

Dilapidation Report , Birchgrove

Job No: 93007

22nd March 2017

Prepared by: *The Property Inspectors*

Telephone:

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Authorised by: .

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1. Introduction

Ltd has prepared this report in accordance with conditions of the approved DA for the redevelopment of No , Birchgrove.

2. Introduction

The purpose of this report is to record the condition of those neighbouring structures immediately adjacent the proposed works prior to the commencement of construction and as requested by the consent authority.

The inspection of the above was carried out on the 21st March 2017 by the undersigned structural engineer.

3. Scope of Review

A photographic record of our observations is included in this report. It includes a record of those elements of the adjacent building structure which may be impacted by the building works. These include those elements within close proximity of the proposed works including those elements within the zone of influence of any excavation.

This photograph report should be made available to both interested parties, where blemishes in the building are identified and recorded prior to the commencement of work. This report can be used to assess responsibility, should damage occur, caused during the construction activities.

4. Building Description

No , Birchgrove was constructed as a multiple level, full brick dwelling constructed off sandstone bedrock. The building is estimated to be in excess of 70 years old. The garage abutting road is a light weight timber structure built over a load bearing brick enclosed structure located below the level of the street. We understand that the north facing landscaped garden is heritage listing.

Appendix



Garage Street Elevation



Retaining Wall supporting No 25 viewed from No 27



Garage and stair boundary support wall viewed from No 17



Retaining Wall supporting No 25 viewed from No 27



Access Stairs from upper level



Access Stairs from mid height landing



Garage interior. Garage was inaccessible



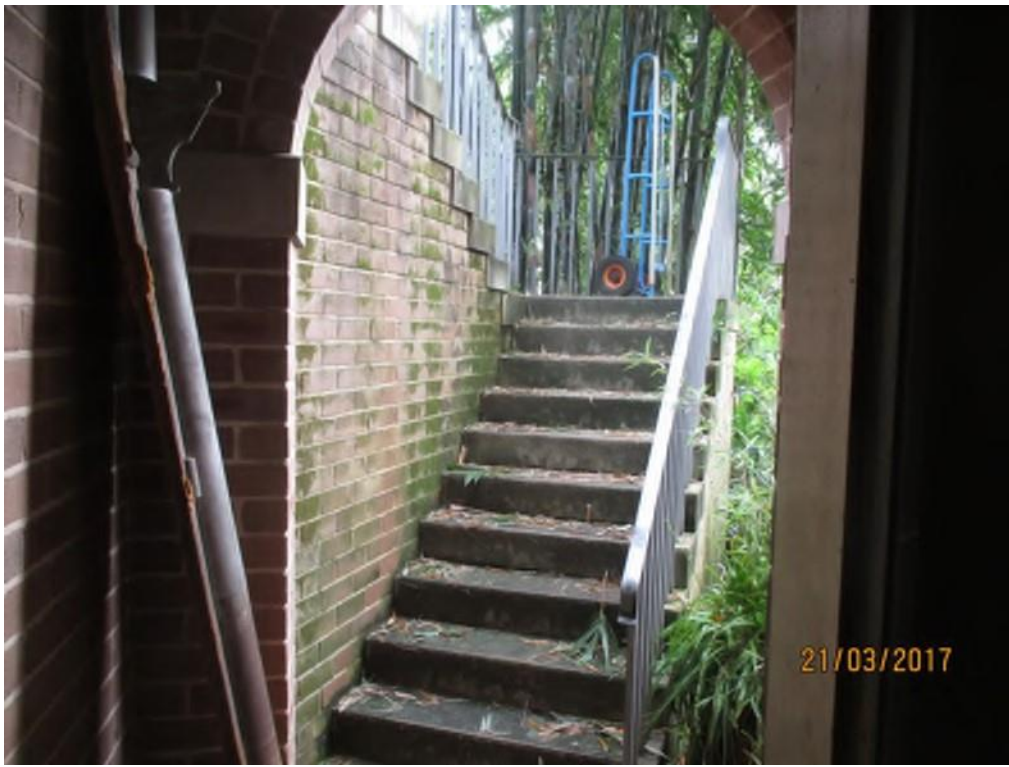
Room under garage slab



Room under stairs



Room under stairs



Lower Level Stairs



Displaced Fence



Log Retaining wall located off common boundary



North facing yard, View of boat shed to No 27



View of boat shed to No 27



Boat Harbour -Boundary Wall



Boat harbor Wall



Slipway walls



Retaining wall for tiered landscaped wall



Retaining wall for tiered landscaped wall



Retaining wall for tiered landscaped wall

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