

# 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	-



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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 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**

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#### **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

<b>3.1</b>	EXTERNAL SURVEY
<b>3.1.1</b>	CAMBRIDGE AVENUE and ROUNDABOUT

Survey Date: 31-03-17

Card No. 4326A

AREA	LOCATION	DETAILS	PHOTO
<b>Cambridge Avenue – Northern Side</b>	-	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		<b>See SK 1 for location of areas surveyed</b>	-
Cambridge Avenue – Northern Side	Pavement, Signs, Shoulder/Verge, Kerb & Gutter, Crash Barrier & Light Posts	Photos showing general condition cracks damage and defects	2 - 393
<b>Roundabout</b>	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
<b>Roundabout</b>	Northern Side	Photos showing general condition	16 - 29
Survey Date: 31-03-17 Card No. 4327			
<b>Cambridge Avenue – Southern Side</b>		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**

<b>3.1</b>	EXTERNAL SURVEY
<b>3.1.1</b>	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
<b>Roundabout</b>	Eastern Side	Photos showing general condition cracks and damage	461 - 487

### 3. DILAPIDATION SURVEY FINDINGS

<b>3.1</b>	EXTERNAL SURVEY
<b>3.1.2</b>	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

<b>3.1</b>	EXTERNAL SURVEY
<b>3.1.3</b>	GLENFIELD ROAD and ROUNDABOUT

Survey Date: 31-03-17

Card No. 4321B

AREA	LOCATION	DETAILS	PHOTO
<b>Glenfield Road – Southern Side</b>	-	General photo starting at the south west side of the Roundabout	1
Glenfield Road		<b>See SK 1 for location of areas surveyed</b>	-
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
<b>Roundabout</b>	Western Side	Photos showing general condition cracks and damage	138 - 165
<b>Glenfield Road – Northern Side</b>	Pavement, Signs, Island, Crash Barrier, Kerb & Gutter	Photos showing general condition cracks damage and defects	166 - 217
<b>Roundabout</b>	Top Side	Photos showing general condition cracks and damage	218 - 248
<b>Survey Date: 31-03-17 Card No. 4326C</b>			
Glenfield Road	Crash Barrier and Roundabout	Photos showing general condition cracks and damage	747 - 785

### 3. DILAPIDATION SURVEY FINDINGS

<b>3.1</b>	EXTERNAL SURVEY
<b>3.1.4</b>	RAILWAY PARADE

Survey Date: 31-03-17

Card No. 4326B

AREA	LOCATION	DETAILS	PHOTO
<b>Railway Parade</b>	-	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		<b>See SK 1 for location of areas surveyed</b>	-
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
<b>Roundabout</b>	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.

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.

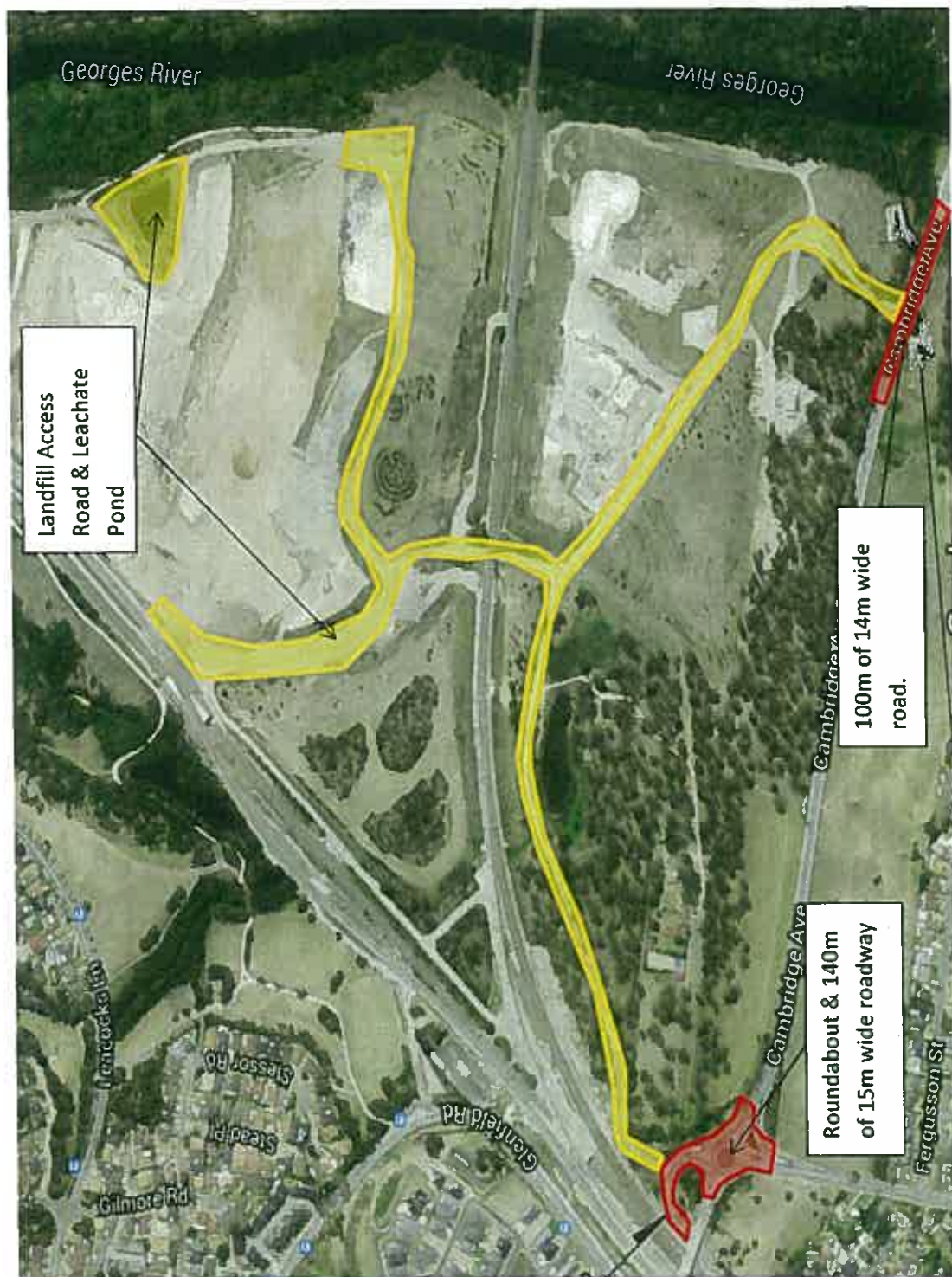
CANTERBURY ROAD  
CARD 4321A  
PHOTOS 1 TO 258.  
AND  
CARD 4209B  
PHOTOS 30 TO 41.

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

SK I.

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.





