



AUSDILAPS

Specialist Building Inspections

POST-CONSTRUCTION VIDEO CONDITION SURVEY DEFECT ANALYSIS

INSPECTION DATE: 25 March 2026

WEATHER: Clear, 22°C

DOCUMENT ID: [REDACTED]

INSPECTOR: Brandon Wang
B.Eng Civil
Structural & Civil Engineer

SITE SURVEYED: [REDACTED]
[REDACTED]
[REDACTED]

COMMISSIONED BY: [REDACTED]
[REDACTED]
[REDACTED]

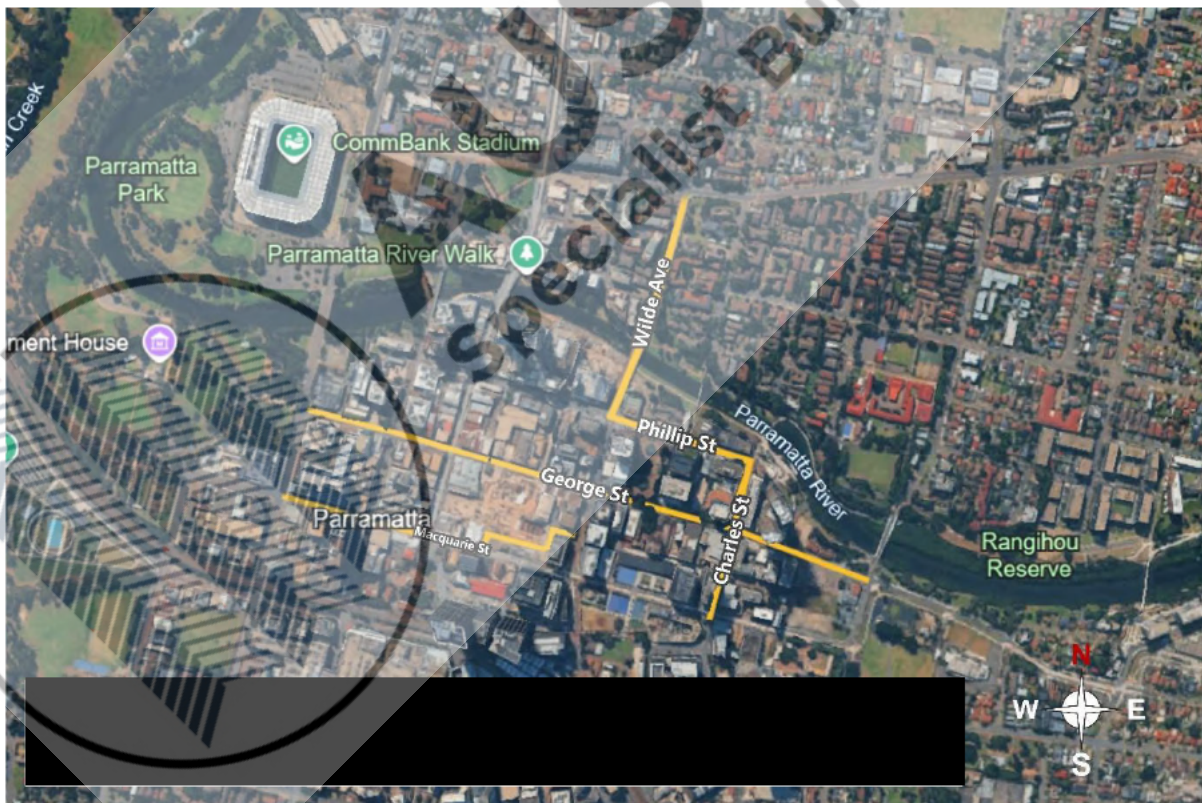




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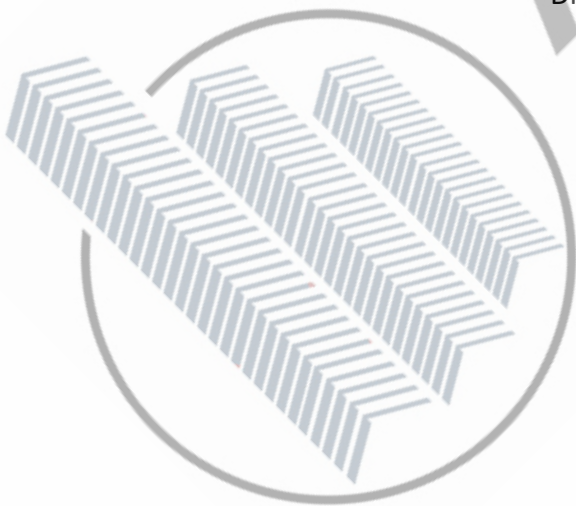
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AusDilaps was commissioned by [REDACTED] to carry out a visual condition inspection and report in accordance with Institute of Public Works Engineering Australasia (IPWEA) 2015, Practice Note 9: Visual Condition Assessment of Road Pavements for the [REDACTED] project.

SCOPE OF THIS REPORT

This is a visual inspection to record the condition of the assets inspected and the surrounding areas. This is not a structural report and will not provide comment on the structural integrity or design of the inspected asset; however, it does include a photographic record of the main defects visible at the time of the inspection. The report does not provide any comment as to the cause for any defect noted and is intended to be used to determine if change has occurred post-construction and if so, to what extent. This report and included photographs will be retained for use in/or during post-construction condition surveys.

LIMITATIONS

With Institute of Public Works Engineering Australasia (IPWEA) 2015, Practice Note 9: Visual Condition Assessment of Road Pavements, IPWEA, Sydney, NSW:

- This report is based on a visual inspection only and provides a condition assessment of the pavement surface at the time of inspection. Visual inspections are inherently limited and may not detect all underlying structural or subsurface defects.
 - The assessment focuses on readily visible surface defects, including but not limited to cracking, potholes, surface deformation, stripping, and flushing. No intrusive testing or structural analysis has been undertaken unless explicitly stated.
