

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

PRE-CONSTRUCTION DILAPIDATION REPORT

ROUNDBABOUT and ROADWAYS 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	-



ROONEY & BYE (AUST) PTY LTD
 SUITE 5, LEVEL 3, 31 HUME STREET
 CROWS NEST 2065
 PO BOX 1494, CROWS NEST, 1585
 TEL: (02) 9460 9999
 EMAIL: admin@rooneyandbye.com.au

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 – 9
4. Sketch.....	10
5. Photographs.....	11

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 the Roundabout and Parts of Cambridge Avenue, Canterbury Road, Glenfield Road and Railway Parade at Glenfield.

See Sketch SK 1 and SK2 for location of areas. NOTE the Roundabout has been surveyed with the Roadways.

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

This report is confined solely to the visual inspection of those parts of the Roundabout and Roadways 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 CAMBRIDGE AVENUE and ROUNDABOUT
- 3.1.2 CANTERBURY ROAD and ROUNDABOUT
- 3.1.3 GLENFIELD ROAD and ROUNDABOUT
- 3.1.4 RAILWAY PARADE and ROUNDABOUT

3. DILAPIDATION SURVEY FINDINGS

3.1	EXTERNAL SURVEY
3.1.1	CAMBRIDGE AVENUE and ROUNDABOUT

Survey Date: 31-03-17

Card No. 4326A

AREA	LOCATION	DETAILS	PHOTO
Cambridge Avenue – Northern Side	-	General photo of area facing west	1
Cambridge Avenue		The survey begins opposite Light Post 683587-819 walking west towards the Roundabout	-
Cambridge Avenue – Northern Side		See SK 1 for location of areas surveyed	-
Cambridge Avenue – Northern Side	Pavement, Signs, Shoulder/Verge, Kerb & Gutter, Crash Barrier & Light Posts	Photos showing general condition cracks damage and defects	2 - 393
Roundabout	Northern Side and North East Quadrant	Photos showing general condition cracks damage and defects	394 – 447
		Survey Date: 1-04-17	Card No. 4209A
Cambridge Avenue – Northern Side	Crash Barrier – Northern Face	Photos showing general condition walking from east to west. Photos have been taken from the southern side of Cambridge Avenue	1 - 15
Roundabout	Northern Side	Photos showing general condition	16 - 29
		Survey Date: 31-03-17	Card No. 4327
Cambridge Avenue – Southern Side		General Photo facing west	1
Cambridge Avenue – Southern Side		Survey begins at the Light Post 683587-819 shown in Photos 2 to 5 walking from east to west and around the left hand bend onto Canterbury Road (shown in photo 236) and then returning and continuing towards the Roundabout (shown in photo 398).	2

3. DILAPIDATION SURVEY FINDINGS

3.1	EXTERNAL SURVEY
3.1.1	CAMBRIDGE AVENUE and ROUNDABOUT

Survey Date: 31-03-17

Card No. 4327

AREA	LOCATION	DETAILS	PHOTO
Cambridge Avenue – Southern Side	Pavement, Dish Drain, Light Posts, Shoulder/Verge, Kerb & Gutter	Photos showing general condition cracks damage and defects	3 - 460
Roundabout	Eastern Side	Photos showing general condition cracks and damage	461 - 487