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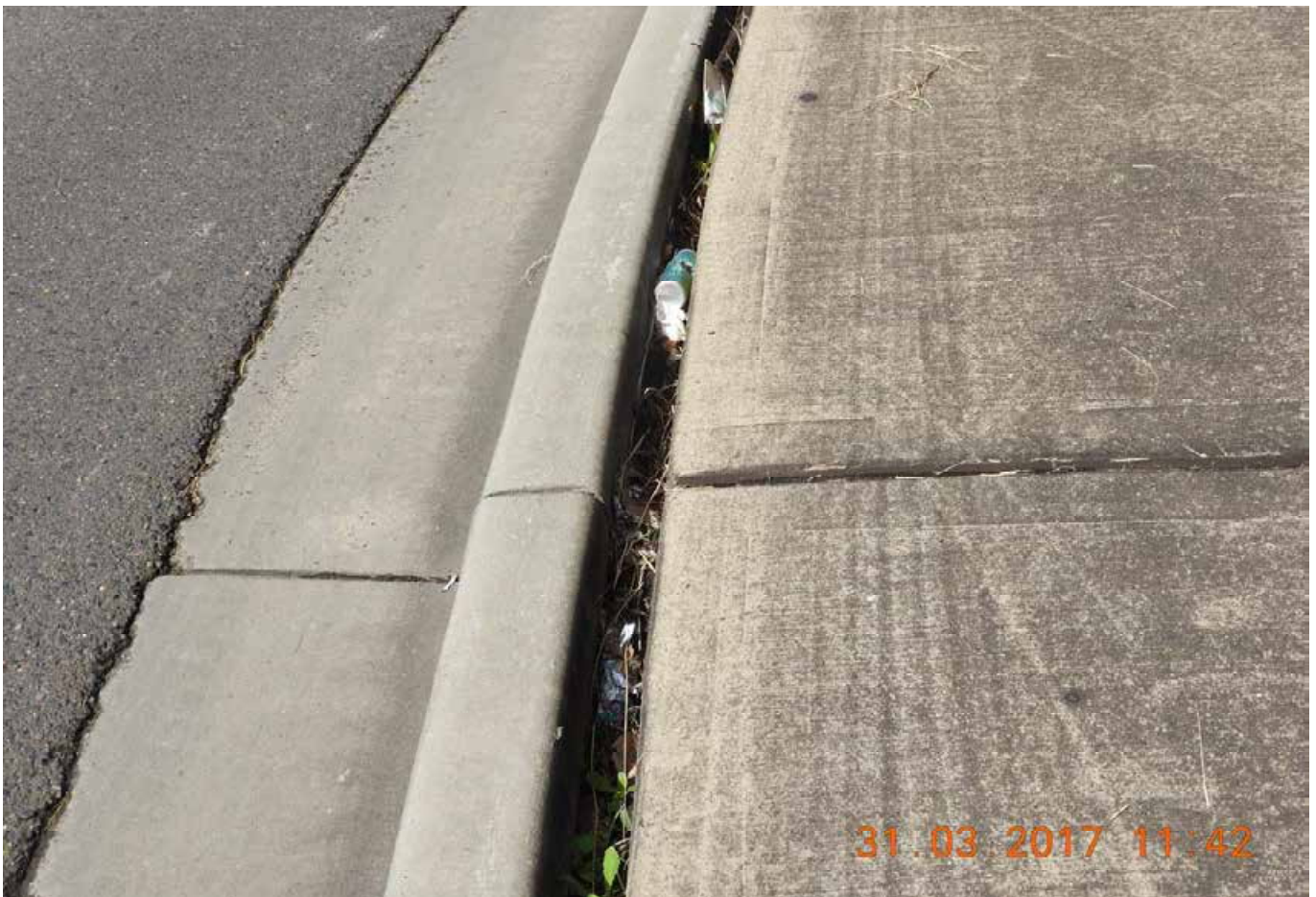
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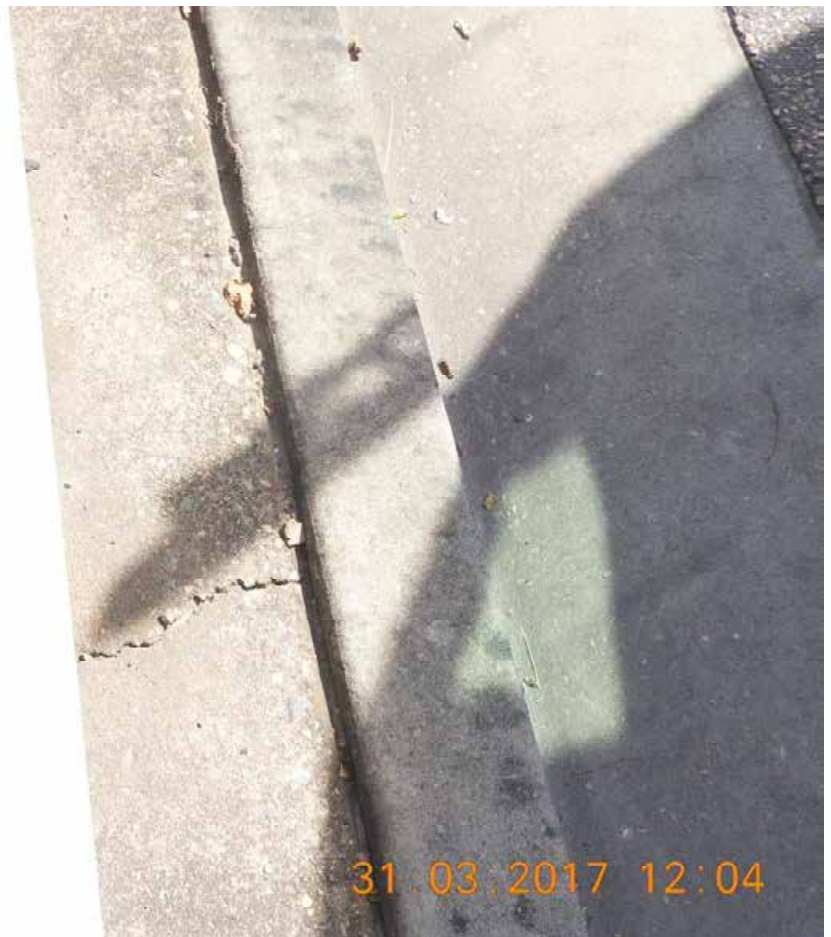
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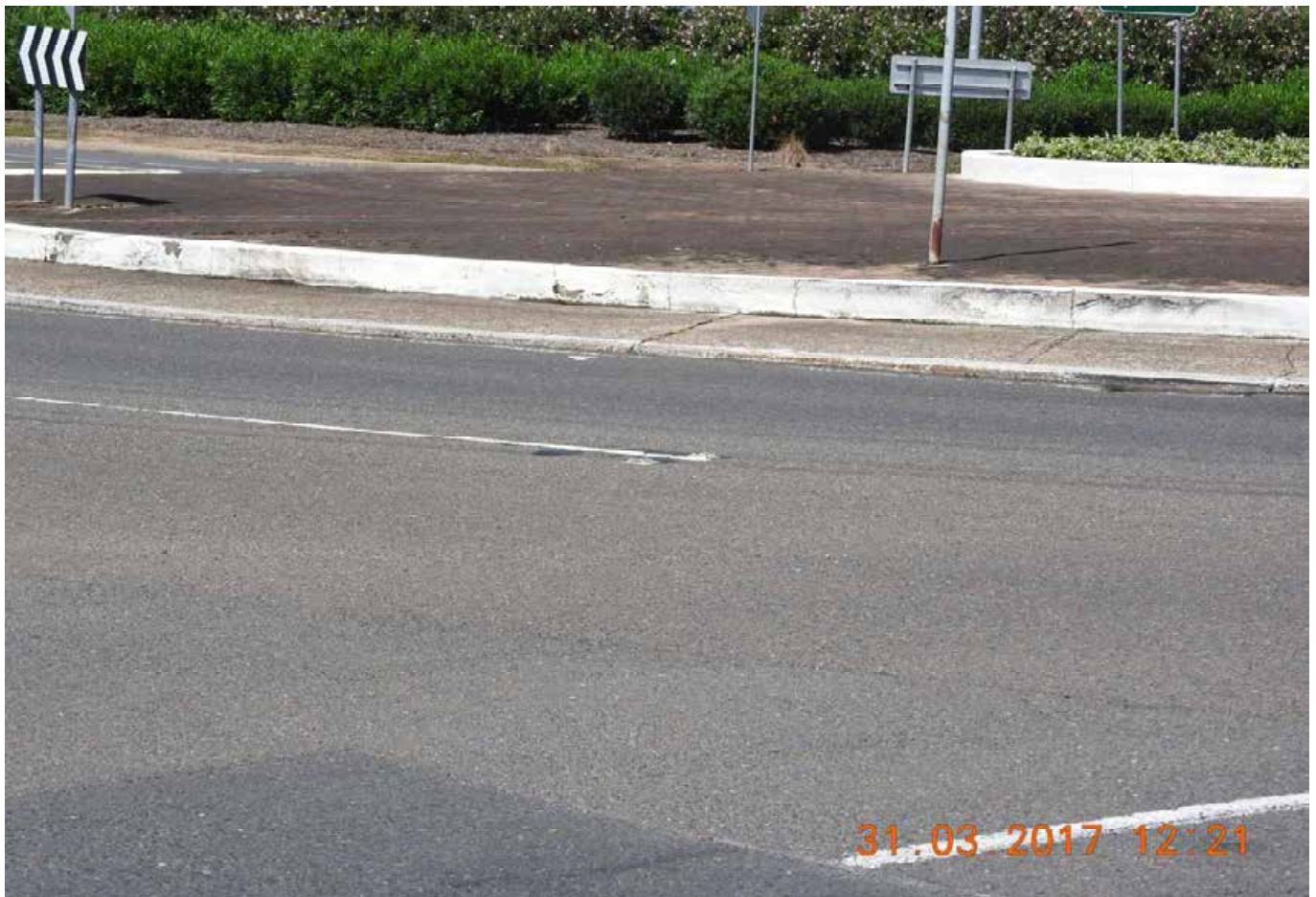




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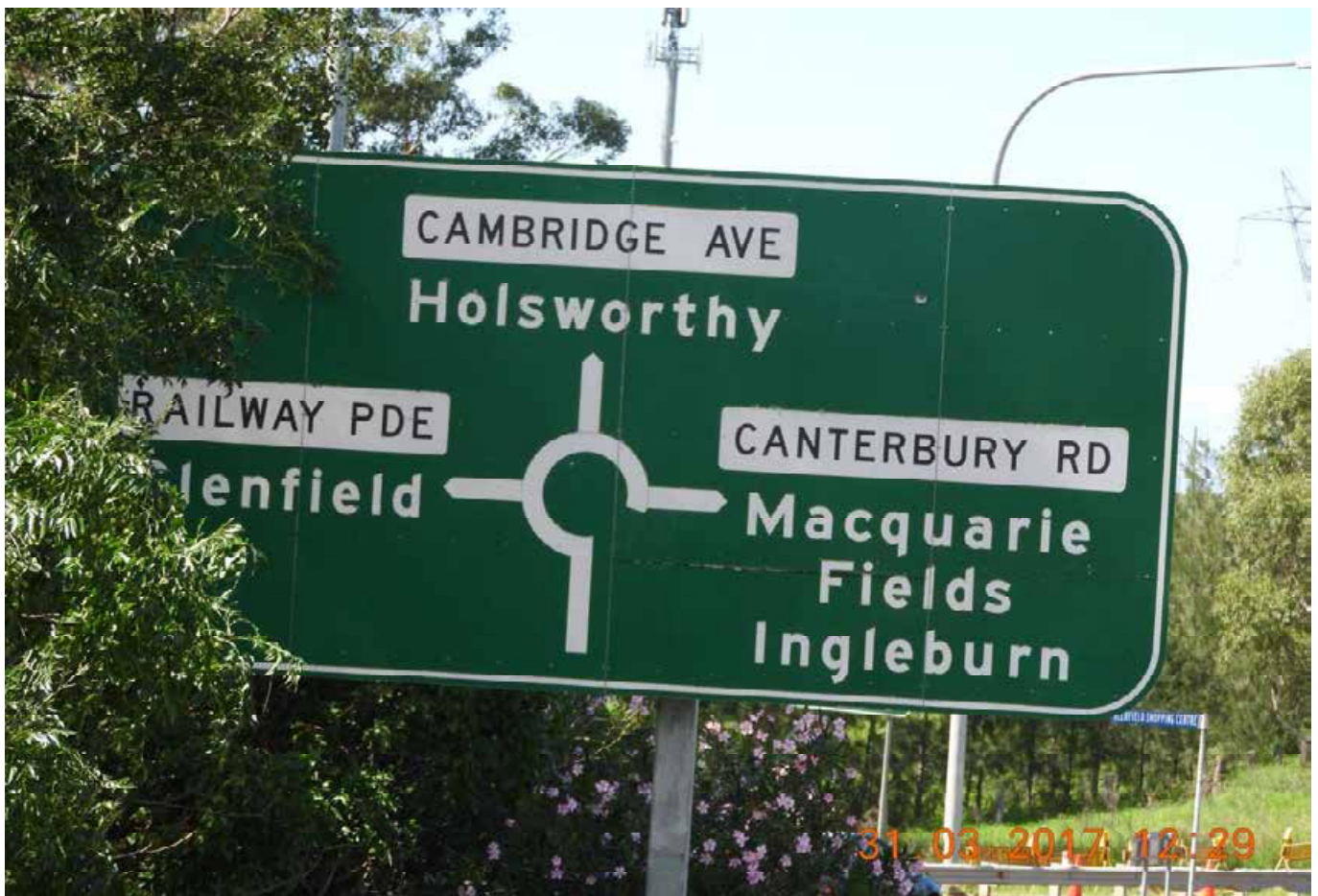
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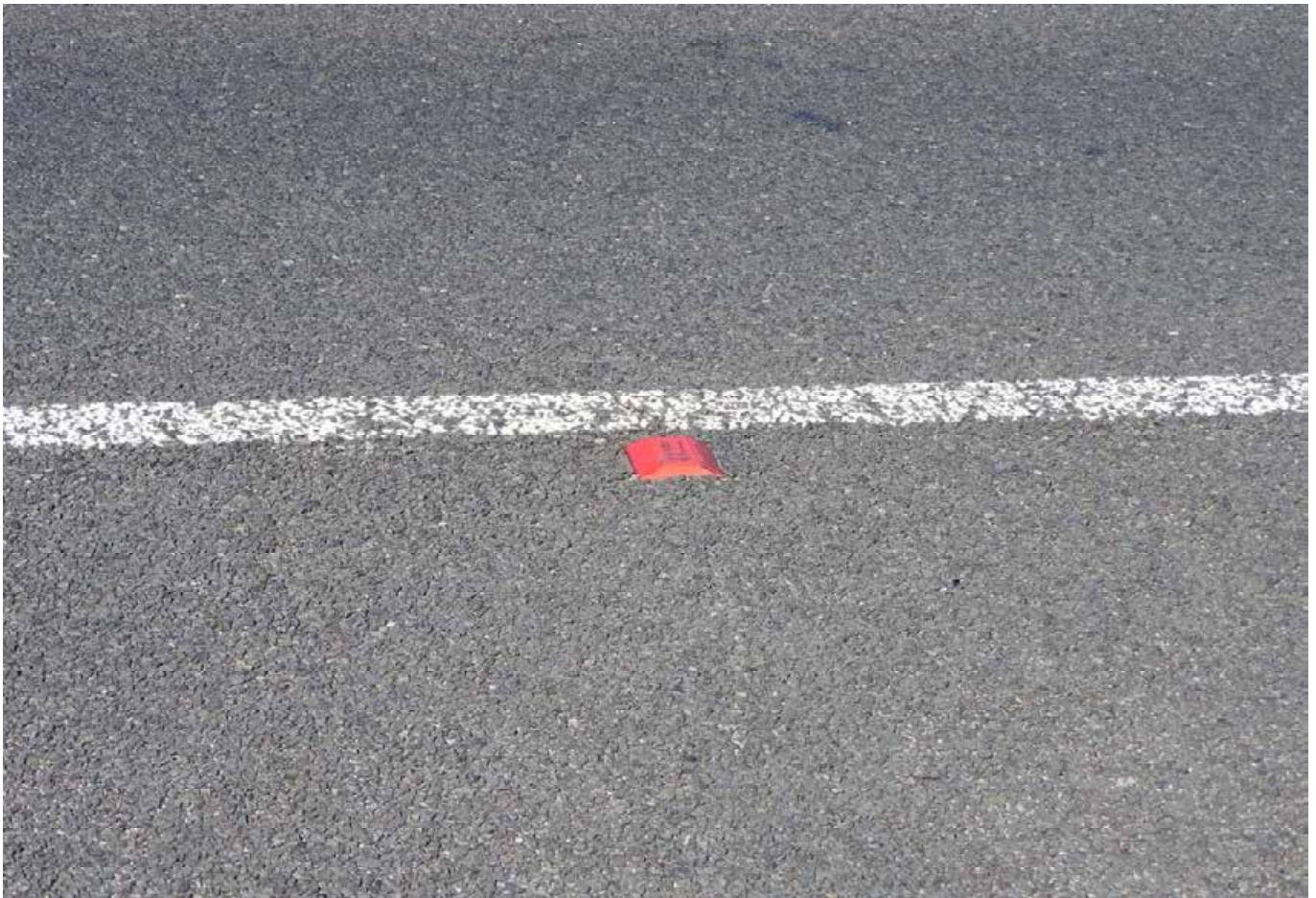