 - This report does not include assessment of areas that were inaccessible, obstructed, or unsafe to inspect at the time of the survey. Obstructions are defined as any physical, environmental, or operational conditions that limit visual access.
 - The report is intended to inform asset condition management and prioritisation of maintenance, and should not be interpreted as a structural integrity assessment or warranty of long-term performance.
 - GPS location data is recorded to an accuracy typically within <4m, however environmental and technical factors may reduce accuracy. If accuracy of <10m cannot be achieved, location mapping may be supplemented with reference to visual cues or standardised site photos.
- Observations requiring specialised geotechnical, materials, or structural investigation fall outside the scope of this report unless noted.

EXCLUSIONS

The client acknowledges that unless explicitly stated, this report does not cover or deal with:


- Subsurface conditions or structural integrity of pavement layers not visible at the time of inspection.
- Material compliance, including composition, compaction, or design specification conformance.
- Geotechnical risks such as subsidence, landslip, expansive soils, or unverified fill.
- Drainage infrastructure or underground services unless surface indicators suggest failure.
- Ancillary infrastructure such as lighting, signage, barriers, kerbs, or utilities.
- Temporary obstructions including debris, water, dust, or traffic that may conceal defects.
- Traffic volumes, load impacts, or dynamic forces not evident through surface condition alone.
- Statutory compliance or regulatory conformance unless explicitly stated.
- Items requiring specialist investigation or testing outside the scope of a visual inspection.



INSPECTION OBSERVATIONS

I, Brandon (Runda) Wang, of Australian Dilapidations, have attended the property addressed on this report and conducted a full visual assessment per scope identified in the report.

Based on a visual inspection conducted at the time of assessment, the overall condition of the property is considered to be: . This classification reflects the general state of visible and accessible elements, considering the property's age, construction type, and observable signs of wear, damage, or deterioration.

