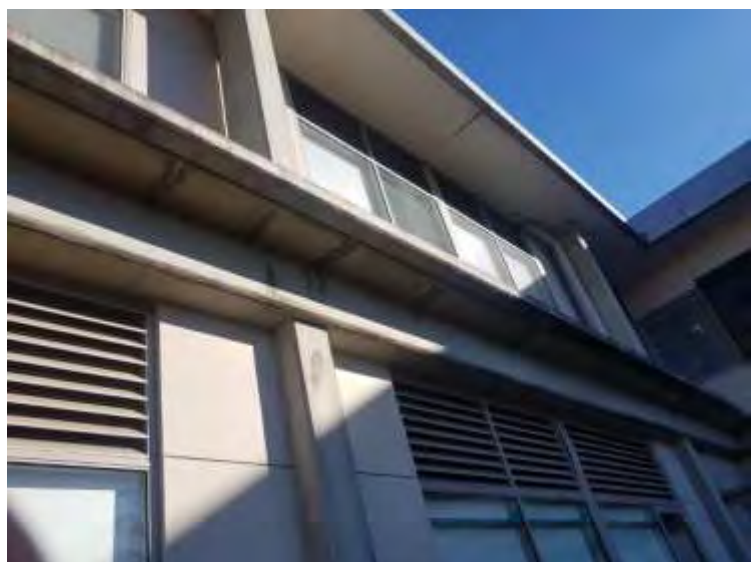
26/06/2018

Defect ID A137
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A138
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A139
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A140
Area Type External
Location Hope Building Northern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A141
Area Type External
Location Hope Building Eastern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A142
Area Type External
Location Hope Building Eastern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A143
Area Type External
Location Hope Building Eastern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A144
Area Type External
Location Hope Building Eastern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A145
Area Type External
Location Hope Building Western Façade (Main entrance)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A146
Area Type External
Location Hope Building Western Façade (Main entrance)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A147
Area Type External
Location Hope Building Western Façade (Main entrance)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A148
Area Type External
Location Hope Building Western Façade (Main entrance)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A149
Area Type External
Location Hope Building Western Façade (Main entrance)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A150
Area Type External
Location Hope Building Western Façade (Main entrance)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A151
Area Type External
Location Hope Building Northern Façade (Palmerston Rd)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A152
Area Type External
Location Hope Building Northern Façade (Palmerston Rd)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A153
Area Type External
Location Hope Building Northern Façade (Palmerston Rd)
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A154
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A155
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A156
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A157
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A158
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A159
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A160

Area Type External

Location Hope Building Southern Façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A161

Area Type External

Location Hope Building Southern Façade

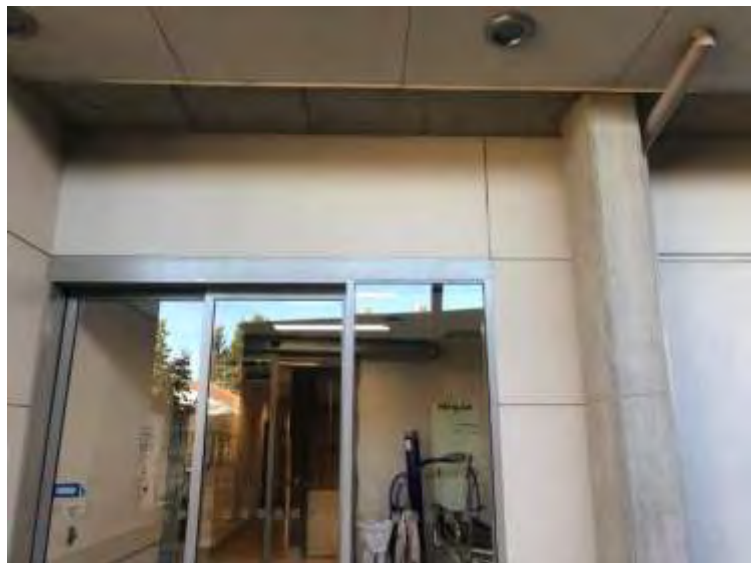
Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A162

Area Type External

Location Hope Building Southern Façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A163
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



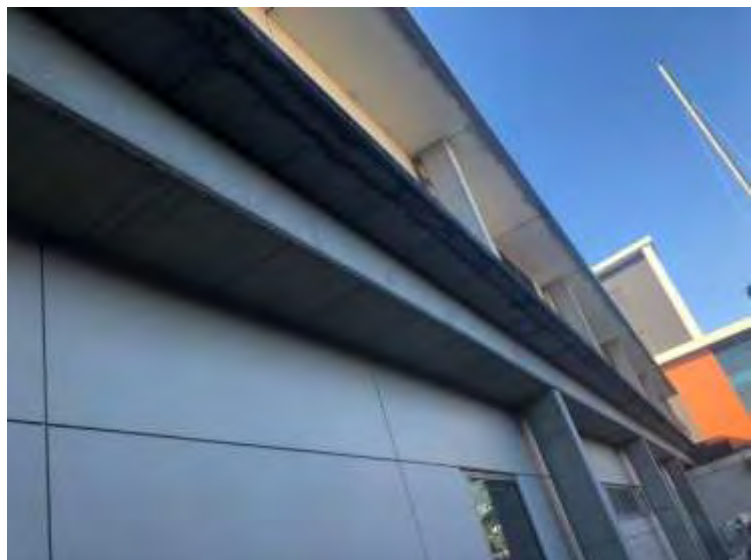
26/06/2018

Defect ID A164
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A165
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A166
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A167
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A168
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A169
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A170
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A171
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A172
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A173
Area Type External
Location Hope Building Southern Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A174
Area Type Internal
Location Hope Building Level 1 Side entrance
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A175
Area Type Internal
Location Hope Building Level 1
 Plant Room 1
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



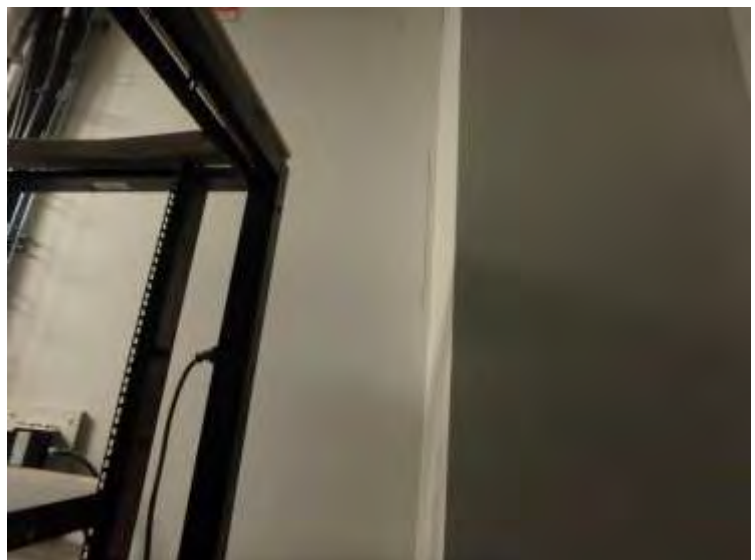
26/06/2018

Defect ID A176
Area Type Internal
Location Hope Building Level 1
 Comms Room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A177
Area Type Internal
Location Hope Building Level 1
 Comms Room
Element Plasterboard
Defect Type Crack
Length (mm) 500
Width (mm) 0.5
General Comments:
 Vertical cracking to plasterboard wall