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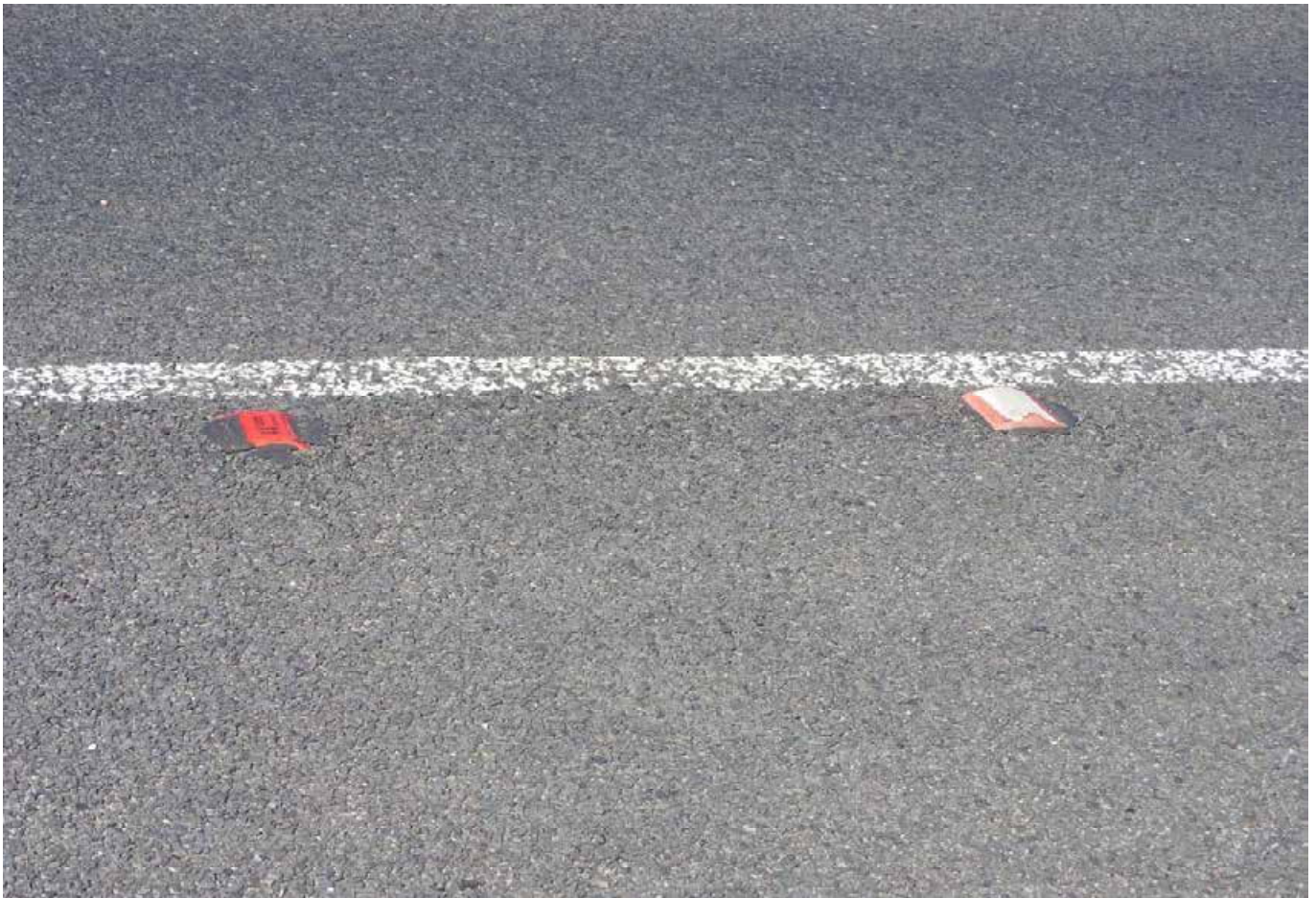




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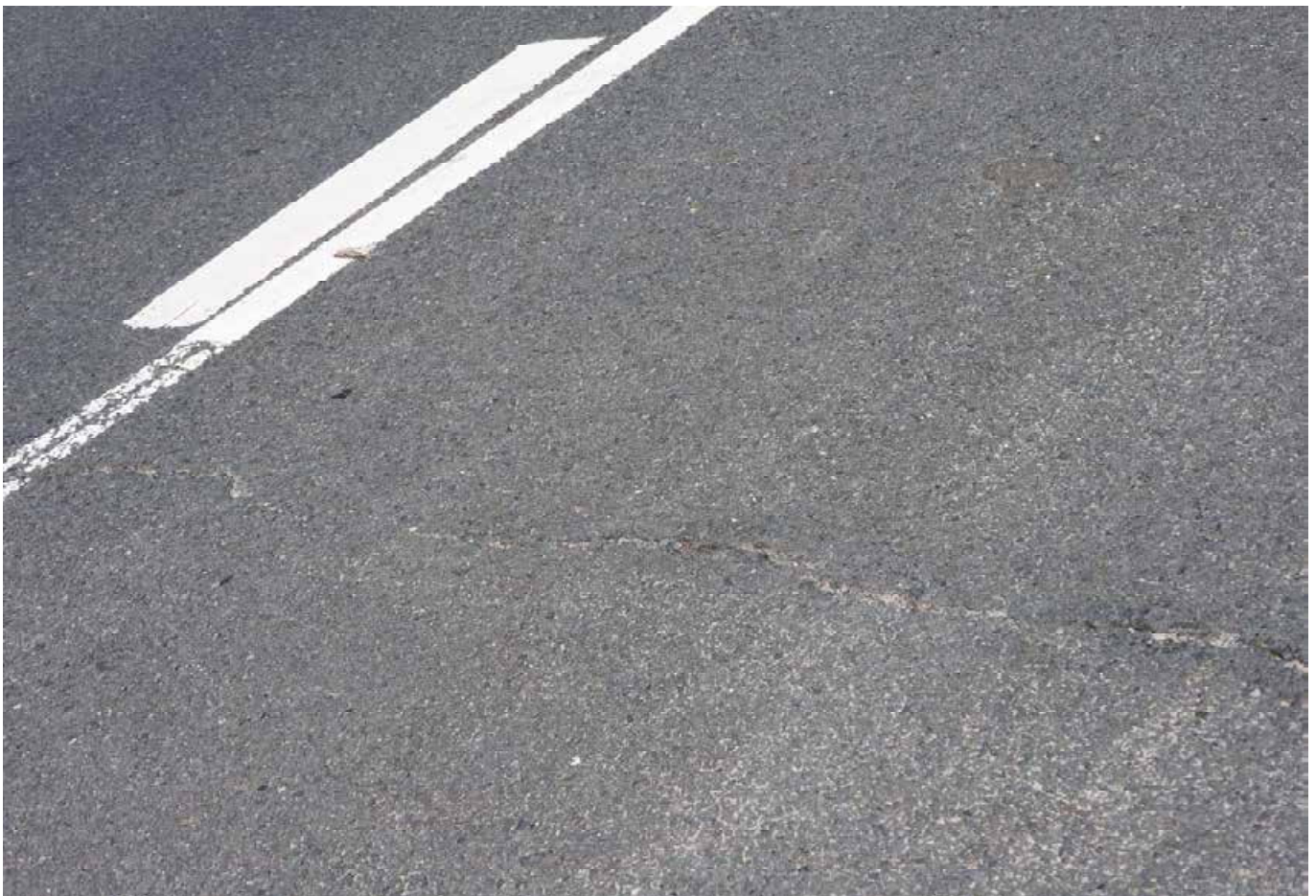
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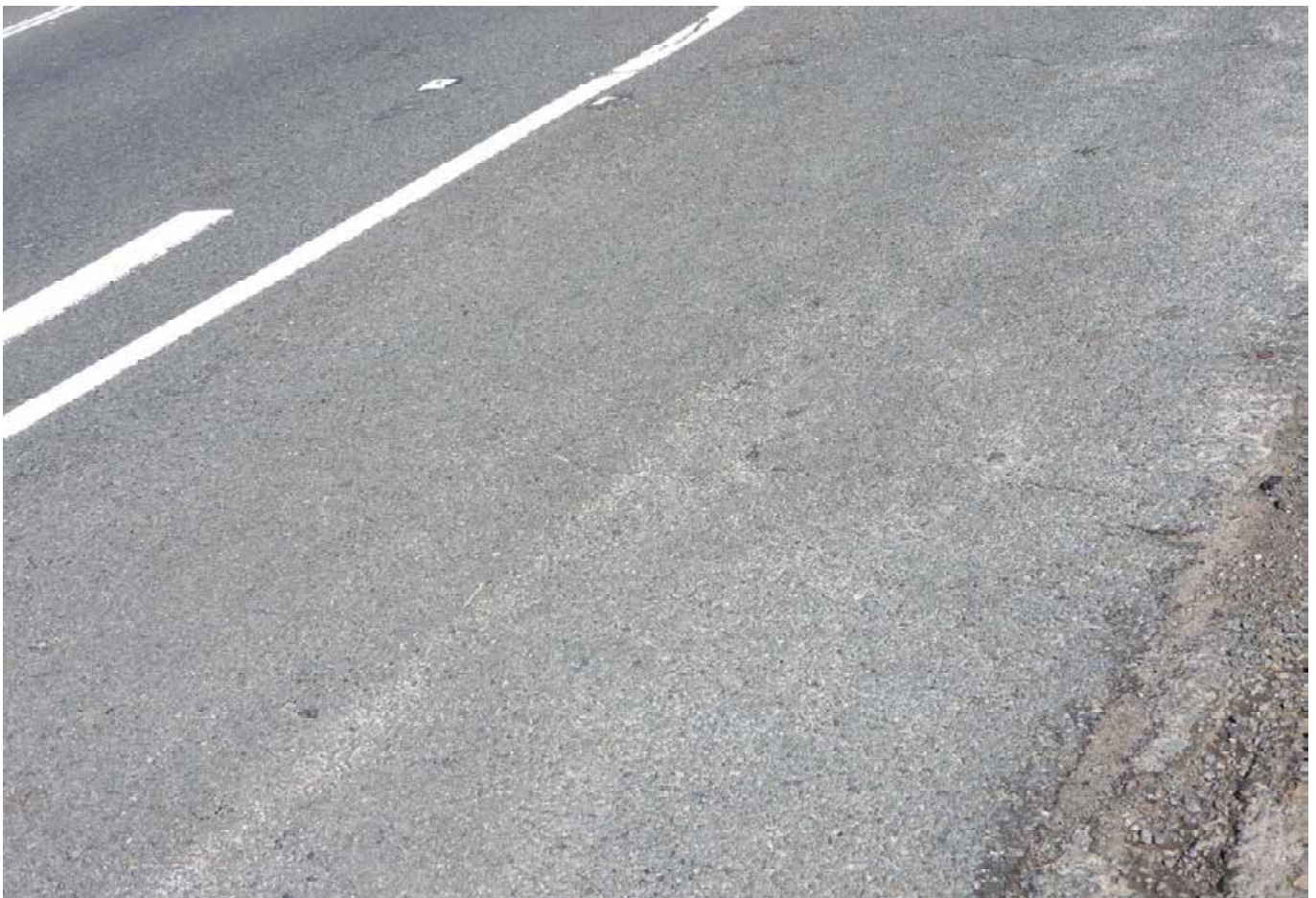
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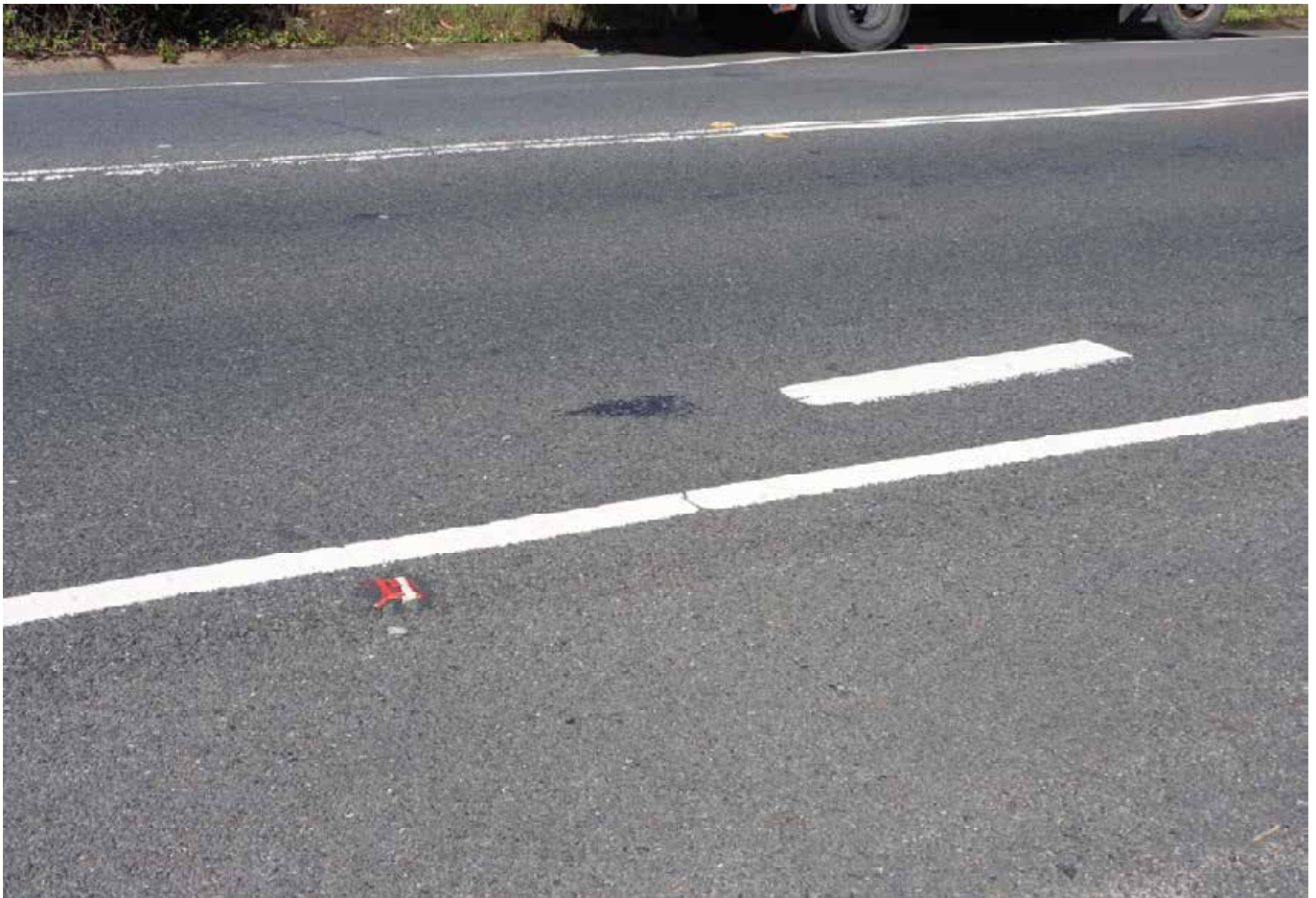