Name	Qualifications	Signature	Date
Brandon (Runda) Wang	B.Eng Civil		03/25/2026

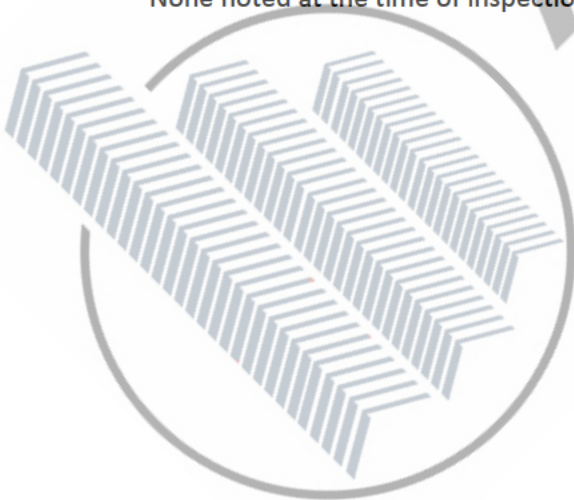
SITE OBSERVATIONS

- Property Type: Council Assets
- Asset Type: Road

The photographs that follow identify the location and nature of the damage noted during the inspection. A total of 55 minor defects and 0 major defects were observed. The recorded defects and accompanying photographs reflect the condition of the property at the time of inspection.

GENERAL INSPECTION RESTRICTIONS

None noted at the time of inspection





HIGH-RESOLUTION MEDIA

Download the original high-resolution media below:

- [Redacted]

VIDEO FILE DETAILS

Details of the video recordings from the surveyed site are provided, and can be downloaded, from the link below:

- Video 1 File Name: [Redacted]
L: [Redacted]
[Redacted]
- Duration: 6 Minutes 7 Seconds
- Video 2 File Name: [Redacted]
- URL: [Redacted]
[Redacted]
- Duration: 3 Minutes 12 Seconds
- Video File Name: [Redacted]
- URL: [Redacted]
[Redacted]
- Duration: 4 Minutes 2 Seconds
- Video 4 File Name: [Redacted]
- URL: [Redacted]
[Redacted]
- Duration: 2,00 Minutes 29 Seconds

EXPLANATION OF REVISIONS

- Not applicable

STAKEHOLDER CONCERNS

Any noted conditions within this section of the report are raised by stakeholders only and may not be able to be verified by AusDilaps with photographic evidence or may not qualify under our standard of defects.

- None noted at the time of the inspection.



PHOTO COMPARISON OVERVIEW

Photo comparison reports are conducted to detect changes between sequential inspections. While our inspectors aim to replicate initial report images accurately, unforeseen obstructions may occasionally prevent this. For clarity on the annotations used, please consult the accompanying table. These comments pertain exclusively to defects identified in the initial report or newly discovered in the subsequent report. If no change has been identified, no reference or comment will be provided in the report.

This report identifies all visible changes between pre and post-construction inspections. While some defects show deterioration, our assessment indicates they are not related to construction works. However, the possibility of other factors beyond the scope of this dilapidation survey contributing to the observed deterioration should not be excluded.

Change Comment	Description
No changes noted	The roadway appears to be in the same condition as it was at the previous inspection. No visible repairs, deterioration, or new defects were observed in the comparison photos.
Showing Improved Condition	The roadway appears to be in better condition than at the previous inspection. This may include visible repairs such as patching, resurfacing, crack sealing, or other maintenance that has reduced or removed previously noted defects.
Showing Worsened Condition	The roadway appears to be in poorer condition than at the previous inspection. This may include defects that have deteriorated further or new defects that were not visible or present at the time of the earlier inspection.

PREVIOUS REPORT DETAILS:

Previous Survey Name: [REDACTED]

Previous Survey ID: [REDACTED]

Date Of Previous Inspection: May 18, 2022



DEFECT ASSESSMENT

Defects observed during on-foot visual inspection are measured with a crack gauge, where safe and practical, and classified according to the crack classification table. Crack gauges are not used in locations that pose safety risks—such as near active roadways—or where access is obstructed.

