

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

**PRE-CONSTRUCTION DILAPIDATION REPORT**

**CAMBRIDGE AVENUE 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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## 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 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 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 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**

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#### **3.1 External Survey**

- 3.1.1 CAMBRIDGE AVENUE – Northern Side
- 3.1.2 CAMBRIDGE AVENUE – Southern Side

### 3. DILAPIDATION SURVEY FINDINGS

<b>3.1</b>	EXTERNAL SURVEY
<b>3.1.1</b>	CAMBRIDGE AVENUE – Northern Side

Survey Date: 31-03-17

Card No. 4331

AREA	LOCATION	DETAILS	PHOTO
<b>Cambridge Avenue – Northern Side</b>	-	General photo of area facing east	1
Cambridge Avenue – Northern Side		The survey begins at the Sign stating “Narrow Causeway Ahead” walking 100M towards the east ending the survey at Light Post 652 464.	-
Cambridge Avenue – Northern Side		<b>See SK 1 for location of area surveyed</b>	-
Cambridge Avenue – Northern Side	Pavement, Shoulder/Verge, Kerb & Gutter	Photos showing general condition cracks damage and defects	2 - 251

### 3. DILAPIDATION SURVEY FINDINGS

<b>3.1</b>	EXTERNAL SURVEY
<b>3.1.2</b>	CAMBRIDGE AVENUE – Southern Side

Survey Date: 31-03-17

Card No. 4323

AREA	LOCATION	DETAILS	PHOTO
<b>Cambridge Avenue – Southern Side</b>	-	General photo of area facing west	1
Cambridge Avenue – Southern Side		The survey begins at the Glenfield Causeway Sign on the south western side of the Causeway walking west to the City of Campbelltown Sign (shown in photo 464)	-
Cambridge Avenue – Southern Side		<b>See SK 1 for location of area surveyed</b>	-
Cambridge Avenue – Southern Side	Pavement, Shoulder/Verge, Signs and Light Posts	Photos showing general condition cracks damage and defects	2 - 472

**4. SKETCH**

SK 1	Sketch showing location of area surveyed on Cambridge 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.



SOUTHERN VERTICAL  
FACE OF BRIDGE  
CARD 4325  
PHOTOS 440 TO 458

SOUTHERN SIDE  
CARD 4325  
PHOTOS 214 TO 437.



6144 - 2

CAMBRIDGE AVENUE  
AND  
CAUSEWAY.

NORTHERN SIDE  
CARD 4325  
PHOTOS 1 TO 213.

**SK 1.**



DSCN-001



DSCN-002



DSCN-003



DSCN-004



DSCN-005



DSCN-006



DSCN-007



DSCN-008



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