3. DILAPIDATION SURVEY FINDINGS

3.1	EXTERNAL SURVEY
3.1.2	CANTERBURY ROAD and ROUNDABOUT

Survey Date: 31-03-17

Card No. 4321A

AREA	LOCATION	DETAILS	PHOTO
Canterbury Road – Eastern Side	-	General photo of area facing south	1
Canterbury Road		See SK 1 for location of areas surveyed	-
Canterbury Road – Eastern Side		Survey begins at the south east side of the Roundabout walking south to the end of the Island between Cambridge Avenue and Canterbury Road	-
Canterbury Road – Eastern Side	Pavement, Signs, Island, Kerb & Gutter	Photos showing general condition cracks damage and defects	2 - 103
Roundabout	Southern Side	Photos showing general condition cracks and damage	104 - 146
Canterbury Road – Western Side	Pavement, Signs, Island, Kerb & Gutter	Survey begins at the south west side of the Roundabout walking south to the end of the Island between Cambridge Avenue and Canterbury Road Photos showing general condition cracks damage and defects	147 - 241
Canterbury Road		General Photo facing north	242
Roundabout	South West Quadrant	Photos showing general condition cracks and damage	243 - 258
		Survey Date: 1-04-17	Card No. 4209B
Canterbury Road		Photos showing end of surveys on eastern and western sides of the roadway	30 - 32
Canterbury Road – Western Side	Pavement, Kerb & Gutter	Photos showing general condition cracks and damage walking north	33 - 41

3. DILAPIDATION SURVEY FINDINGS

3.1	EXTERNAL SURVEY
3.1.3	GLENFIELD ROAD and ROUNDABOUT

Survey Date: 31-03-17

Card No. 4321B

AREA	LOCATION	DETAILS	PHOTO
Glenfield Road – Southern Side	-	General photo starting at the south west side of the Roundabout	1
Glenfield Road		See SK 1 for location of areas surveyed	-
Glenfield Road – Southern Side		The survey begins at the Roundabout walking west to the bridge over the railway lines and over Railway Parade	-
Glenfield Road – Southern Side	Pavement, Island, Signs, Light Posts, Crash Barrier, Kerb & Gutter	Photos showing general condition cracks damage and defects	2 - 136
Glenfield Road – Southern Side		General photo facing east	137
Roundabout	Western Side	Photos showing general condition cracks and damage	138 - 165
Glenfield Road – Northern Side	Pavement, Signs, Island, Crash Barrier, Kerb & Gutter	Photos showing general condition cracks damage and defects	166 - 217
Roundabout	Top Side	Photos showing general condition cracks and damage	218 - 248
		Survey Date: 31-03-17	Card No. 4326C
Glenfield Road	Crash Barrier and Roundabout	Photos showing general condition cracks and damage	747 - 785

3. DILAPIDATION SURVEY FINDINGS

3.1	EXTERNAL SURVEY
3.1.4	RAILWAY PARADE

Survey Date: 31-03-17

Card No. 4326B

AREA	LOCATION	DETAILS	PHOTO
Railway Parade	-	General photo of area facing south	448
Railway Parade		The survey begins at the Roundabout walking to the underside of the Bridge over Glenfield Road.	-
Railway Parade		See SK 1 for location of areas surveyed	-
Railway parade – East Side	Crash Barrier – east side	Photos showing general condition damage and defects	449 - 492
Railway Parade	NOTE	Photos have taken from 1M from inside the Crash Barrier showing general condition cracks damage and defects	-
Railway parade – West Side	Pavement, Crash Barrier, Footpath, Light Post and Kerb & Gutter	Photos showing general condition cracks damage and defects	493 - 580
Roundabout	North West Quadrant	Photos showing general condition cracks and damage	581 - 603
Railway Parade – West side then East side around the Bend in the Roadway	Pavement, Kerb & Gutter, Crash Barrier	Photos showing general condition cracks damage and defects	604 - 711
Railway Parade – East side then West side around the Bend in the Roadway	Crash Barrier & Signs, Pavement and Light Post	Photos showing general condition damage and defects	712 - 731
Roundabout at Railway Parade		Photos showing general condition damage and defects	732 - 746

4. SKETCHES

SK1 and SK2	Sketch showing location of Roundabout and Roadway areas surveyed	2

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.

RAILWAY PARADE

CARD 4326B PHOTOS 448 to 746.



GLENFIELD
ROAD
CARD 4321B
PHOTOS 1 TO 248.
AND
CARD 4326C
PHOTOS 747 TO 785.

CANTERBURY ROAD
CARD 4321 A
PHOTOS 1 TO 258.
AND
CARD 4209B
PHOTOS 30 TO 41.

NOTE:
THE ROUNDABOUT
HAS BEEN
SURVEYED WITH
EACH ROAD
SEE CARD 4321B
PHOTOS 218 TO 248
FOR THE TOP SIDE
OF THE ROUNDABOUT.