DEFECT CLASSIFICATION

Grade	Condition	Description (Structural & Serviceability)	Response	Residual Life (%)
0	Not Rated	–	–	–
1	Very Good	Sound condition, minimal deterioration. Asset likely to perform 20+ years without major work. Minor or no surface defects.	No action required. Maintain standard inspections.	60%–100%
2	Good	Acceptable condition with minor defects. Slight increase in roughness or surface defects. Negligible short-term risk; possible long-term deterioration.	Routine maintenance only. Maintain standard inspections.	35%–60%
3	Fair / Moderate	Moderate to significant deterioration in isolated areas. No immediate structural risk; may need repair within 5–15 years. Moderate increase in roughness.	Address defects as needed (e.g. patching, crack filling, rejuvenation). Monitor & plan renewal.	20%–35%
4	Poor	Serious deterioration affecting structural integrity. Significant roughness; short to medium-term failure likely.	Immediate risk assessment. Plan rehabilitation or renewal in short term.	10%–20%
5	Very Poor	Failed or near failure. Major roughness and surface defects. Urgent replacement/rehabilitation required.	Immediate action, risk assessment, and urgent rehabilitation or renewal.	0%–10%

*Defect Coverage: While AusDilaps takes care to document the condition of all accessible assets, some defects may go undetected due to obstructions, inaccessibility, or the inherent limitations of visual inspections.

MAJOR DEFECTS:

Major defects are conditions that align with Grades 4 and 5 of IPWEA Practice Note 9, where structural integrity, serviceability, or durability of the pavement is compromised. They typically involve:

- Immediate or foreseeable structural safety risks (e.g. severe deformation, loss of structural support, undermining);
- Significant reduction in serviceability or load capacity;
- High likelihood of rapid deterioration or failure if left unaddressed.

Each major defect is documented with its location, extent, and supporting photographs.

Major Defects:
Large area is affected by the defect
Defect has substantially affected the serviceability of element
Defect presents risks of harm or damage to property

MINOR DEFECTS:

Minor defects are conditions that align with Grades 1 to 3 of IPWEA Practice Note 9, representing minor to moderate deterioration that does not currently compromise the pavement's safety, serviceability, or structural integrity. These may include:

- Light surface wear or ravelling;
- Hairline or minor cracking;
- Localised weathering, staining, or small potholes;
- Minor debris or vegetation encroachment.

Minor defects are recorded for monitoring and are generally addressed through routine maintenance.



TERMS AND CONDITIONS

Important information regarding the scope and limitations of inspection and this report: Any person who relies upon the contents of this report does so acknowledging that the following clauses form an integral part of the report.

By engaging AusDilaps to carry out a condition survey of a property or asset, you recognise and accept that we retain the right, at our sole discretion, to provide the property owner(s) with a copy of the inspection report(s), should they request it.

Accordingly, this report does not guarantee that defects and/or damages do not exist in any inaccessible or partly inaccessible areas or sections of the property or asset.

This report is not an all-encompassing structural survey.

It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether a defect is considered significant or not, to a large extent, depends on the age and type of the building or asset inspected. This report is not a Certificate of Compliance with the requirements of any act, regulation, ordinance, or by-law or, as a warranty or an insurance policy against problems developing with the building or property in the future.

Asbestos, Lead and Mold Disclaimer:

No inspection for asbestos, lead or mold was carried out at the asset, and no professional report on the presence or absence of them is provided. If asbestos is noted as present within the asset, or if the asset was built prior to 1990 and you are concerned they may be present within it - then you should seek advice from a qualified specialist to identify the amount and importance of their presence and the cost of sealing or removal.

Estimating Disclaimer:

This report does not provide any estimates on repair or remedial works. We recommend you consult a licensed and suitably qualified professional to give an estimate on any work required.