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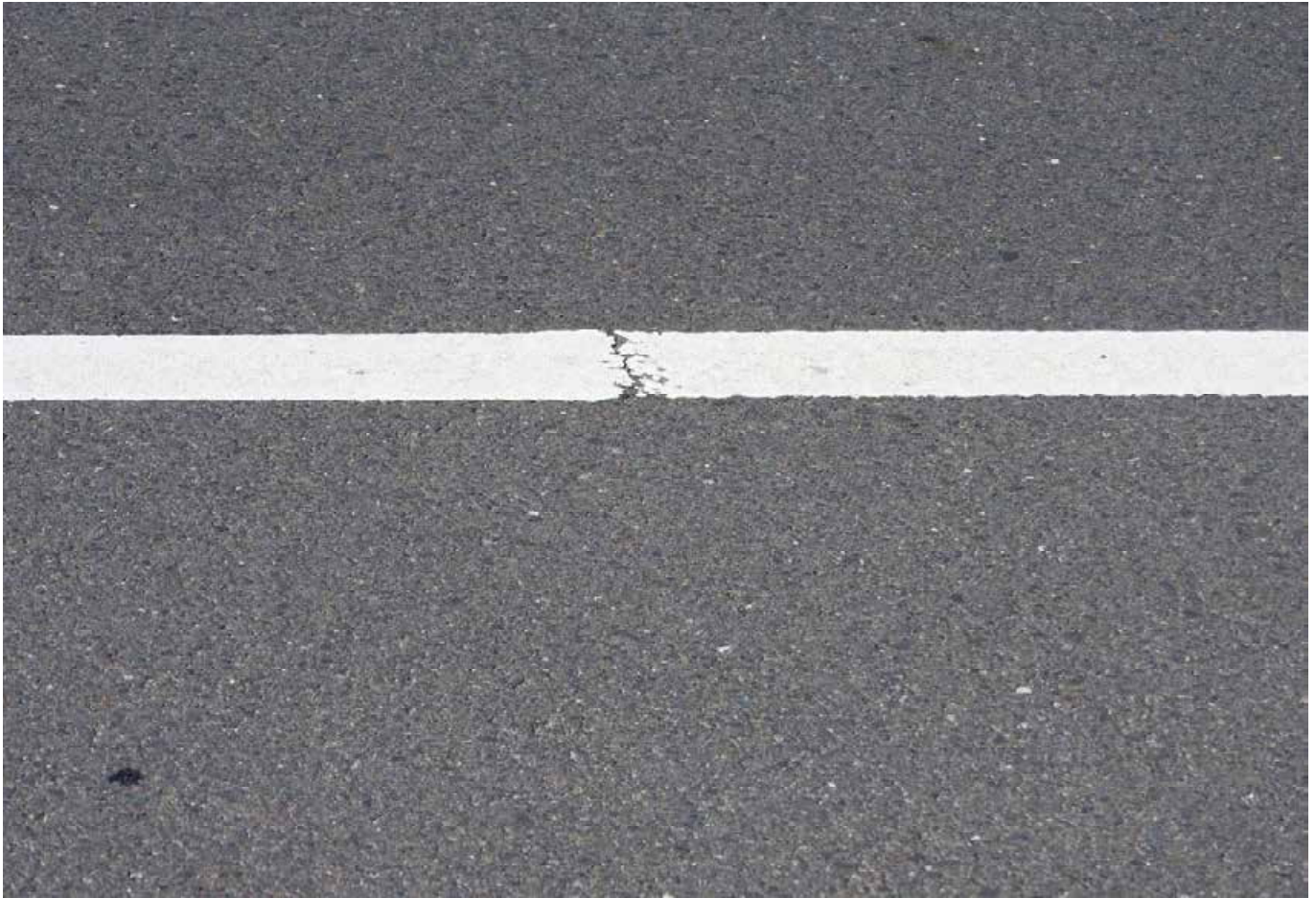