CAMBRIDGE
AVENUE
CARD 4326A
PHOTOS
1 TO 447.
CARD 4209A
PHOTOS 1 TO 29.
CARD 4327
PHOTOS 1 TO 487.

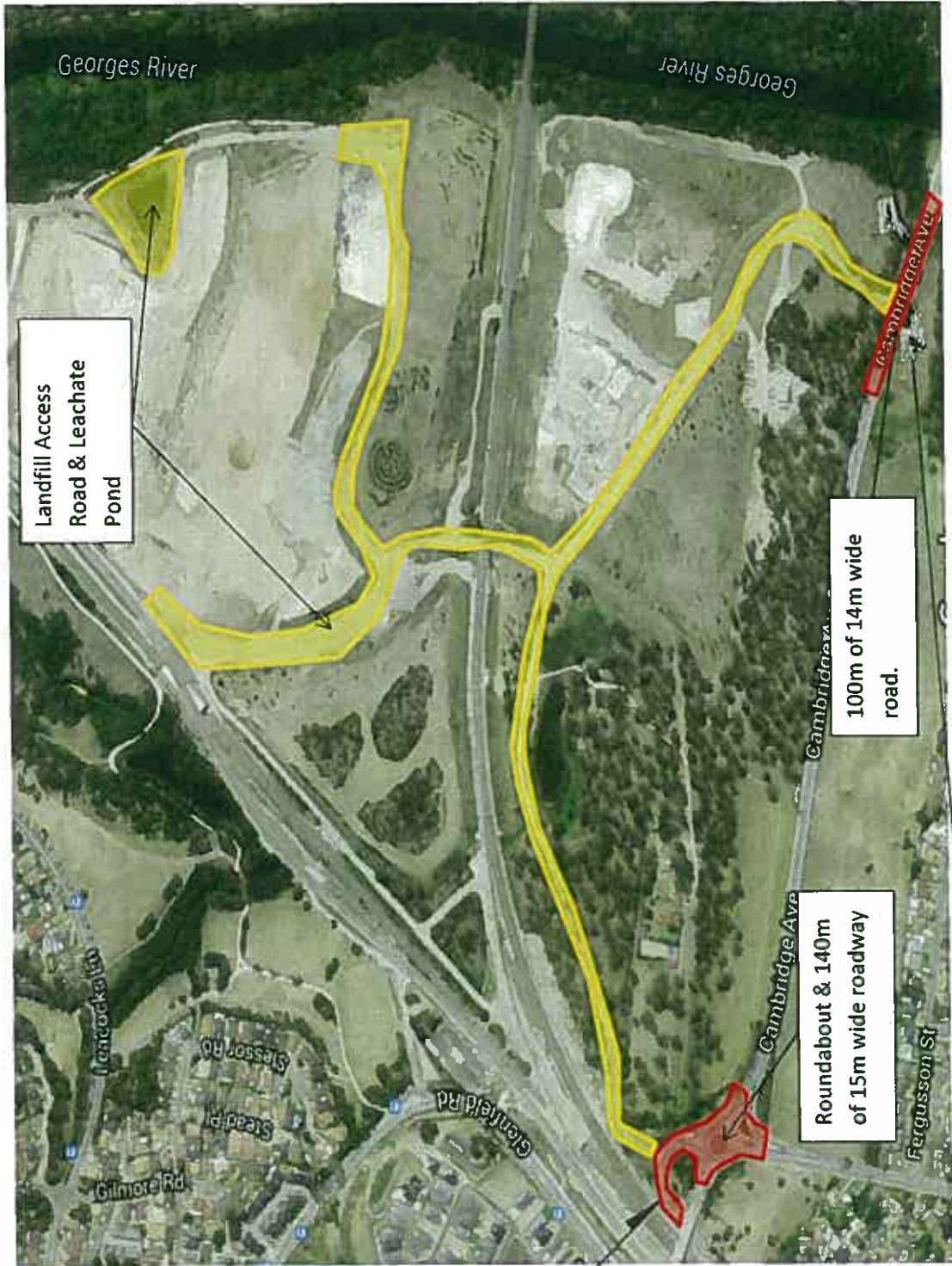


6144 - 4
ROUNDABOUT
AND
PARTS OF
- CAMBRIDGE AVENUE
- CANTERBURY ROAD
- GLENFIELD ROAD
- RAILWAY PARADE

SKI.