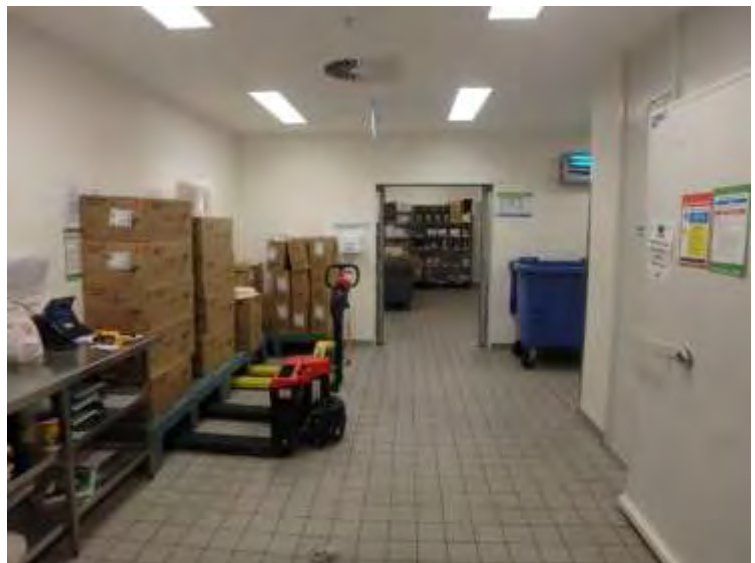
26/06/2018

Defect ID A178
Area Type Internal
Location Hope Building Level 1
 Food Services
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A179
Area Type Internal
Location Hope Building Level 1
 Food Services
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A180
Area Type Internal
Location Hope Building Level 1
 Store room
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A181

Area Type Internal

Location Hope Building Level 1
Hallway

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A182

Area Type Internal

Location Hope Building Level 1
Garbage room

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A183

Area Type Internal

Location Hope Building Level 1
Hallway

Element General Shot

Defect Type NA

Length (mm) NA

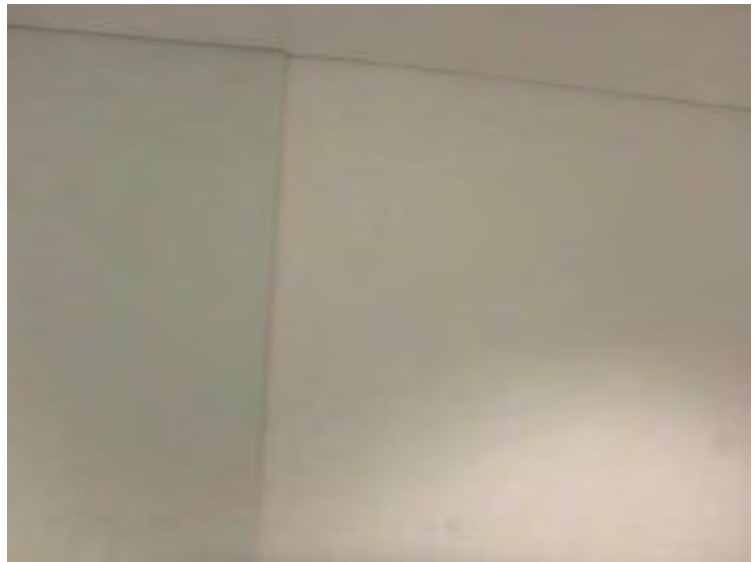
Width (mm) NA

General Comments:
In reasonable condition



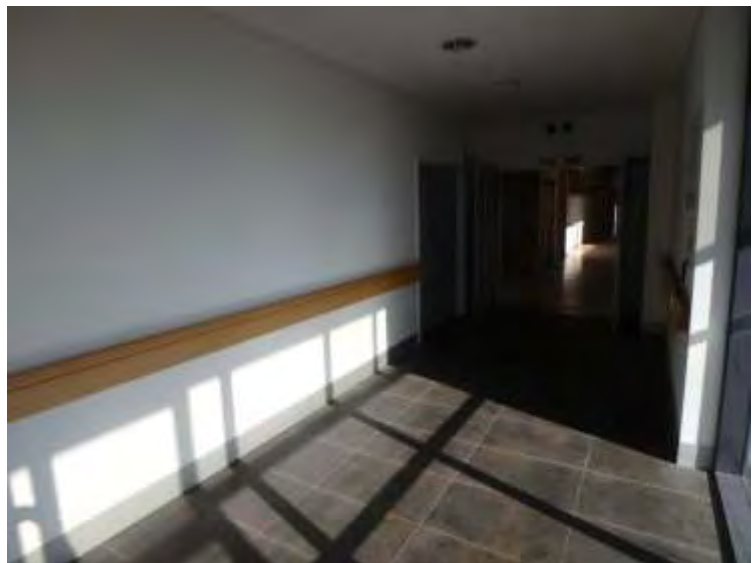
26/06/2018

Defect ID A184
Area Type Internal
Location Hope Building Level 1
 Hallway
Element Plasterboard
Defect Type Crack
Length (mm) 1000
Width (mm) 0.5
General Comments:
 Vertical cracking to plasterboard wall



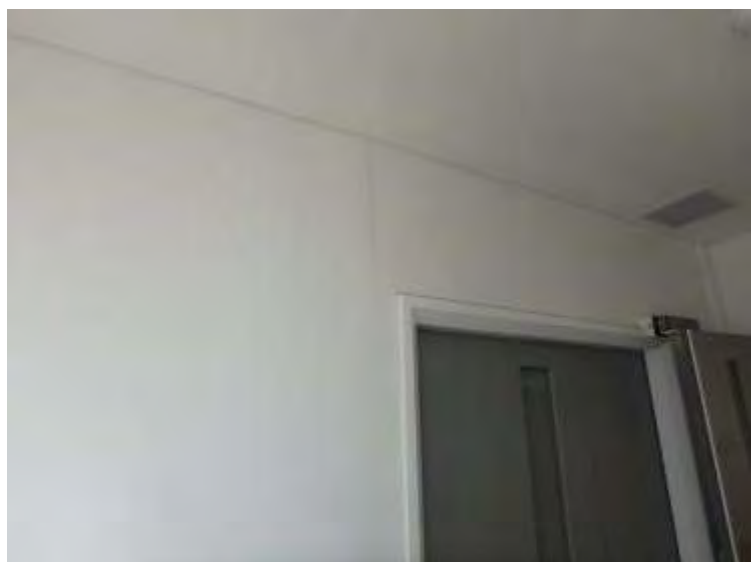
26/06/2018

Defect ID A185
Area Type Internal
Location Hope Building Level 1
 Hallway
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A186
Area Type Internal
Location Hope Building Level 1
 Hallway
Element Plasterboard
Defect Type Crack
Length (mm) 500
Width (mm) 0.5
General Comments:
 Vertical cracking to plasterboard wall



26/06/2018

Defect ID A187
Area Type Internal
Location Hope Building Level 1
Hallway
Element Plasterboard
Defect Type Crack
Length (mm) 2000
Width (mm) 0.5
General Comments:
Vertical cracking to plasterboard wall



26/06/2018

B

CLASSIFICATION OF DAMAGE
In accordance with AS2870-2011

**Table C1 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with reference to Walls**

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks	<0.1 mm	0 Negligible
Fine cracks that do not need repair.	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired.	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks	4 Severe

Notes:

Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.

Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing the category of damage.

In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building structure.

