

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

PRE-CONSTRUCTION DILAPIDATION REPORT

MOOREBANK AVENUE GLENFIELD



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

Attention: [REDACTED]

Report Date	Surveyed by	Approved	Revision
4/04/2017	[REDACTED]	[REDACTED]	-



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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 850M of Moorebank Avenue Roadway 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 [REDACTED] F.I.E. (Aust).

For the purpose of this report, Moorebank Avenue has been orientated north to south.

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 Roadway. It is our intention to record some of the cracks and other defects to show the general condition of the Roadway prior to construction works commencing.

This report is confined solely to the visual inspection of those parts of the 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 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 MOOREBANK AVENUE – Eastern Side
 - 3.1.2 MOOREBANK AVENUE – Western Side

3. DILAPIDATION SURVEY FINDINGS

3.1	EXTERNAL SURVEY
3.1.1	MOOREBANK AVENUE – Eastern Side

Survey Date: 29-03-17

Card No. 4298

AREA	LOCATION	DETAILS	PHOTO
Moorebank Avenue – Eastern Side	-	General photo of area facing south	1
Moorebank Avenue – Eastern Side		The survey begins at the corner of the boundary fence shown in Photo 2 walking south to the northern side of the crash barrier and opposite Light Post RG78	2
Moorebank Avenue – Eastern Side		See SK 1 for location of area surveyed	-
Moorebank Avenue – Eastern Side	Pavement, Shoulder/Verge, Kerb & Gutter & Crash Barrier	Photos showing general condition cracks damage and defects	3 - 255
Moorebank Avenue – Eastern Side	Pavement, Shoulder/Verge, & Crash Barrier	Between the northern side of the crash barrier (shown in photo 251) and the northern side of the safety fence over the railway lines (shown in photo 397). Photos showing general condition cracks damage and defects	256 - 403
Moorebank Avenue – Eastern Side	Pavement, Shoulder/Verge, & Fence	Between the northern side of the safety fence over the railway lines and the southern side of the safety fence over the railway lines (shown in photo 489). Photos showing general condition cracks damage and defects	404 - 490
Moorebank Avenue – Eastern Side	Pavement, Shoulder/Verge, Kerb & Gutter & Crash Barrier	Between the southern side of the safety fence over the railway lines and opposite the street light post RG 78 (shown in photo 779). Photos showing general condition cracks damage and defects	491 - 789

3. DILAPIDATION SURVEY FINDINGS

3.1	EXTERNAL SURVEY
3.1.2	MOOREBANK AVENUE – Western Side

Survey Date: 29-03-17

Card No. 4306

AREA	LOCATION	DETAILS	PHOTO
Moorebank Avenue – Western Side	-	General photo of area facing south	1
Moorebank Avenue – Western Side		The survey begins at the Light Post RG 68 shown in Photo 2 walking south to the northern side of the crash barrier	2
Moorebank Avenue – Western Side		See SK 1 for location of area surveyed	-
Moorebank Avenue – Western Side	Pavement, Shoulder/Verge, & Fence	Photos showing general condition cracks damage and defects	3 - 246
Moorebank Avenue – Western Side	Pavement, Shoulder/Verge, & Crash Barrier	Between the northern side of the crash barrier (shown in photo 247) and the northern side of the bridge over the railway lines (shown in photo 521). Photos showing general condition cracks damage and defects	247 - 520
Moorebank Avenue – Western Side	Safety fence and Kerb NOTE	Between the northern side of the bridge over the railway lines and the southern side of the bridge. Photos showing general condition cracks damage and defects For this section of the survey these photos have been taken from the eastern side of the roadway using zoom photography	521 - 554
Moorebank Avenue – Western Side	Pavement, Shoulder/Verge, & Crash Barrier	Between the southern side of the bridge (shown in photo 555) and the Light Post RG 78 (shown in photo 891). Photos showing general condition cracks damage and defects	555 - 905

4. SKETCH

SK 1	Sketch showing location of area surveyed on Moorebank Avenue	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.

Moorebank Intermodal Terminal Development – Rail Access Package No. 1
Dilapidation Survey – Site Plan

:East of Georges River



WESTERN SIDE
CARD 4306
PHOTOS 1 TO 905.

850m of 14m wide road and
bridge over East Hills rail line

6144-1 MOOREBANK AVENUE

EASTERN
SIDE
CARD 4298
PHOTOS 1 TO 789.

SK 1.



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DSCN0002



DSCN0003





DSCN0005



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