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

West of Georges River



6144 - 4

CAMBRIDGE AVENUE

ROUNDAABOUT
AND
ROADWAYS
SURVEYED.

SK 2.



DSCN0001



DSCN0002



DSCN0003



DSCN0004



DSCN0005



DSCN0006



DSCN0007



DSCN0008



DSCN0009



DSCN0010



DSCN0011



DSCN0012



DSCN0013



DSCN0014



DSCN0015



DSCN0016



DSCN0017



DSCN0018



DSCN0019



DSCN0020



DSCN0021



DSCN0022



DSCN0023



DSCN0024



DSCN0025



DSCN0026



DSCN0027



DSCN0028



DSCN0029



DSCN0030



DSCN0031



DSCN0032



DSCN0033



DSCN0034



DSCN0035



DSCN0036



DSCN0037



DSCN0038



DSCN0039



DSCN0040



DSCN0041



DSCN0-001





DSCN0-003



DSCN0-004



DSCN0-005





DSCN0-007



DSCN0-008



DSCN0-009



DSCN0-010



DSCN0-011





DSCN0-013



DSCN0-014



DSCN0-015





DSCN0-017



DSCN0-018



DSCN0-019





DSCN0-021



DSCN0-022



DSCN0-023





DSCN0-025





DSCN0-027



DSCN0-028



DSCN0-029



DSCN0-030



DSCN0-031



DSCN0-032



DSCN0-033



DSCN0-034



DSCN0-035



DSCN0-036



DSCN0-037



DSCN0-038



DSCN0-039





DSCN0-041



DSCN0-042



DSCN0-043



DSCN0-044



DSCN0-045



DSCN0-046



DSCN0-047



DSCN0-048



DSCN0-049



DSCN0-050



DSCN0-051



DSCN0-052



DSCN0-053



DSCN0-054



DSCN0-055



DSCN0-056



DSCN0-057





DSCN0-059



DSCN0-060



DSCN0-061



DSCN0-062



DSCN0-063



DSCN0-064



DSCN0-065



DSCN0-066



DSCN0-067





DSCN0-069



DSCN0-070



DSCN0-071



DSCN0-072



DSCN0-073



DSCN0-074



DSCN0-075



DSCN0-076



DSCN0-077



DSCN0-078



DSCN0-079



DSCN0-080



DSCN0-081



DSCN0-082



DSCN0-083



DSCN0-084



DSCN0-085





DSCN0-087



DSCN0-088



DSCN0-089



DSCN0-090



DSCN0-091



DSCN0-092



DSCN0-093



DSCN0-094



DSCN0-095



DSCN0-096



DSCN0-097



DSCN0-098



DSCN0-099



DSCN0-100



DSCN0-101



DSCN0-102



31.03.2017 11:32

DSCN0-103



31.03.2017 11:36



DSCN0-105



DSCN0-106



DSCN0-107



DSCN0-108



DSCN0-109



DSCN0-110



DSCN0-111



DSCN0-112



DSCN0-113



DSCN0-114



DSCN0-115



DSCN0-116



DSCN0-117



DSCN0-118



DSCN0-119





DSCN0-121





DSCN0-123



DSCN0-124



DSCN0-125





DSCN0-127



DSCN0-128



DSCN0-129



DSCN0-130



DSCN0-131



DSCN0-132



DSCN0-133



DSCN0-134



DSCN0-135



DSCN0-136



DSCN0-137





DSCN0-139



DSCN0-140



DSCN0-141



DSCN0-142



DSCN0-143



DSCN0-144



DSCN0-145



DSCN0-146



DSCN0-147



DSCN0-148