**Table C2 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with Reference to Concrete Floor**

Description of typical damage	Approx. Crack width limit in floor	Change in offset from a 3 m straightedge centred over defect (see Note 1)	Damage category
Hairline cracks, insignificant movement of slab from level.	<0.3 mm	<0.8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonable level.	<1.0 mm	<10 mm	1 Very slight
Distinct cracks. Slab noticeably curved or change in level.	<2.0 mm	<15 mm	2 Slight
Wide cracks. Obvious curvature or change in level.	2 mm to 4 mm	14 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level.	4 mm to 10 mm	>25 mm	4 Severe

Notes:

The straightedge is centred over the defect, usually, and supported at its ends by equal height spacers. The change in offset is then measured relative to this straightedge, which is not necessarily horizontal.

Local deviation of slope, from the horizontal or vertical, of more than 1:100 will normally be clearly visible. Overall deviations in excess of 1:150 is undesirable.

Account should be taken of the past history of damage in order to assess whether it is stable or likely to increase.

Hornsby Ku-Ring-Gai Hospital

Dilapidation Report – Carparks
80818469

Document Information

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Project Name	Dilapidation Report – Carparks
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Document Control

Version	Date	Author	Reviewer
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PART A. Executive Summary

Cardno was commissioned by Watpac Construction to carry out a dilapidation survey in Hornsby Hospital. This survey is required by the Conditions of Development consent. As part of this survey Bridget Liang of our office attended site on the 26th of June 2018 to inspect and comment on the condition of the three carparks on site.

The purpose of this report is to document the physical condition of the three carparks on site, adjacent to the construction area, prior to the construction works at Hornsby Hospital.

This report is limited to a walk through inspection of accessible areas only. No detailed investigations or testing of materials were undertaken and the advice should be considered as a guide based on experience and knowledge of the types of deterioration observed. It should be noted that the intent of the inspection was to document the general condition of the above mentioned areas, and does not constitute a full documentation of the carparks current condition.

The report does not address the structural integrity of the property, compliance with the BCA or any OHS issues as they are not part of the scope.

PART B. OBSERVATIONS

For the purpose of this report, our site observations have been broken up into the following areas – Carpark 1, Carpark 2 and Carpark 3. The driveway, footpath, kerb, laybacks and visible service pits were assessed at the time of our inspection.

Generally the three carparks appears to be in a reasonable condition. The defects noted generally consisted of:

- Cracking to kerb
- Deteriorated driveway

Please note, a site plan has been appended to this report, outline the location of each carpark.

Refer to Appendix B

PART C. CONCLUSION

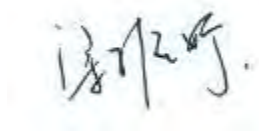
This report provides our client with a document or reference that may be used by our client in determining any rectifying actions, should works be deemed necessary as a consequence of their nearby construction operations.

The property was generally in good condition. Below are the typical defects we observed at the time of inspection:

- Typical cracking to kerb
- Deteriorated driveway

We appreciate the opportunity to provide you with our engineering services. Please do not hesitate to contact the undersigned if you have any questions or comments regarding the substance of this report.

Your faithfully,



Bridget Liang

Remedial Engineer – NSW Buildings

APPENDIX A – PREWORKS EXISTING DEFECTS

Defect ID 001
Area Type External
Location Hornsby Hospital Carpark 1
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of Carpark 1



26/06/2018

Defect ID 002
Area Type External
Location Hornsby Hospital Carpark 1
Element Kerb
Defect Type Cracking
Length (mm) Approx. 150mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to concrete kerb



26/06/2018

Defect ID 003
Area Type External
Location Hornsby Hospital Carpark 1
Element Kerb
Defect Type Cracking
Length (mm) Approx. 150mm
Width (mm) Approx. 2mm
General Comments:
 Cracking to concrete kerb



26/06/2018

Defect ID 004
Area Type External
Location Hornsby Hospital Carpark 1
Element Kerb
Defect Type Cracking
Length (mm) Approx. 150mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to concrete kerb



26/06/2018

Defect ID 005
Area Type External
Location Hornsby Hospital Carpark 1
Element Slab
Defect Type Cracking
Length (mm) Approx. 300mm
Width (mm) Approx. 2mm
General Comments:
 Cracking to concrete slab adjacent to kerb



26/06/2018

Defect ID 006
Area Type External
Location Hornsby Hospital Carpark 1
Element Kerb
Defect Type Cracking
Length (mm) Approx. 150mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to concrete kerb



26/06/2018

Defect ID 007
Area Type External
Location Hornsby Hospital Carpark 1
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of the stormwater pit in Carpark 1



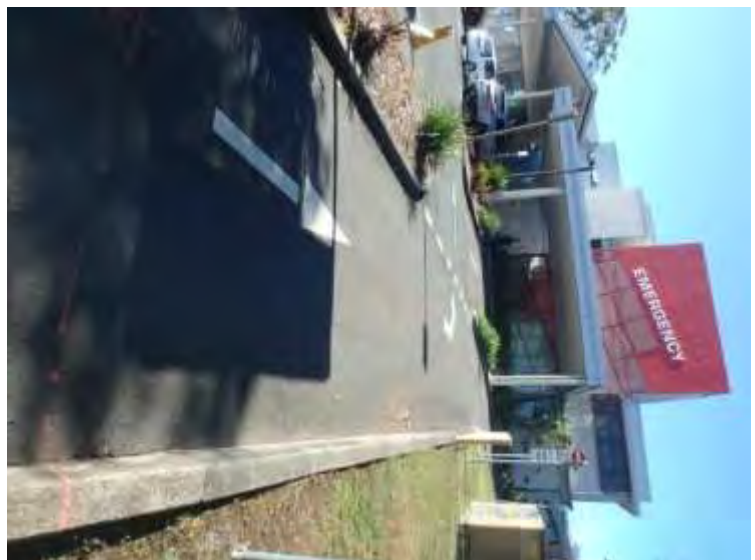
26/06/2018

Defect ID 008
Area Type External
Location Hornsby Hospital Carpark 1
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of the tiled kerb



26/06/2018

Defect ID 009
Area Type External
Location Hornsby Hospital Carpark 2
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of Carpark 2



26/06/2018

Defect ID 010
Area Type External
Location Hornsby Hospital Carpark 2
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of Carpark 2



26/06/2018

Defect ID 011
Area Type External
Location Hornsby Hospital Carpark 2
Element Kerb
Defect Type Crumbling
Length (mm) 500mm
Width (mm) 300mm
General Comments:
 Crumbling concrete kerb



26/06/2018

Defect ID 012
Area Type External
Location Hornsby Hospital Carpark 2
Element Driveway
Defect Type Chipped
Length (mm) 500mm
Width (mm) 500mm
General Comments:
 Chipped driveway



26/06/2018

Defect ID 013
Area Type External
Location Hornsby Hospital Carpark 2
Element Driveway
Defect Type Damaged
Length (mm) Approx. 1,500mm
Width (mm) Approx. 1,000mm
General Comments:
 Damaged driveway



26/06/2018

Defect ID 014
Area Type External
Location Hornsby Hospital Carpark 2
Element General Shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of carpark 2



26/06/2018

Defect ID 015
Area Type External
Location Hornsby Hospital Carpark 3
Element General Shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of Carpark 3



26/06/2018

Defect ID 016
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Cracking
Length (mm) Approx. 5,000mm
Width (mm) Approx. 3mm
General Comments:
 Cracking to asphalt driveway



26/06/2018

Defect ID 017
Area Type External
Location Hornsby Hospital Carpark 3
Element General Shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of Carpark 3



26/06/2018

Defect ID 018
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Cracking
Length (mm) Approx. 450mm in total
Width (mm) Varying
General Comments:
 Cracking to driveway surround pit



26/06/2018

Defect ID 019
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Staining
Length (mm) Approx. 4,000mm
Width (mm) Approx. 3,000mm
General Comments:
 White staining to driveway