Disclaimer of Liability:

No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible during inspection, or to which access is denied. No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection.

Disclaimer of Liability to Third Parties:

This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.

COPYRIGHT

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Yours faithfully,



Michael Burford
AUSTRALIAN DILAPIDATIONS
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Email: info@ausdilaps.com.au

GENERAL DEFECT DESCRIPTIONS

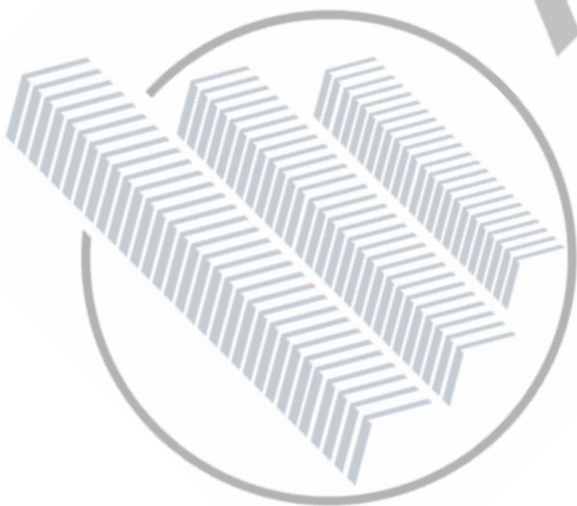
A general defect description is provided below:

Sealed Roads - Common Defects

- Rutting: Wheel depressions (often with alligator cracking)
- Corrugations: Wave-like undulations
- Alligator Cracking: Web-like, usually major
- Block Cracking: Polygon shapes, deep = major
- Transverse: Perpendicular cracks - minor
- Diagonal: Deep angled cracks - often major
- Longitudinal: Runs with travel - likely major
- Meandering: Irregular cracks - minor
- Edge Break: Edge damage, major if in lane
- Delamination: Surface peeling - usually minor
- Potholes: Deep holes - always major
- Ravelling: Surface wear - minor
- Bleeding: Shiny, slippery spots - small = minor
- Sealant Distress: Repaired but still cracking - minor/moderate

Unsealed Roads - Common Defects:

- Corrugations: Material loss from traffic
- Potholes: Material loss - major
- Rutting: Material wear in wheel paths
- Scouring (Transverse, Diagonal, Longitudinal): Water erosion - note direction



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DILAPIDATION SURVEY RESULTS

The following table lists the key notable items which were identified on March 25, 2026 whilst undertaking the survey.

Figure	Road Name	Direction	Defect	Classification	Condition Changes
0011-0012	Charles Street	North	Cracking - Alligator Cracking	Minor	Showing worsened condition
0014-0019	Charles Street	North	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0017	Charles Street	North	Cracking - Alligator Cracking	Minor	Showing worsened condition
0069-0071	Charles Street	North	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0117-0122	Phillip Street	West	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0123	Phillip Street	West	Cracking – Transverse Cracking	Minor	Showing worsened condition
0125	Phillip Street	West	Cracking – Transverse Cracking	Minor	Showing worsened condition
0152	Phillip Street	West	Cracking – Transverse Cracking	Minor	Showing worsened condition
0159	Wilde Avenue	North	Cracking - Alligator Cracking	Minor	Showing worsened condition
0161	Wilde Avenue	North	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0164	Wilde Avenue	North	Cracking - Alligator Cracking	Minor	Showing worsened condition
0165	Wilde Avenue	North	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0167	Wilde Avenue	North	Cracking - Alligator Cracking	Minor	Showing worsened condition
0168-0169	Wilde Avenue	North	Ravelling	Minor	Showing worsened condition
0172-0177	Wilde Avenue	North	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0173-0174	Wilde Avenue	North	Cracking - Alligator Cracking	Minor	Showing worsened condition
0178	Wilde Avenue	North	Cracking - Alligator Cracking	Minor	Showing worsened condition
0185-0191	Wilde Avenue	North	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0191	Wilde Avenue	North	Cracking – Transverse Cracking	Minor	Showing worsened condition
0202-0217	Wilde Avenue	North	Cracking - Alligator Cracking	Minor	Showing worsened condition
0218	Wilde Avenue	North	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0220	Wilde Avenue	North	Cracking – Transverse Cracking	Minor	Showing worsened condition
0221	Wilde Avenue	North	Cracking - Alligator Cracking	Minor	Showing worsened condition
0225	Wilde Avenue	South	Cracking – Transverse Cracking	Minor	Showing worsened condition
0235	Wilde Avenue	South	Rutting	Minor	Showing worsened condition
0247-0262	Wilde Avenue	South	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0284	Wilde Avenue	South	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0288-0289	Phillip Street	East	Cracking – Transverse Cracking	Minor	Showing worsened condition