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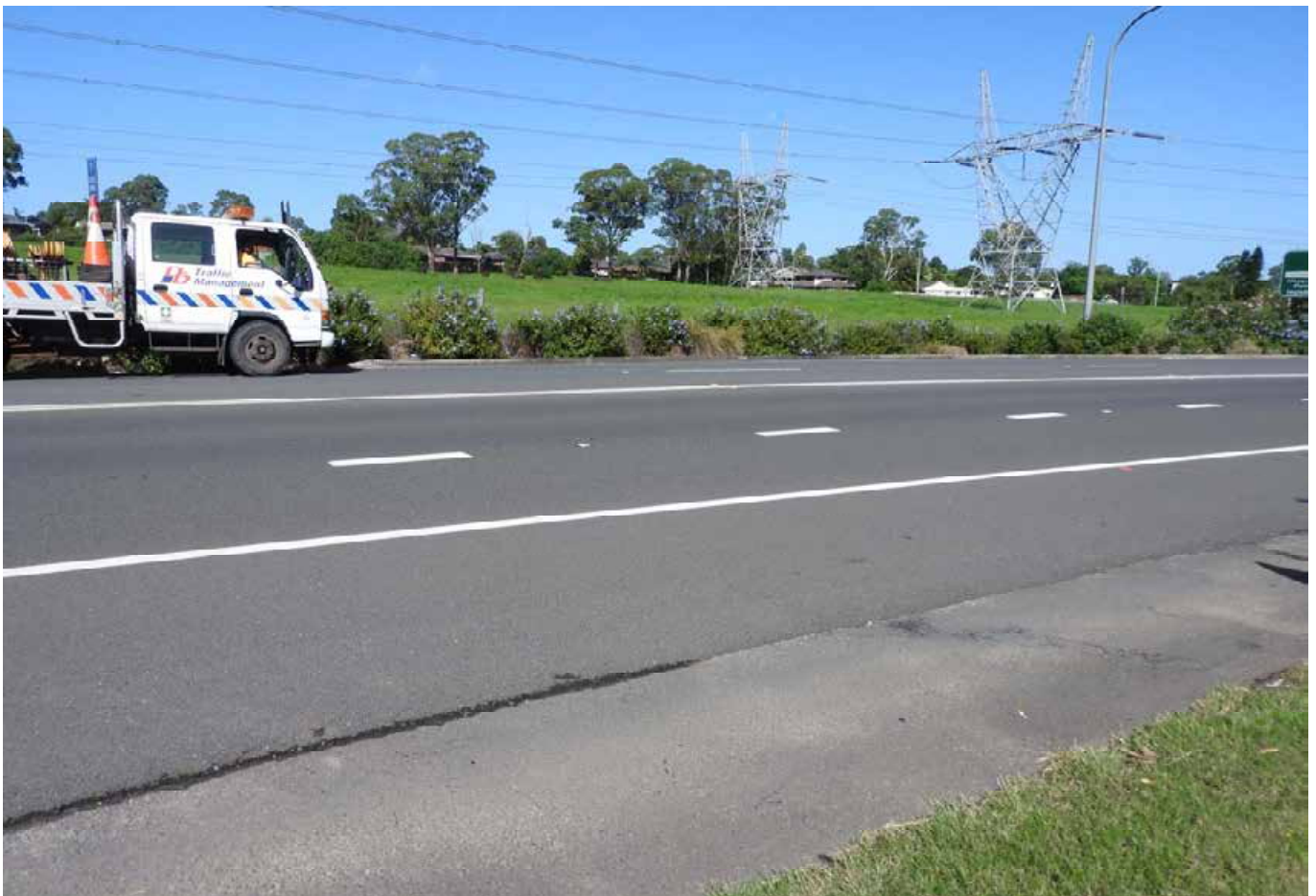
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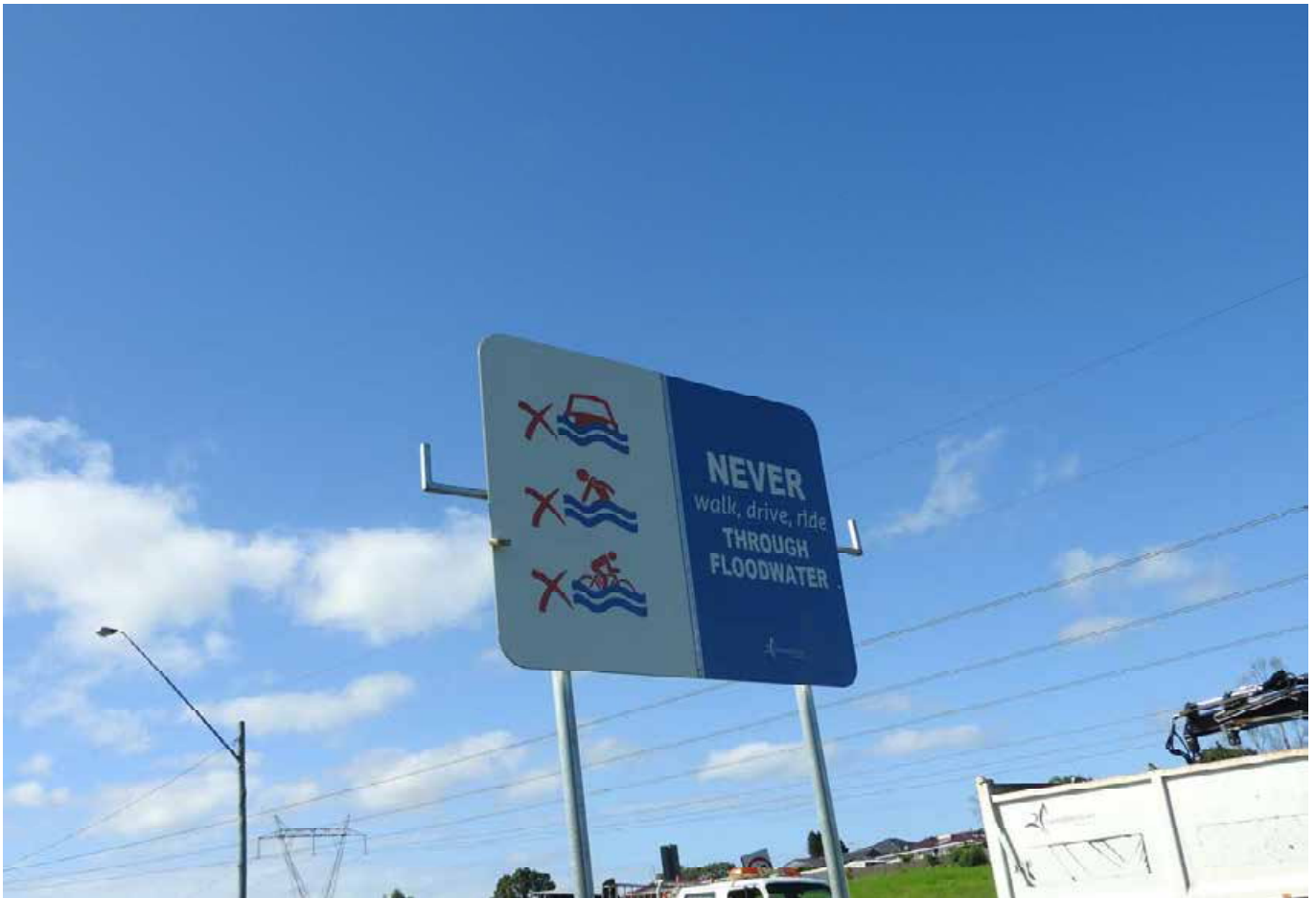