26/06/2018

Defect ID 020
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Previous repair
Length (mm) N/A
Width (mm) N/A
General Comments:
 Previous repair was noted to the driveway



26/06/2018

Defect ID 021
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Staining and Previous repair
Length (mm) N/A
Width (mm) N/A
General Comments:
 Staining and previous repair was noted to the driveway



26/06/2018

Defect ID 022
Area Type External
Location Hornsby Hospital Carpark 3
Element General Shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of Carpark 3



26/06/2018

Defect ID 023
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Crumbling
Length (mm) Aprox. 1,000mm
Width (mm) Approx. 500mm
General Comments:
 Crumbling driveway



26/06/2018

Defect ID 024
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Cracking
Length (mm) Approx. 4,000mm
Width (mm) Approx. 2mm
General Comments:
 Cracking to driveway



26/06/2018

Defect ID 025
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Staining
Length (mm) N/A
Width (mm) N/A
General Comments:
 Staining to driveway



26/06/2018

Defect ID 026
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Previous repair
Length (mm) Approx. 1,000mm
Width (mm) Approx. 1,000mm
General Comments:
 Previous repair was noted to driveway, surround pit



26/06/2018

Defect ID 027
Area Type External
Location Hornsby Hospital Carpark 3
Element General Shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A
General Comments:
 General shot of Carpark 3



26/06/2018

Defect ID 028
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Cracking
Length (mm) Approx. 2,000mm
Width (mm) Approx. 1mm
General Comments:
 Cracking to driveway



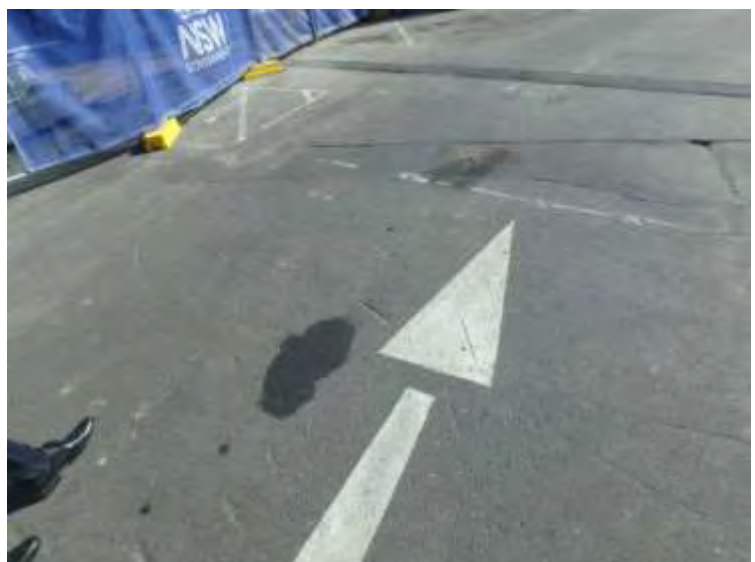
26/06/2018

Defect ID 029
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Cracking
Length (mm) Approx. 5,000mm
Width (mm) Approx. 3mm
General Comments:
 Cracking to driveway



26/06/2018

Defect ID 030
Area Type External
Location Hornsby Hospital Carpark 3
Element Driveway
Defect Type Deterioration
Length (mm) N/A
Width (mm) N/A
General Comments:
 Deteriorated driveway



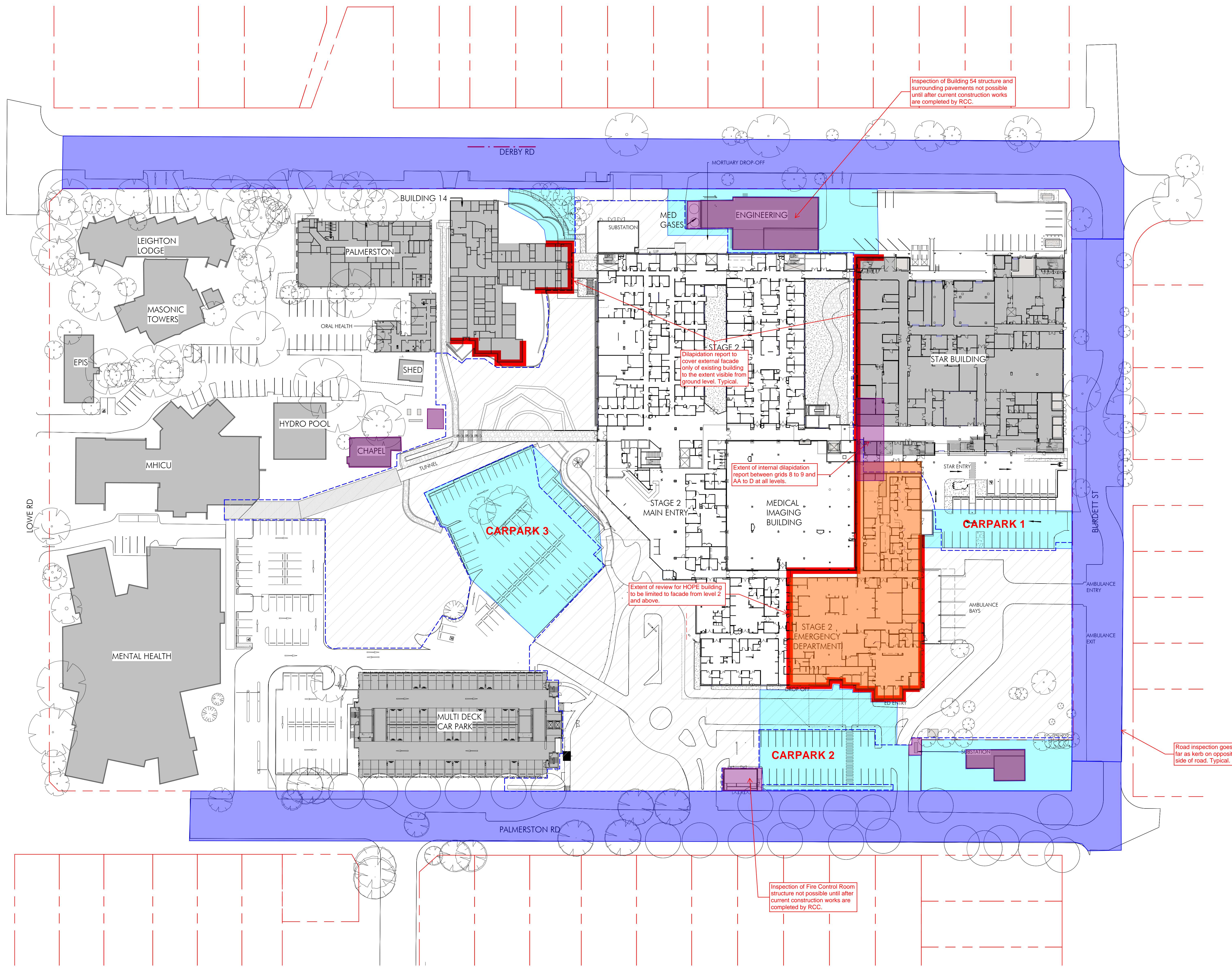
26/06/2018

Defect ID 031
Area Type External
Location Hornsby Hospital Carpark
3
Element Driveway
Defect Type Previous repair
Length (mm) N/A
Width (mm) N/A
General Comments:
Previous repair was noted to driveway



26/06/2018

APPENDIX B – SITE PLAN



- Indicates extent of roads, kerbs and footpaths outside the site boundary to be covered by Dilapidation Reports for Crown certificate requirements.
- Indicates extent of existing buildings to be covered by Dilapidations Reports (Internal and External) for Crown Certificate requirements.
- Indicates extent of existing building facade (External only) to be covered by Dilapidations Reports (Reports to be based on what is visible from ground level) for Crown Certificate requirements.