0291	Phillip Street	East	Cracking – Transverse Cracking	Minor	Showing worsened condition
0292	Phillip Street	East	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0368	George Westbound	North	Cracking – Transverse Cracking	Minor	Showing worsened condition
0388	George Westbound	West	Cracking – Block Cracking	Minor	Showing worsened condition
0417	George Westbound	West	Cracking - Alligator Cracking	Minor	Showing worsened condition
0476	George Westbound	West	Potholing	Minor	Showing worsened condition
0477	George Westbound	West	Edge Break	Minor	Showing worsened condition
0506	George Westbound	West	Cracking – Transverse Cracking	Minor	Showing worsened condition
0513	George Westbound	West	Cracking – Transverse Cracking	Minor	Showing worsened condition
0514-0516	George Westbound	West	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0520	George Westbound	West	Cracking - Alligator Cracking	Minor	Showing worsened condition
0541	George Westbound	West	Cracking – Block Cracking	Minor	Showing worsened condition
0577	George Eastbound	East	Cracking – Transverse Cracking	Minor	Showing worsened condition
0582	George Eastbound	East	Cracking – Transverse Cracking	Minor	Showing worsened condition
0592	George Eastbound	East	Cracking – Block Cracking	Minor	Showing worsened condition
0622	George Eastbound	East	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0624	George Eastbound	East	Cracking – Transverse Cracking	Minor	Showing worsened condition
0638	George Eastbound	East	Cracking – Transverse Cracking	Minor	Showing worsened condition
0641	George Eastbound	East	Cracking – Transverse Cracking	Minor	Showing worsened condition
0717	George Eastbound	East	Cracking – Transverse Cracking	Minor	Showing worsened condition
0722-0751	George Eastbound	East	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0754-0755	George Eastbound	East	Cracking – Block Cracking	Minor	Showing worsened condition
0764	George Eastbound	East	Cracking - Alligator Cracking	Minor	Showing worsened condition
0773	George Eastbound	East	Cracking – Transverse Cracking	Minor	Showing worsened condition
0875	Macquarie Street	East	Cracking – Longitudinal Cracking	Minor	Showing worsened condition
0919-0924	Macquarie Street	East	Bleeding	Minor	Showing worsened condition
0945	Macquarie Street	North	Cracking – Transverse Cracking	Minor	Showing worsened condition