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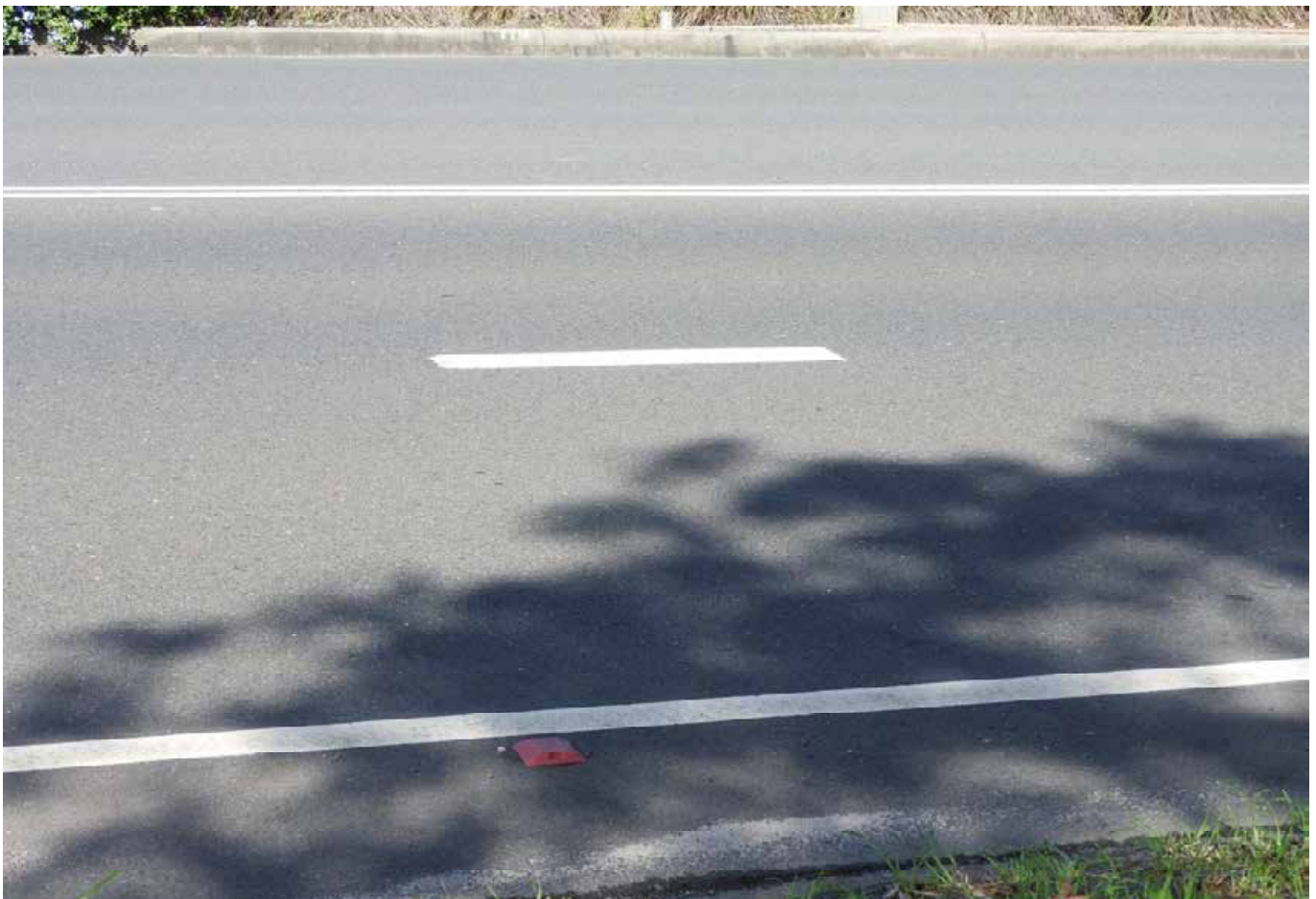
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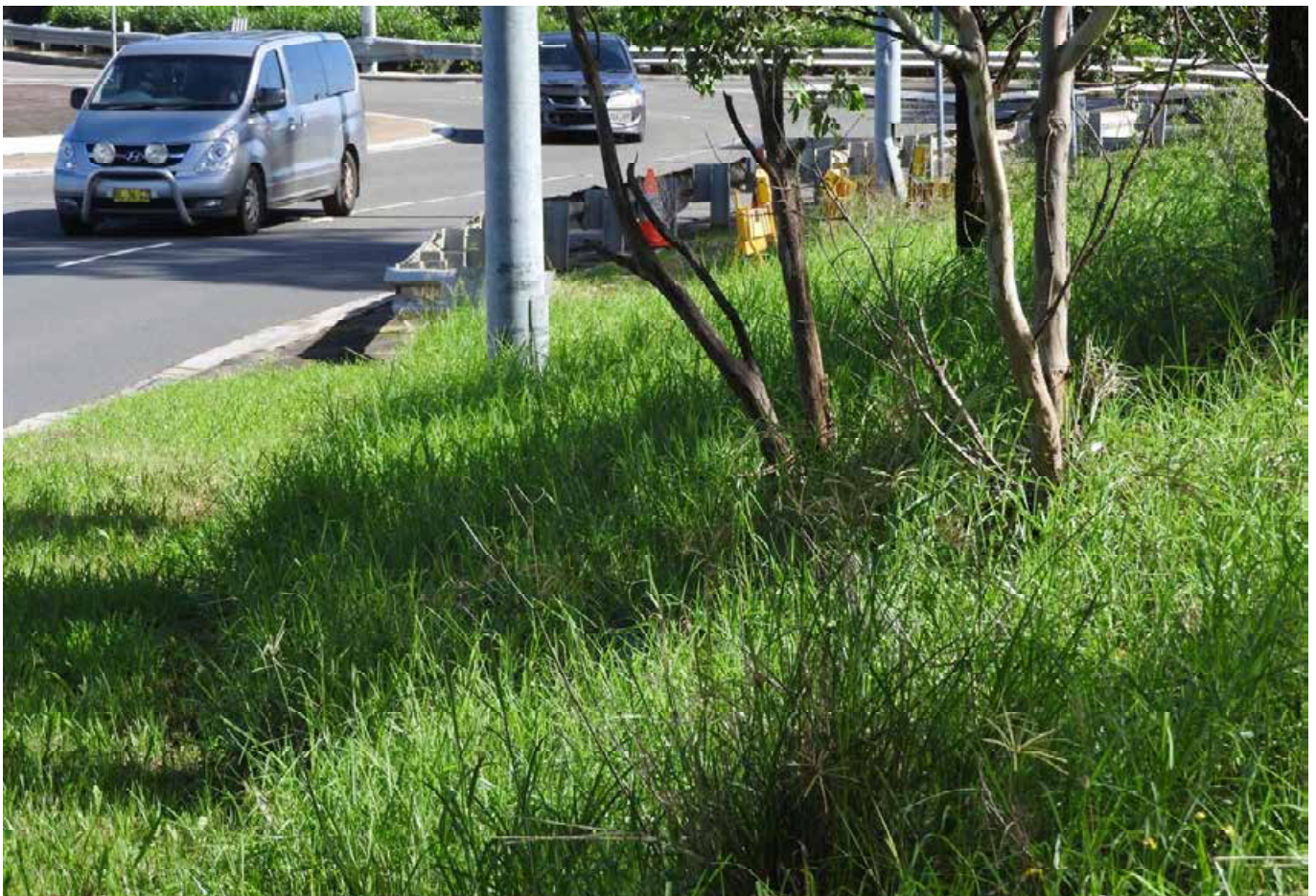
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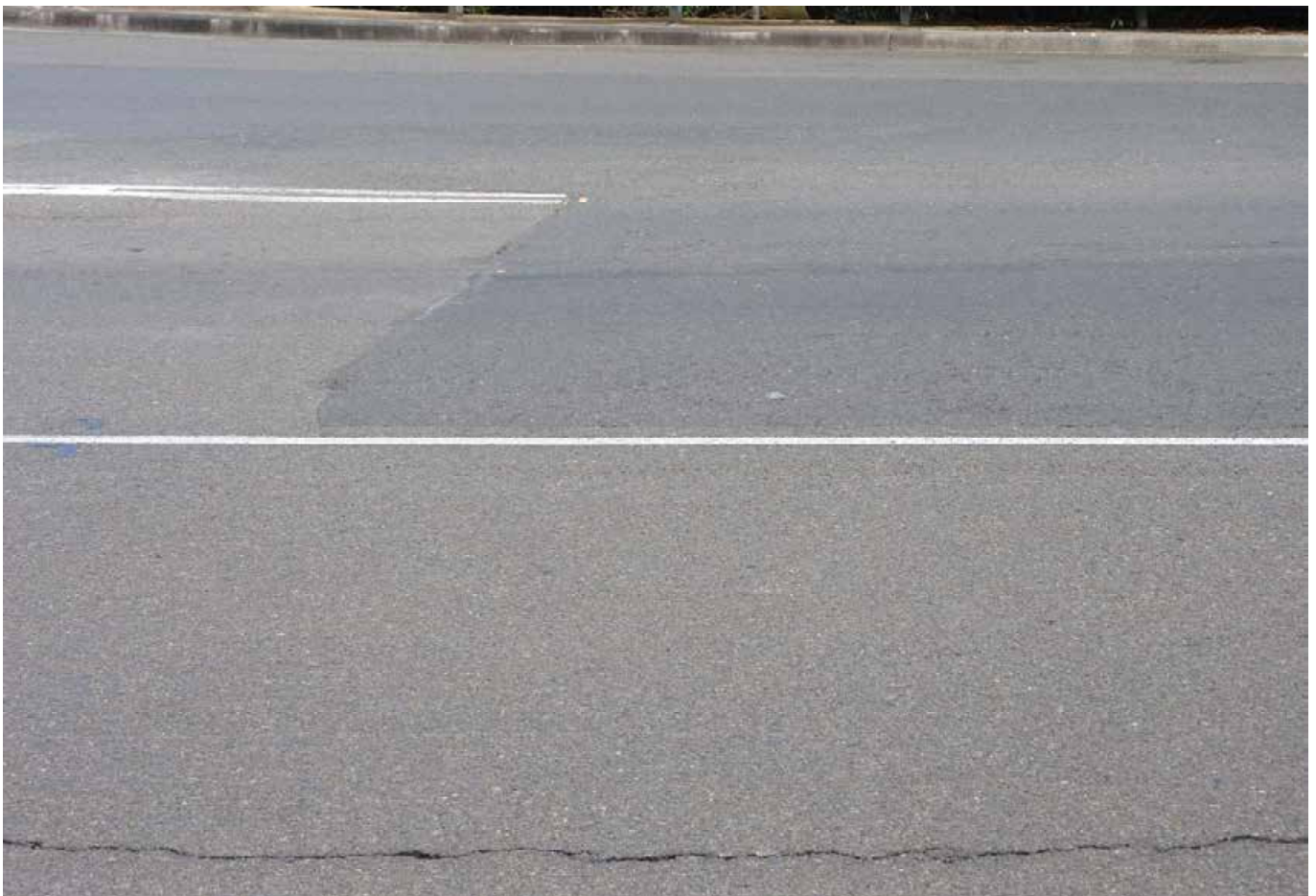
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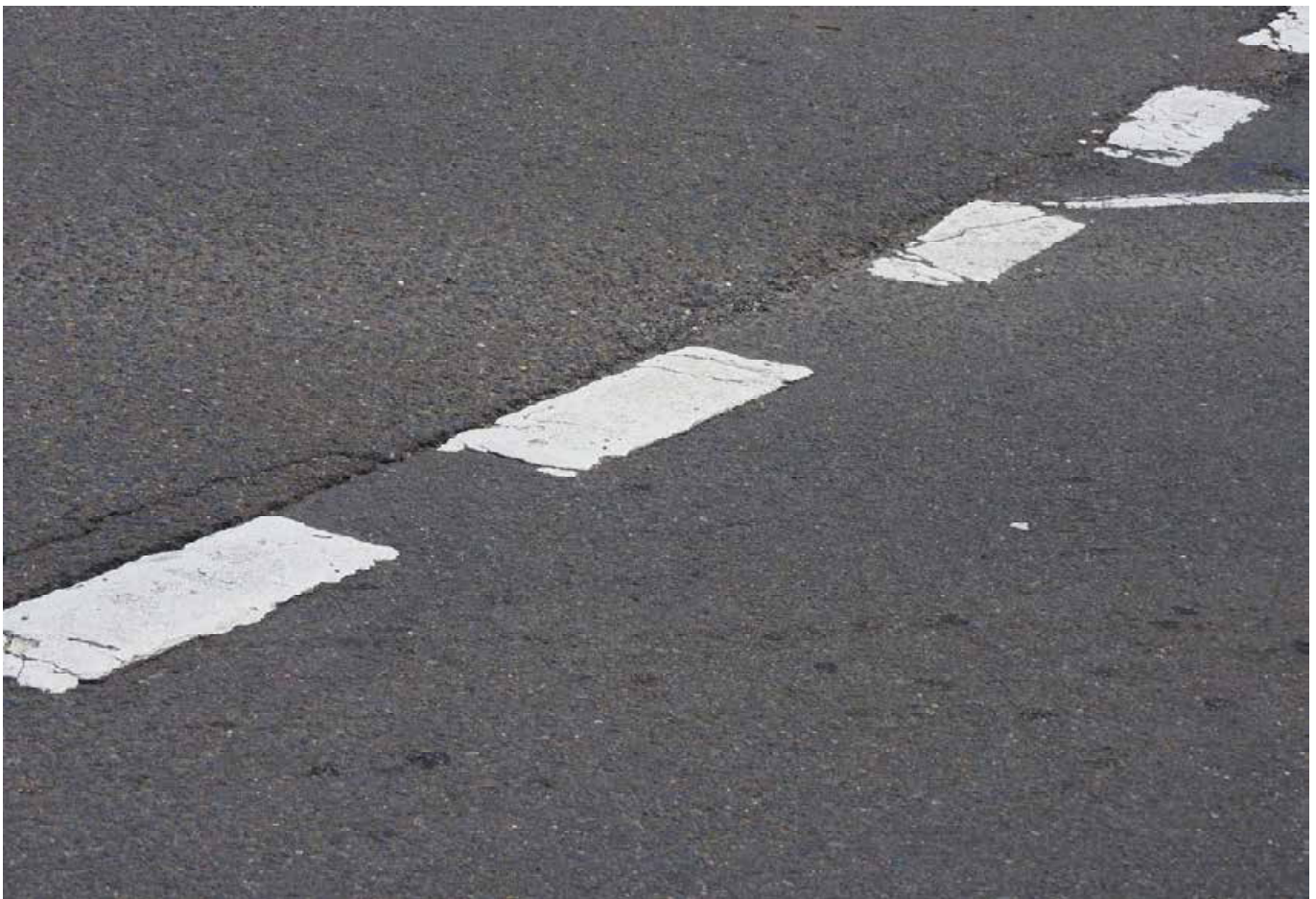
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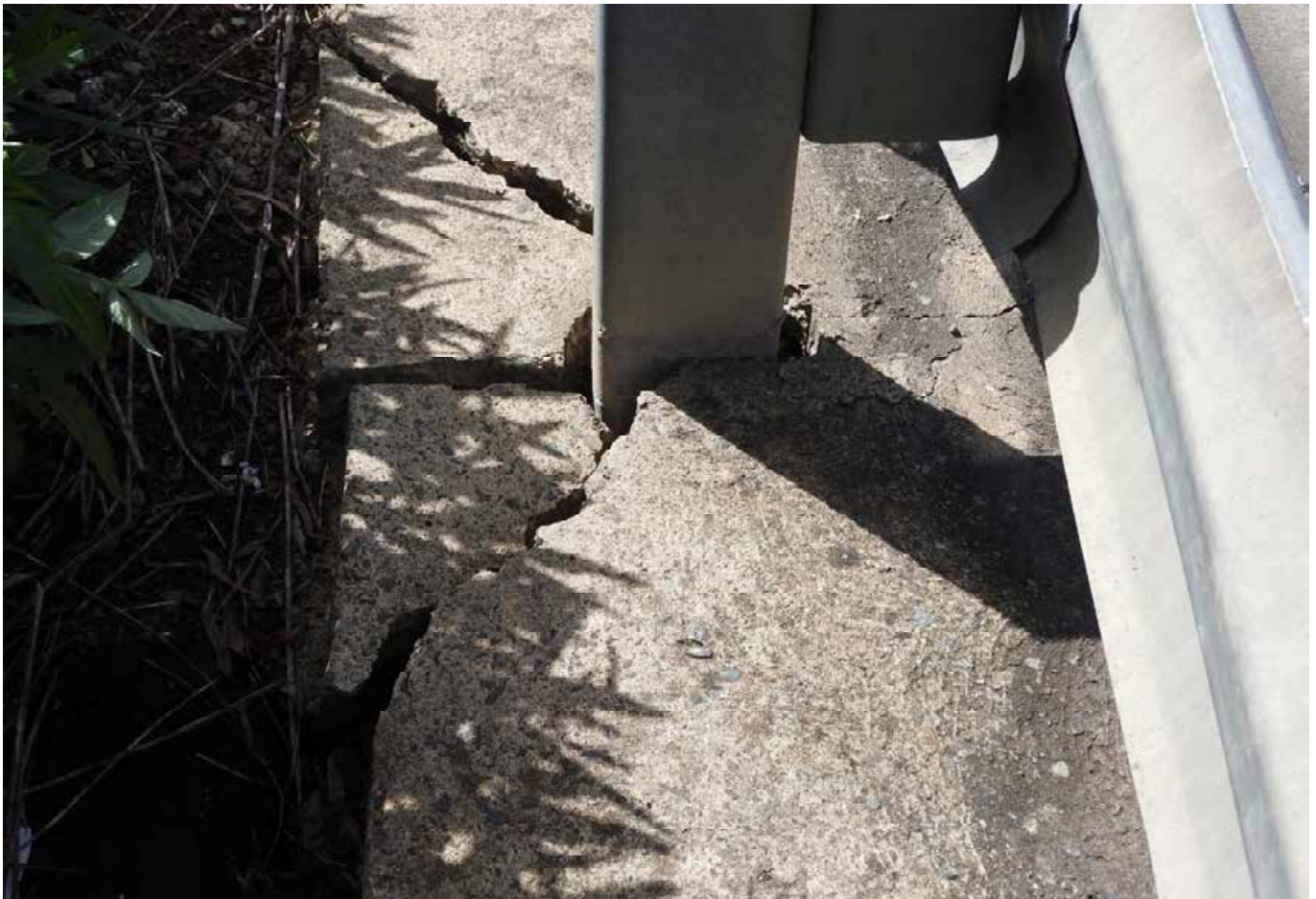