- Indicates extent of internal pavements to be covered by Dilapidation Reports for Crown Certificate requirements.
- Indicates extent of internal and external building Dilapidation Report for the HOPE building (does not need to include level 1) for Crown Certificate requirements.

Revision table:

Rev	Description	Date
1	Issue for Tender	26.07.17
2	Issue for Tender	15.08.17
3	Issue for Construction	25.08.17
4	Issue for Construction	26.07.17

LEGEND

--- OUTLINE OF STAGE 2 WORKS

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STEENSEN VARMING

NSW HEALTH INFRASTRUCTURE

Health Infrastructure

Project:
HORNSBY KU-RING-GAI HOSPITAL
STAGE 2
Address: 146 Wollstone Street, Northcote, Victoria

The SITE PLAN

Drawn	Checked	Scale	Size
Author	Checker	AO	1:500

Number: NET-AR-S2-0011 4

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Job Name : Hornsby Ku-ring-gai Hospital - Stage 2
Sketch Title : Crown Certificate Dilapidation Report - Extent

Date: 18 June 2018
By: Darren Jeffrey

Author: Taylor Whiting Whiting Pty Ltd
Job Number: 161607
Sketch No.: SK20180618

For Tender

NOT FOR CONSTRUCTION

Hornsby Ku-Ring-Gai Hospital

Dilapidation Report – Chapel &
Storage
80818469

Document Information

Prepared for	Watpac Construction Pty Ltd
Project Name	Dilapidation Report – Chapel & Storage
File Reference	Dilapidation Report - Hornsby Hospital Chapel-2018-06-28.docx
Job Reference	80818469
Date	June 2018

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Document Control

Version	Date	Author	Reviewer
A	28/06/2018	Bridget Liang	Leo Meng

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PART A. Executive Summary

Cardno was commissioned by Watpac Construction to carry out a dilapidation survey in Hornsby Ku-Ring-Gai Hospital. This survey is required by the Conditions of Development consent. As part of this survey Bridget Liang of our office attended site on the 26th of June 2018 to inspect and comment on the condition of the chapel and storage on site.

The purpose of this report is to document the physical condition of the properties, prior to the construction works at Hornsby Hospital.

This report is limited to a walk through inspection of accessible areas only. No detailed investigations or testing of materials were undertaken and the advice should be considered as a guide based on experience and knowledge of the types of deterioration observed. It should be noted that the intent of the inspection was to document the general condition of the above mentioned areas, and does not constitute a full documentation of the property's current condition.

This report does not address the structural integrity of the properties, compliance with BCA or any WHS issues as they are not part of the scope.

Generally the chapel and storage appears to be in a reasonable condition.

PART B. OBSERVATIONS

B.1 Chapel

The chapel is a one storey structure and consists of load bearing sandstone façade walls with a pitched roof. Our scope of works include carrying out a dilapidation assessment of the internal and external of the structures.

The structure is in a reasonable condition at the time of our inspection. No significant defect was observed.

B.2 Storage

The storage is a one storey structure and consists with metal façade and metal roof sheet. Our scope of works include carrying out a dilapidation assessment of the internal and external of the structures. However access to the internal was not available at the time of our inspection.

The structure is in a reasonable condition at the time of our inspection. No significant defect was observed.

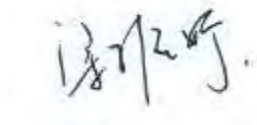
PART C. CONCLUSION

This report provides our client with a document or reference that may be used by our client in determining any rectifying actions, should works be deemed necessary as a consequence of their nearby construction operations.

The properties were typically in good condition with no significant defect observed.

We appreciate the opportunity to provide you with our engineering services. Please do not hesitate to contact the undersigned if you have any questions or comments regarding the substance of this report.

Your faithfully,



Bridget Liang

Remedial Engineer – NSW Buildings

APPENDIX A – PREWORKS EXISTING DEFECTS

Defect ID 001
Area Type External
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel in a easterly direction



26/06/2018

Defect ID 002
Area Type External
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel front entry ceiling



26/06/2018

Defect ID 003
Area Type Internal
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of femal bathroom in the chapel



26/06/2018

Defect ID 004
Area Type Internal
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of male bathroom in the chapel



26/06/2018

Defect ID 005
Area Type Internal
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel internal



26/06/2018

Defect ID 006
Area Type Internal
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel internal



26/06/2018

Defect ID 007
Area Type Internal
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel internal



26/06/2018

Defect ID 008
Area Type Internal
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel internal



26/06/2018

Defect ID 009
Area Type Internal
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel internal



26/06/2018

Defect ID 010
Area Type Internal
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel internal



26/06/2018

Defect ID 011
Area Type External
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel southern façade



26/06/2018

Defect ID 012
Area Type External
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel western façade



26/06/2018

Defect ID 013

Area Type External

Location Chapel, Hornsby Hospital, NSW

Element General shot

Defect Type N/A

Length (mm) N/A

Width (mm) N/A

General Comments:
 General shot of the chapel western façade



26/06/2018

Defect ID 014

Area Type External

Location Chapel, Hornsby Hospital, NSW

Element Stair

Defect Type Separation

Length (mm) 150mm

Width (mm) 100mm

General Comments:
 Separation observed between the building and its external stair



26/06/2018

Defect ID 015

Area Type External

Location Chapel, Hornsby Hospital, NSW

Element General shot

Defect Type N/A

Length (mm) N/A

Width (mm) N/A

General Comments:
 General shot of the chapel northern façade



26/06/2018

Defect ID 016
Area Type External
Location Chapel, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of the chapel eastern façade



26/06/2018

Defect ID 017
Area Type External
Location Storage Room 1, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of storage room 1 (refer Appendix B for location)



26/06/2018

Defect ID 018
Area Type External
Location Storage Room 1, Hornsby Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

General Comments:
 General shot of storage room 1 (refer Appendix B for location)



26/06/2018

Defect ID 019
Area Type External
Location Storage Room 1, Hornsby
Hospital, NSW
Element General shot
Defect Type N/A
Length (mm) N/A
Width (mm) N/A

