

**MOOREBANK PRECINCT EAST STAGE 1
RALP No 1**

PRE-CONSTRUCTION DILAPIDATION REPORT

CAMBRIDGE AVENUE and CAUSEWAY at GLENFIELD



FOR
CPB CONTRACTORS PTY LTD
 Level 2 – 177 Pacific Highway North Sydney

Attention: MR. ALAN MASSOUD

Report Date	Surveyed by	Approved	Revision
4/04/2017	V. Godfrey & R. Posadas	Charles Blunt	-



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Table of Contents

Section	Page
1. General.....	3
1.1 Purpose	3
1.2 Description of cracks.....	3
2. Methodology.....	3
3. Survey Findings	4 – 5
4. Sketch.....	6
5. Photographs.....	7

1. GENERAL

1.1 General

Rooney & Bye (Aust) Pty Ltd was commissioned by CPB Contractors Pty Ltd to carry out a Pre-Construction Dilapidation Survey of Cambridge Avenue and Causeway at Glenfield.

See Sketch SK 1 for location of area surveyed.

Rooney & Bye (Aust) Pty Ltd are civil and structural engineers, and the survey was carried out by the staff of Rooney & Bye (Aust) Pty Ltd. under the directions of Mr Charles Blunt *F.I.E. (Aust)*.

For the purpose of this report, Cambridge Avenue has been orientated east to west.

1.2 Description of Cracks

Description of cracks in this report is in general accordance with AS 2870-2011 Appendix C. "Standard"

• Table C1-Classification of damage with reference to walls:	
Approximate width only	Hairline Cracks < 0.1 mm Fine Cracks < 1.0 mm Noticeable Cracks < 5.0 mm
• Table C2-Classification of damage with reference to concrete floors:	
Approximate width only	Hairline Cracks < 0.3 mm Fine Cracks < 1.0 mm Distinct Cracks < 2.0 mm
All measurements are approximate only.	

2. METHODOLOGY

This report records the cracks etc found at the time of the site visit. The items, detailed in the report, are not an exhaustive list of all the cracks & defects or complete photographic record of the Causeway and Roadway. It is our intention to record some of the cracks and other defects to show the general condition of the Causeway and Roadway prior to construction works commencing.

This report is confined solely to the visual inspection of those parts of the Causeway and Roadway to which reasonable and safe access was available or permitted at the time of survey. Nothing contained in this Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being surveyed by the consultants' the date of the survey does not have any defect(s). Therefore, this Report is not a guarantee that a Causeway or Roadway related defect does not exist in any accessible area(s) or section(s) of the property.

This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose. We have used a degree of care, skill and diligence normally exercised by consulting engineers in similar circumstances and projects. No other warranty expressed or implied is made or intended. Copyright in this report is the property of Rooney & Bye (Aust) Pty Ltd. The report shall not be reproduced except in full and with the written permission of Rooney & Bye (Aust) Pty Ltd

The weather at the time of the survey was fine.

SECTION 3 - SURVEY FINDINGS

INDEX

3.1 External Survey

3.1.1 CAMBRIDGE AVENUE and CAUSEWAY

3. DILAPIDATION SURVEY FINDINGS

3.1	EXTERNAL SURVEY
3.1.1	CAMBRIDGE AVENUE and CAUSEWAY

Survey Date: 31-03-17

Card No. 4325

AREA	LOCATION	DETAILS	PHOTO
Cambridge Avenue and Causeway	-	General photo of area facing east	1
Cambridge Avenue and Causeway		See SK 1 for location of area surveyed	-
Cambridge Avenue and Causeway – Northern Side	Northern Side	Survey begins at the Glenfield Causeway Sign shown in Photo 2 walking from west to east to the Commonwealth of Australia Sign shown in Photo 213	2
Cambridge Avenue and Causeway – Northern Side	Pavement, Railing, Shoulder/Verge, Crash Barrier & Signs	Photos showing general condition cracks damage and defects	3 - 213
Cambridge Avenue and Causeway – Southern Side	Southern Side	Survey begins at the Commonwealth of Australia Sign walking east to west to the Glenfield Causeway Sign	-
Cambridge Avenue and Causeway – Southern Side	Pavement, Railing, Shoulder/Verge, Crash Barrier & Signs	Photos showing general condition cracks damage and defects	214 - 437
Cambridge Avenue and Causeway		General Photos	438 - 439
Causeway – Southern Side – Vertical Face	Southern Vertical Face of the Causeway	Photos showing general condition cracks damage and defects	440 - 458

4. SKETCH

SK 1	Sketch showing location of Cambridge Avenue and Causeway surveyed	1

5. PHOTOGRAPHS

The photos of this report may not be in order and / or some photo numbers may not have been used.

The photos are referenced as "Card No." and "Photo No." in the "Property Condition Survey Findings" section of this report.

The photos are catalogued using the "Card No." at the top of each page and then the "Photo No." under each photo.

SOUTHERN VERTICAL
FACE OF BRIDGE
CARD 4325
PHOTOS 440 TO 458

SOUTHERN SIDE
CARD 4325
PHOTOS 214 TO 437.



N

6144 - 2

CAUSEWAY AND CAMBRIDGE AVENUE

NORTHERN SIDE
CARD 4325
PHOTOS 1 TO 213.

SK 1.



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