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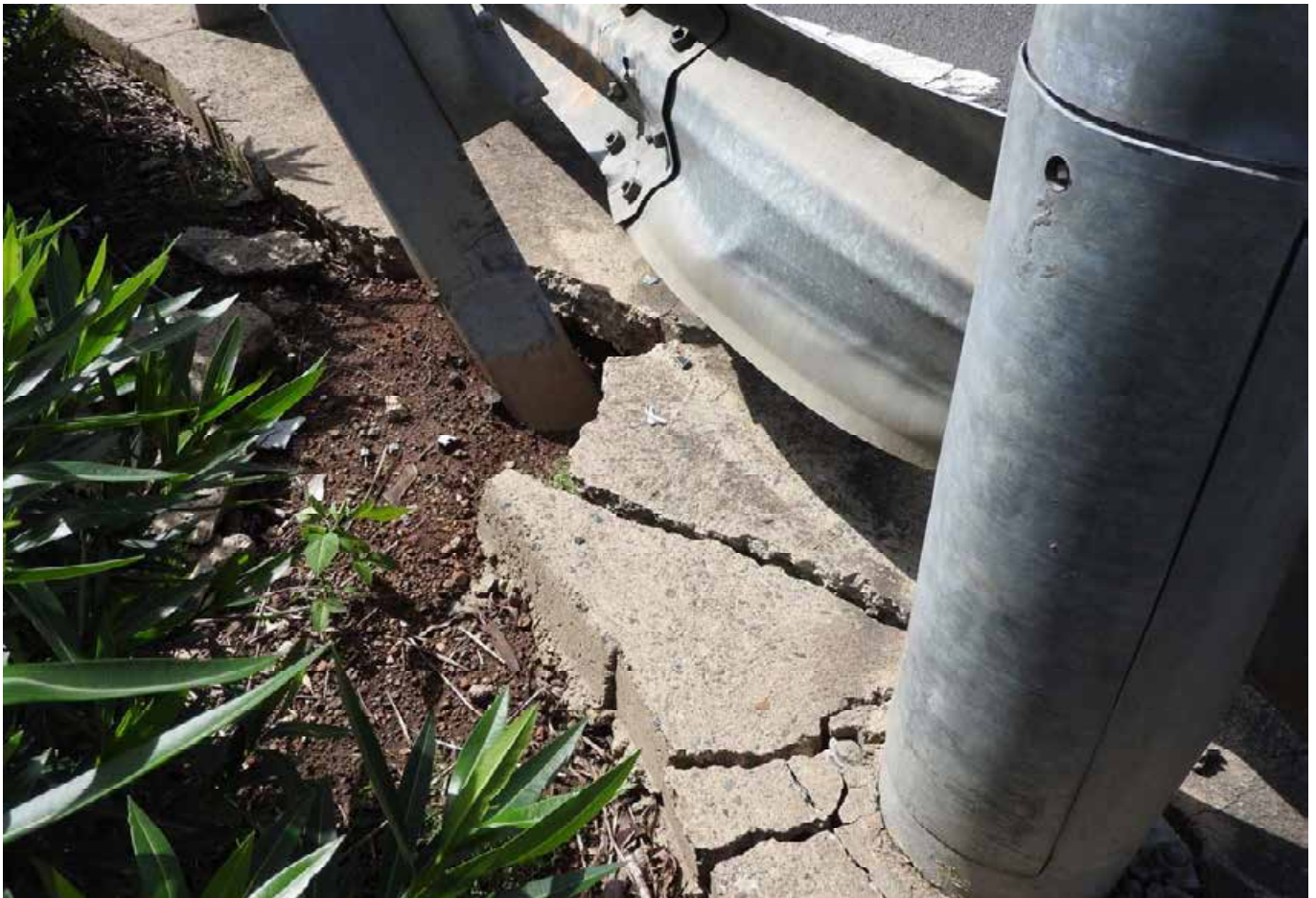