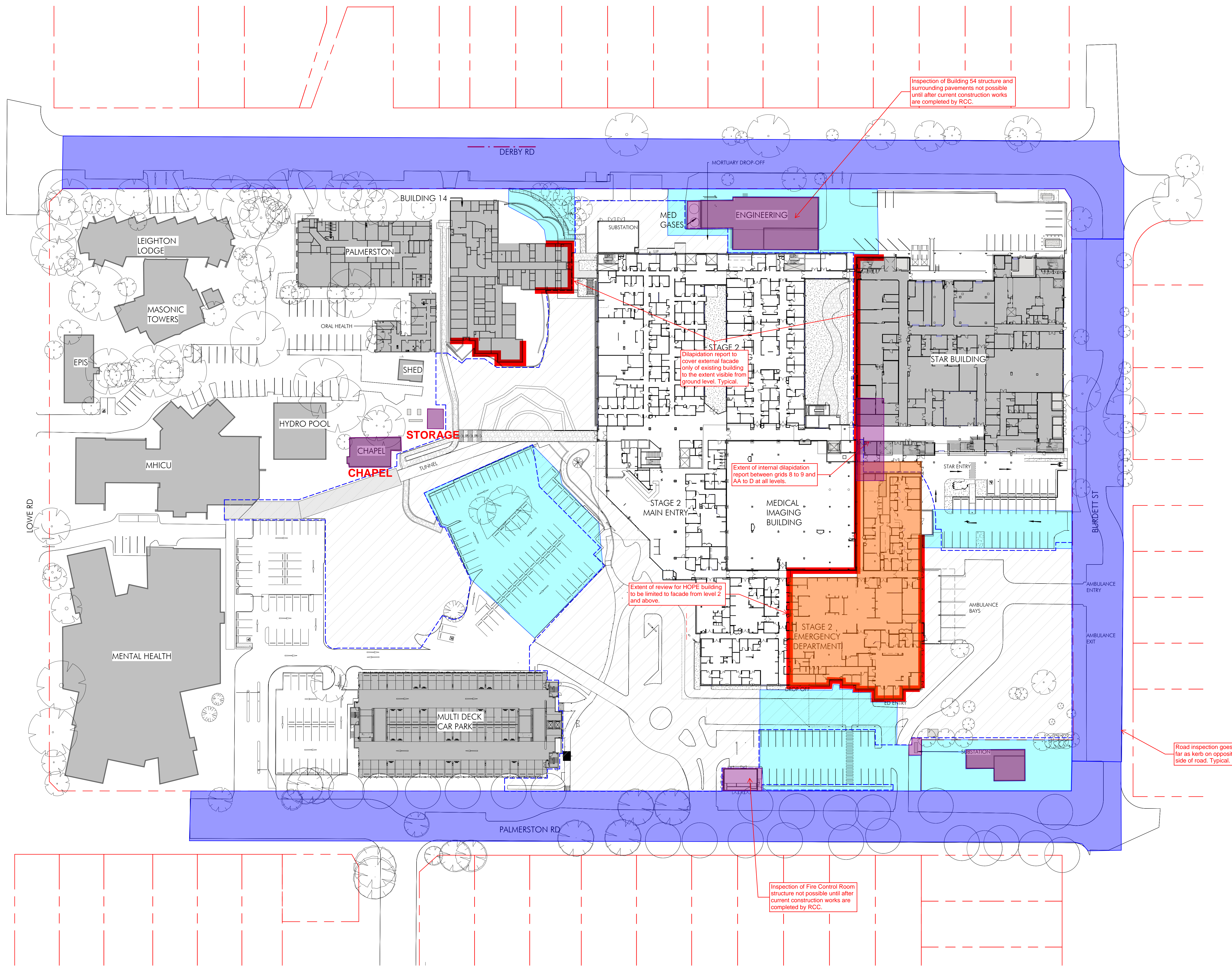
General Comments:

General shot of storage room 1 (refer
Appendix B for location)



26/06/2018

APPENDIX B – SITE PLAN



- Indicates extent of roads, kerbs and footpaths outside the site boundary to be covered by Dilapidation Reports for Crown certificate requirements.
- Indicates extent of existing buildings to be covered by Dilapidations Reports (Internal and External) for Crown Certificate requirements.
- Indicates extent of existing building facade (External only) to be covered by Dilapidations Reports (Reports to be based on what is visible from ground level) for Crown Certificate requirements.
- Indicates extent of internal pavements to be covered by Dilapidation Reports for Crown Certificate requirements.
- Indicates extent of internal and external building Dilapidation Report for the HOPE building (does not need to include level 1) for Crown Certificate requirements.

Revision

Rev	Description	Date
1	Issue for Tender	18/06/18
2	Issue for Tender	18/06/18
3	Issue for Construction	26/06/18
4	Issue for Construction	26/07/18

LEGEND

--- OUTLINE OF STAGE 2 WORKS

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Address: 10/110 Victoria Road, Hornsby

Client:
NSW HEALTH INFRASTRUCTURE
Health Infrastructure

Project:
HORNSBY KU-RING-GAI HOSPITAL
STAGE 2
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Hornsby NSW 2077

The SITE PLAN

Drawn	Checked	Scale	Size
Author	Checker	AO	1:500

Number: NET-AR-S2-0011 **Sheet:** 4

Date: 18 June 2018
By: Darren Jeffrey
TTW Taylor Whiting Job Number: 161607
Sketch No.: SK20180618

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For Tender
NOT FOR CONSTRUCTION

2018/07/12/1602/04 - C:\Users\hmc\Documents\1602_04\1602_04.dwg

HORNSBY KU-RING-GAI HOSPITAL

Dilapidation Report – Kindergarten

80818469

Document Information

Prepared for	Watpac Construction Pty Ltd
Project Name	Dilapidation Report – Kindergarten
File Reference	Hornsby Kindergarten.docx
Job Reference	80818469 – Kindergarten
Date	June 2018

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Document Control

Version	Date	Author	Initials	Reviewer	Initials
A	28-Jun-18	Sam Chen	SC	Leo Meng	LM

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1 Executive Summary

This report has been undertaken on behalf of the client and is based on the walk through inspection of kindergarten adjacent to Hornsby Hospital on the 26th June 2018 by Sam Chen.

Cardno was commissioned by our client to carry out a dilapidation survey on the properties located adjacent to the proposed new development of Hornsby Ku-ring-gai Hospital. This survey is required by the Conditions of Development consent.

The purpose of this report is to document the physical condition of the kindergarten, prior to the construction works of the new facilities. This report summarises and provides a photographic log with descriptions to present an overall condition of the property prior to the commencement of nearby construction activity.

This report is limited to a walk through visual inspection of external areas and taking photographs of all visible defects. No detailed investigations or testing of building materials were undertaken and the advice provided should be considered as a guide, based on experience and knowledge of the types of deterioration observed. It should be noted that the intent of the inspection was to document the general condition of the above mentioned areas, and does not constitute a full documentation of the buildings current condition.

This report does not address the structural integrity of the building, compliance with BCA or any WHS issues as they are not part of the brief.

Generally the property appeared to be in good condition.

2 Background and Observations

The kindergarten is a two-storey structure. For the purpose of this report, the street frontage of the property is deemed to face West.

The property consists of load bearing brick walls with a tiled roof. Our scope of works include carrying out a dilapidation assessment of the external façade of the structure.

Where the magnitude of the cracks has been stated, the values expressed represent the actual crack width and not that of the feathered/worn material at the mouth of the crack. Further information on damage descriptors and terms from Australian Standard 2870 (Residential Slabs and Footings) and Australian Standard 4349 (Inspection of Buildings). Extracts may be found in Appendix B.

The full defects register can be found in Appendix A of this document for each of the specific areas mentioned above.

3 Conclusion

This report provides our client with a document or reference that may be used by our client in determining any rectifying actions, should works be deemed necessary as a consequence of their nearby construction operations.

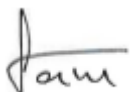
The property was typically in good condition.

In general, at the time of the inspection, the property had the following:

- Minor cracking on boundary brick fence.
- Typical cracking on bitumen pavement.

We appreciate the opportunity to provide you with our engineering services, and do not hesitate to contact the undersigned if you have any questions or comments regarding the substance of this report.