DILAPIDATION SITE PHOTOS

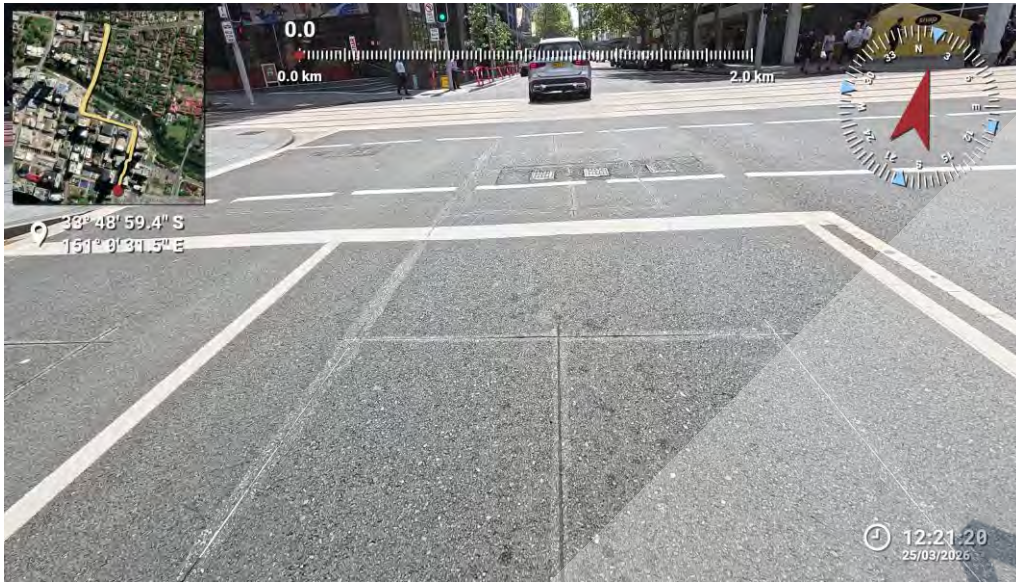


Figure 0001

[Latitude : 33° 48' 59.404\" S;](#)
[Longitude : 151° 0' 31.520\" E](#)

24 Mar 2026 09:21:20



Figure 0002

[Latitude : 33° 48' 59.308\" S;](#)
[Longitude : 151° 0' 31.556\" E](#)

24 Mar 2026 09:21:21

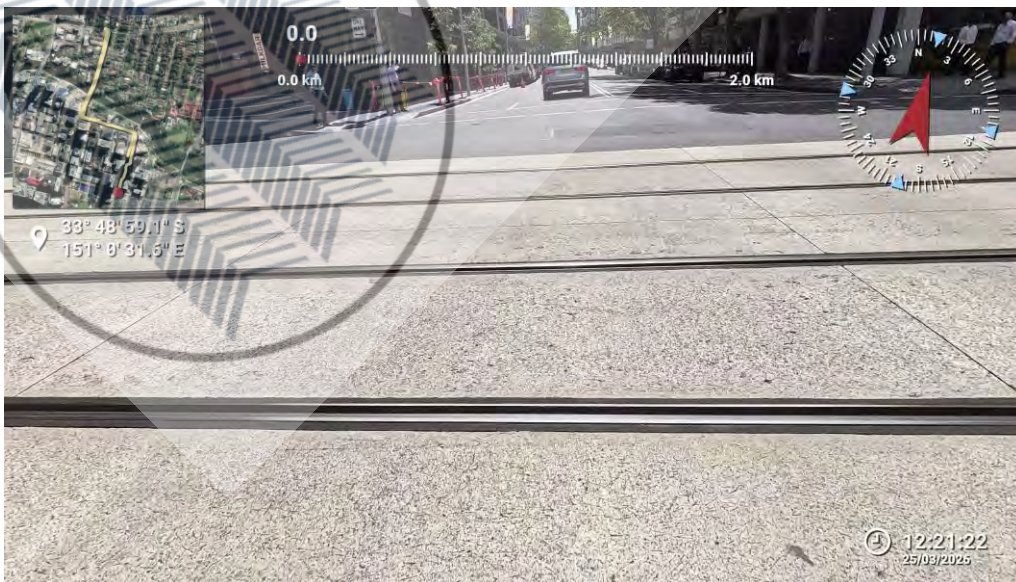


Figure 0003

[Latitude : 33° 48' 59.170\" S;](#)
[Longitude : 151° 0' 31.600\" E](#)

24 Mar 2026 09:21:22



Figure 0004

[Latitude : 33° 48' 58.996" S;](#)
[Longitude : 151° 0' 31.667" E](#)