Yours faithfully



Sam Chen
Structural Design Engineer
For **Cardno**

A

PRE-WORKS EXISTING ITEMS

Defect ID A174
Area Type External
Location Kindergarten Parking
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A175
Area Type External
Location Kindergarten Parking
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A176
Area Type External
Location Kindergarten Parking
Element Bitumen pavement
Defect Type Crack
Length (mm) NA
Width (mm) NA
General Comments:
 Typical cracking on bitumen paving



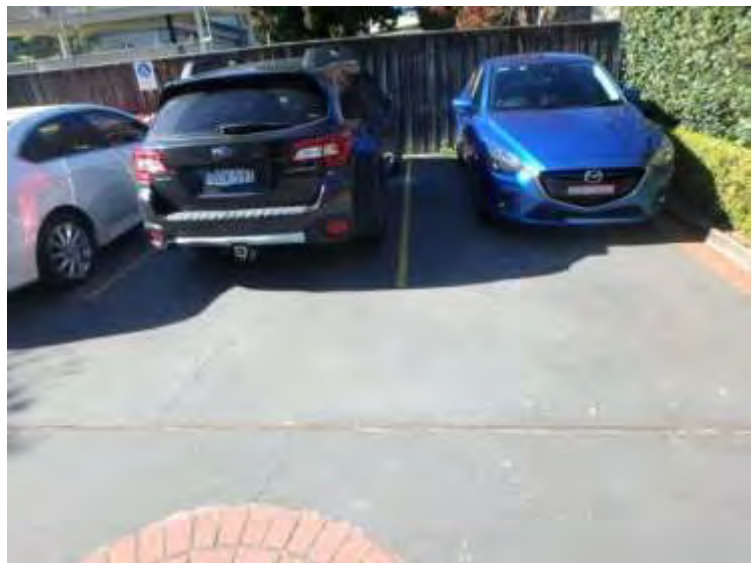
26/06/2018

Defect ID A177
Area Type External
Location Kindergarten Parking
Element Bitumen pavement
Defect Type Crack
Length (mm) NA
Width (mm) NA
General Comments:
 Typical cracking on bitumen paving



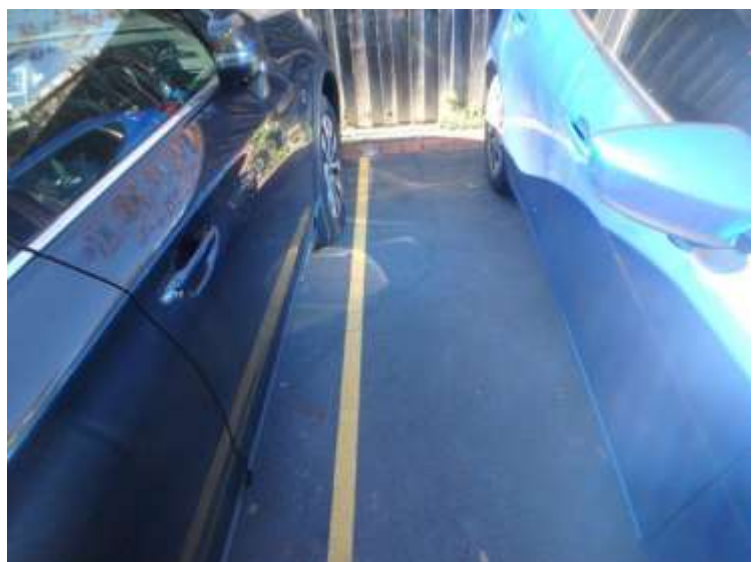
26/06/2018

Defect ID A178
Area Type External
Location Kindergarten Parking
Element Bitumen pavement
Defect Type Crack
Length (mm) NA
Width (mm) NA
General Comments:
 Typical cracking on bitumen paving



26/06/2018

Defect ID A179
Area Type External
Location Kindergarten Parking
Element Bitumen pavement
Defect Type Crack
Length (mm) NA
Width (mm) NA
General Comments:
 Typical cracking on bitumen paving



26/06/2018

Defect ID A180
Area Type External
Location Kindergarten Parking
Element Bitumen pavement
Defect Type Crack
Length (mm) NA
Width (mm) NA
General Comments:
 Typical cracking on bitumen paving



26/06/2018

Defect ID A181
Area Type External
Location Kindergarten Parking
Element Bitumen pavement
Defect Type Crack
Length (mm) NA
Width (mm) NA
General Comments:
 Typical cracking on bitumen paving



26/06/2018

Defect ID A182
Area Type External
Location Kindergarten Entrance
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A183

Area Type External

Location Kindergarten Northen Façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A184

Area Type External

Location Kindergarten Northen Façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A185

Area Type External

Location Kindergarten Northen Façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A186
Area Type External
Location Kindergarten Northen Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



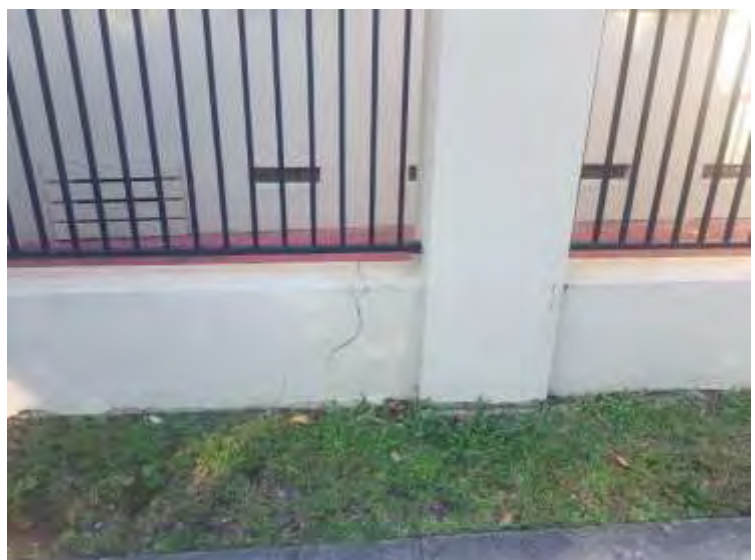
26/06/2018

Defect ID A187
Area Type External
Location Kindergarten Western Façade
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A188
Area Type External
Location Kindergarten Western Façade Brick fence
Element Brick
Defect Type Crack
Length (mm) 300
Width (mm) 0.5
General Comments:
 Diagonal cracking to brick fence



26/06/2018

Defect ID A189

Area Type External

Location Kindergarten Western Façade

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A190

Area Type External

Location Kindergarten Western Fence

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A191

Area Type External

Location Kindergarten South Western corner

Element General Shot

Defect Type NA

Length (mm) NA

Width (mm) NA

General Comments:
In reasonable condition



26/06/2018

Defect ID A192
Area Type External
Location Kindergarten Southern Boundary Fence
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A194
Area Type External
Location Substation
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A195
Area Type External
Location Substation
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

Defect ID A196
Area Type External
Location Substation Pavement
Element Concrete
Defect Type Crack
Length (mm) NA
Width (mm) NA
General Comments:
 Typical cracking on concrete pavement



26/06/2018

Defect ID A197
Area Type External
Location Substation
Element General Shot
Defect Type NA
Length (mm) NA
Width (mm) NA
General Comments:
 In reasonable condition



26/06/2018

B

CLASSIFICATION OF DAMAGE
In accordance with AS2870-2011

**Table C1 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with reference to Walls**

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks	<0.1 mm	0 Negligible
Fine cracks that do not need repair.	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired.	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks	4 Severe

Notes:

Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.

Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing the category of damage.

In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building structure.

**Table C2 from AS 2870-2011 Residential Slabs and Footings
Classification of Damage with Reference to Concrete Floor**

Description of typical damage	Approx. Crack width limit in floor	Change in offset from a 3 m straightedge centred over defect (see Note 1)	Damage category
Hairline cracks, insignificant movement of slab from level.	<0.3 mm	<0.8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonable level.	<1.0 mm	<10 mm	1 Very slight
Distinct cracks. Slab noticeably curved or change in level.	<2.0 mm	<15 mm	2 Slight
Wide cracks. Obvious curvature or change in level.	2 mm to 4 mm	14 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level.	4 mm to 10 mm	>25 mm	4 Severe

Notes:

The straightedge is centred over the defect, usually, and supported at its ends by equal height spacers. The change in offset is then measured relative to this straightedge, which is not necessarily horizontal.

Local deviation of slope, from the horizontal or vertical, of more than 1:100 will normally be clearly visible. Overall deviations in excess of 1:150 is undesirable.

Account should be taken of the past history of damage in order to assess whether it is stable or likely to increase.

18 June 2018

161607

Watpac Construction Pty Ltd
Level 10, 155 Clarence Street
Sydney NSW 2000

Attention: Pamela Degabriele

**HORNSBY KU-RING-GAI HOSPITAL
STAGE 2 & MEDICAL IMAGING
Crown Certificate Dilapidation Report Extent**

Dear Pamela,

Further to our recent discussions, please find attached a sketch plan indicating the extent of dilapidation reports that we believe meets the Crown Certificate requirements. The areas shown include the extent nominated by the private certifier as well as the areas considered to be within the "zone of influence" of the excavation works. This zone of influence covers any areas that are within a 45 degree line from the bulk excavation levels.

In addition to the above areas, we have also recommended the dilapidation report covers the HOPE building floors above level 1 due to the proposed works within the existing HOPE building.

Should you require anything further please contact the undersigned.

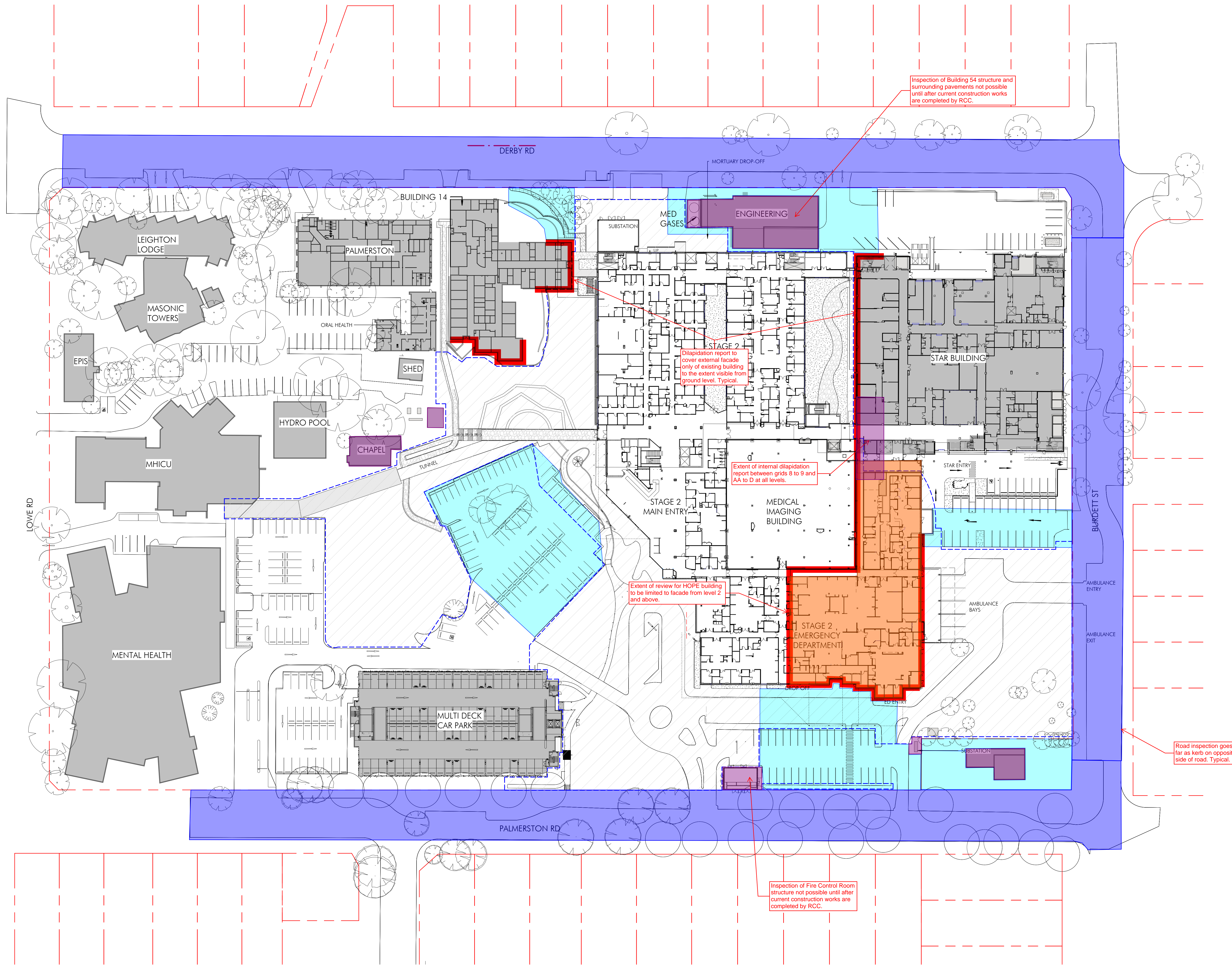
Yours faithfully

TAYLOR THOMSON WHITTING (NSW) PTY LTD



DARREN JEFFREE
Technical Director

P:\2016\1616\161607\Letters\180618_Crown Cert Dilap Report Extent_DJ.docx



- Indicates extent of roads, kerbs and footpaths outside the site boundary to be covered by Dilapidation Reports for Crown certificate requirements.
- Indicates extent of internal pavements to be covered by Dilapidation Reports for Crown Certificate requirements.
- Indicates extent of existing buildings to be covered by Dilapidations Reports (Internal and External) for Crown Certificate requirements.
- Indicates extent of internal and external building Dilapidation Report for the HOPE building (does not need to include level 1) for Crown Certificate requirements.
- Indicates extent of existing building facade (External only) to be covered by Dilapidations Reports (Reports to be based on what is visible from ground level) for Crown Certificate requirements.

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Rev	Description	Date
1	Issue for Tender	18.06.18
2	Issue for Tender	18.06.18
3	Issue for Construction	26.06.17
4	Issue for Construction	26.07.17

LEGEND

- OUTLINE OF STAGE 2 WORKS

Author: Account Dept
Address: 7 South St, Murrumbidgee

Fire-ACCES Safety:
Address: 8, 146 William Street, Murrumbidgee

BCA Contact: Susan Maguire - Goldhawk Pty Ltd
Address: PO Box 147, GLEBE NSW

Project Manager: APP Corporation Pty Ltd
Address: PO Box 1075, North Sydney

Chief & Technical Engineer:
Address: PO Box 738, Crown Point, Sydney

Technical & Structural:
Address: PO Box 41, Murrumbidgee

Professional & Statutory:
Address: PO Box 41, Murrumbidgee

STEENSEN VARMING

NSW HEALTH INFRASTRUCTURE

NSW Health Infrastructure

Project:
HORNSBY KU-RING-GAI HOSPITAL STAGE 2
Address: 1600-1607

The SITE PLAN

Drawn	Checked	Scale	Size
Author	Checker	AO	1:500

Number: NET-AR-S2-0011 **Sheet:** 4

Date: 18 June 2018
By: Darren Jeffrey
TTW Taylor Whittington Job Number: 161607
Sketch No.: SK20180618

nettleontribe

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For Tender
NOT FOR CONSTRUCTION

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