24 Mar 2026 09:21:23



Figure 0005

[Latitude : 33° 48' 58.800" S;](#)
[Longitude : 151° 0' 31.750" E](#)

24 Mar 2026 09:21:24



Figure 0006

[Latitude : 33° 48' 58.600" S;](#)
[Longitude : 151° 0' 31.800" E](#)

24 Mar 2026 09:21:25



Figure 0007

[Latitude : 33° 48' 58.353" S;](#)
[Longitude : 151° 0' 31.875" E](#)

24 Mar 2026 09:21:26



Figure 0008

[Latitude : 33° 48' 58.114" S;](#)
[Longitude : 151° 0' 31.957" E](#)

24 Mar 2026 09:21:27



Figure 0009

[Latitude : 33° 48' 57.857" S;](#)
[Longitude : 151° 0' 32.025" E](#)

24 Mar 2026 09:21:28



Figure 0010

[Latitude : 33° 48' 57.600" S;](#)
[Longitude : 151° 0' 32.105" E](#)

24 Mar 2026 09:21:29



Figure 0011

[Latitude : 33° 48' 57.316" S;](#)
[Longitude : 151° 0' 32.195" E](#)

24 Mar 2026 09:21:30



Figure 0012

[Latitude : 33° 48' 57.071" S;](#)
[Longitude : 151° 0' 32.300" E](#)

24 Mar 2026 09:21:31

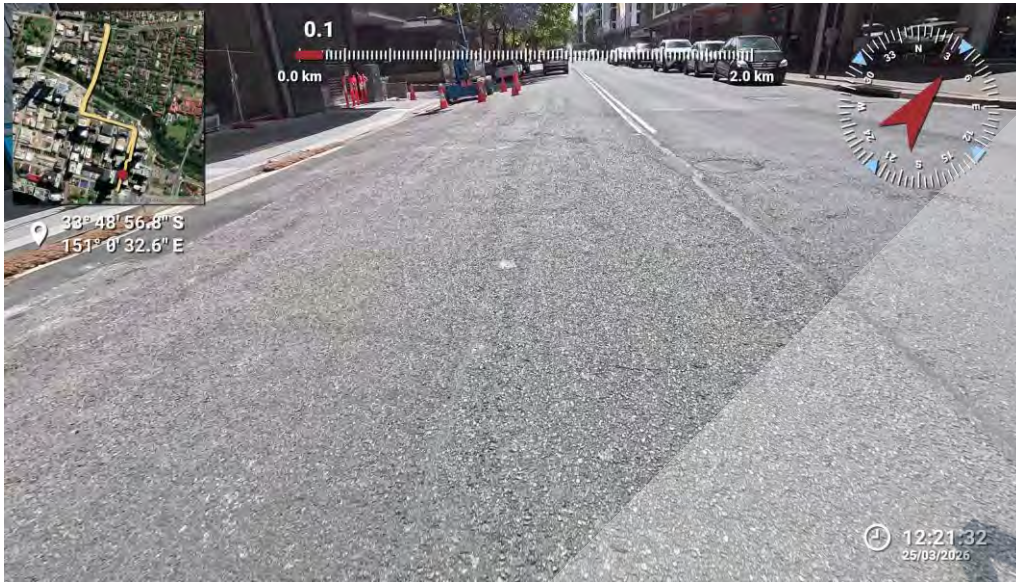


Figure 0013

[Latitude : 33° 48' 56.857" S;](#)
[Longitude : 151° 0' 32.500" E](#)

24 Mar 2026 09:21:32



Figure 0014

[Latitude : 33° 48' 56.667" S;](#)
[Longitude : 151° 0' 32.684" E](#)

24 Mar 2026 09:21:33



Figure 0015

[Latitude : 33° 48' 56.400" S;](#)
[Longitude : 151° 0' 32.818" E](#)

24 Mar 2026 09:21:34