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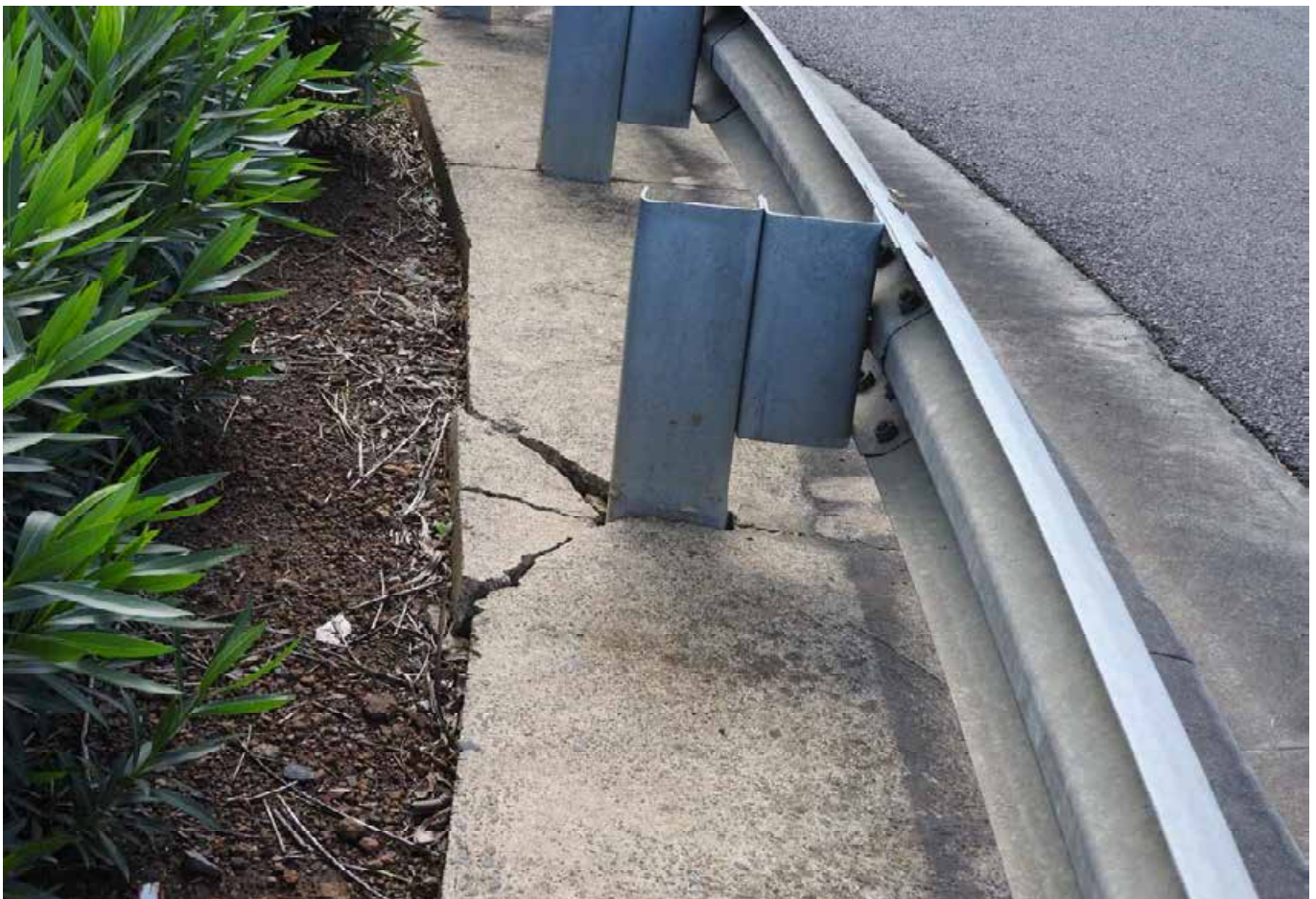
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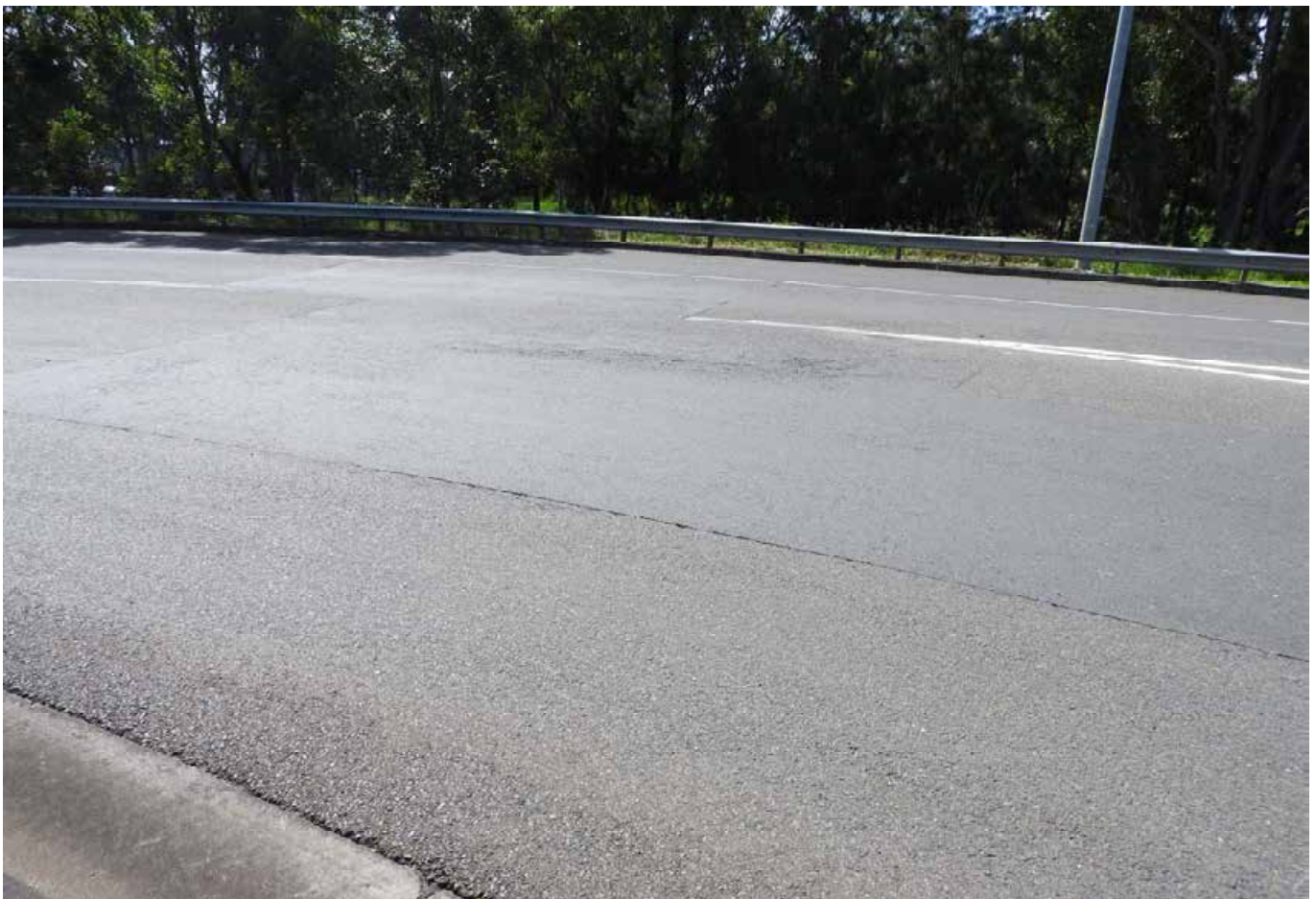
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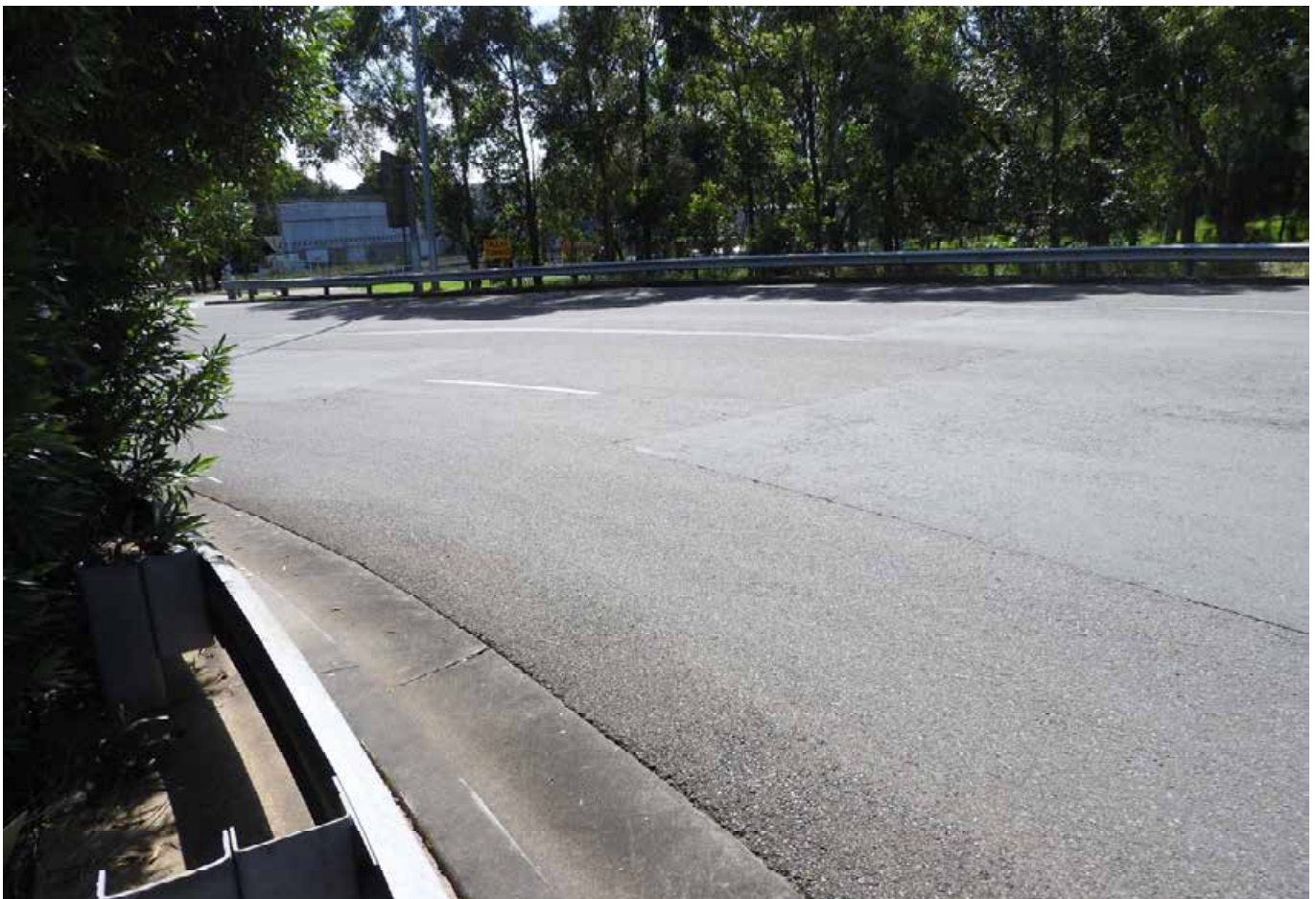
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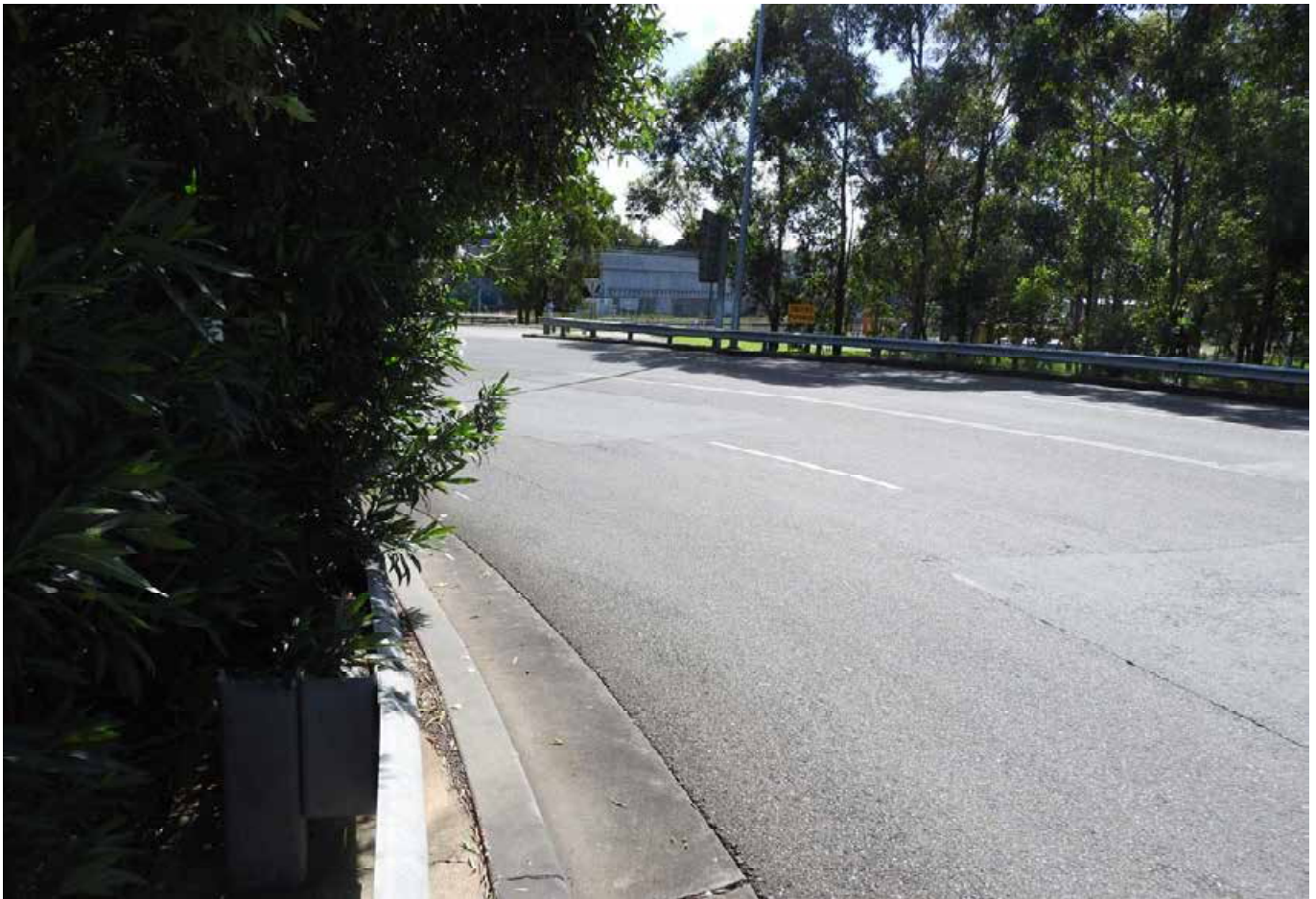




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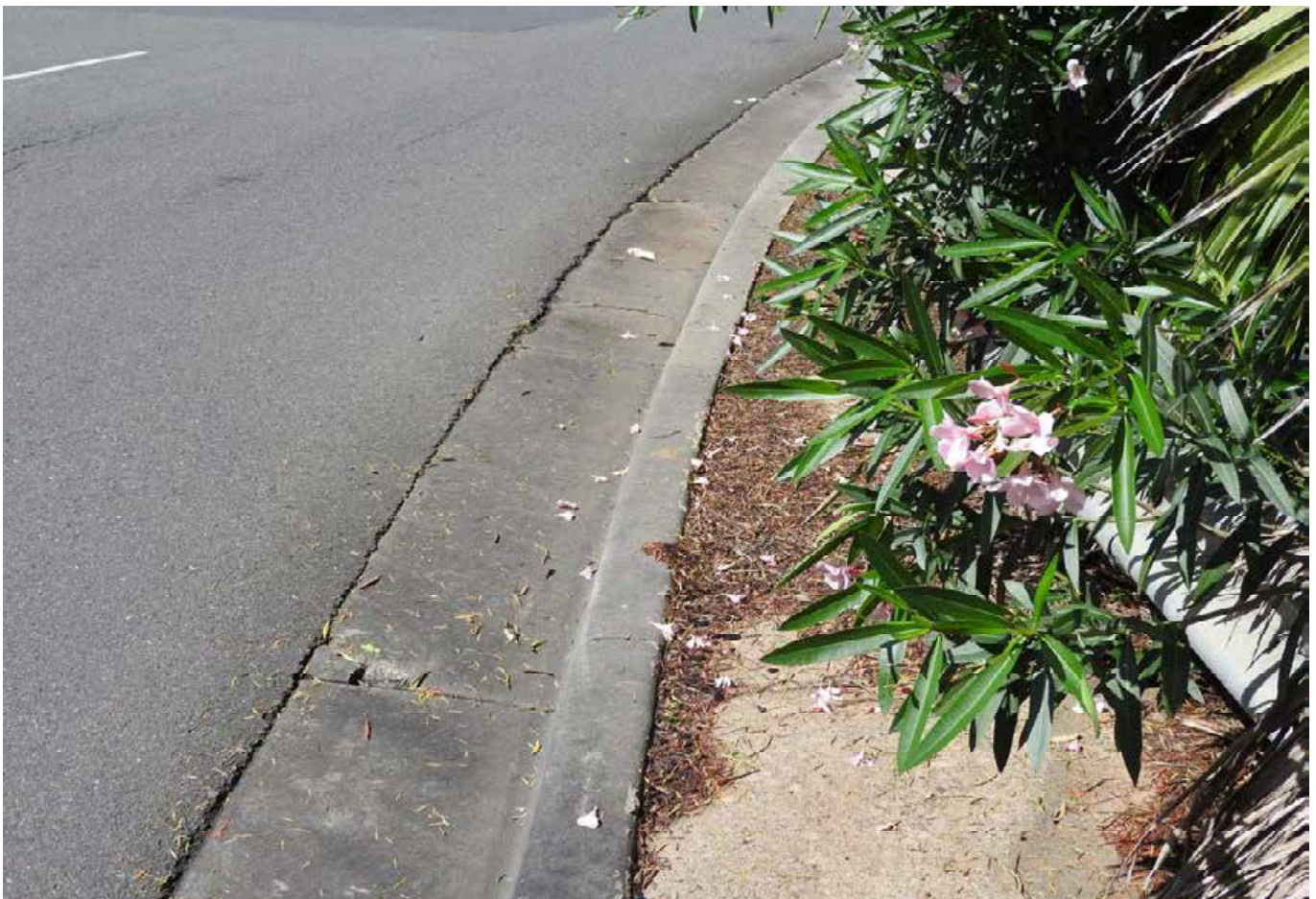
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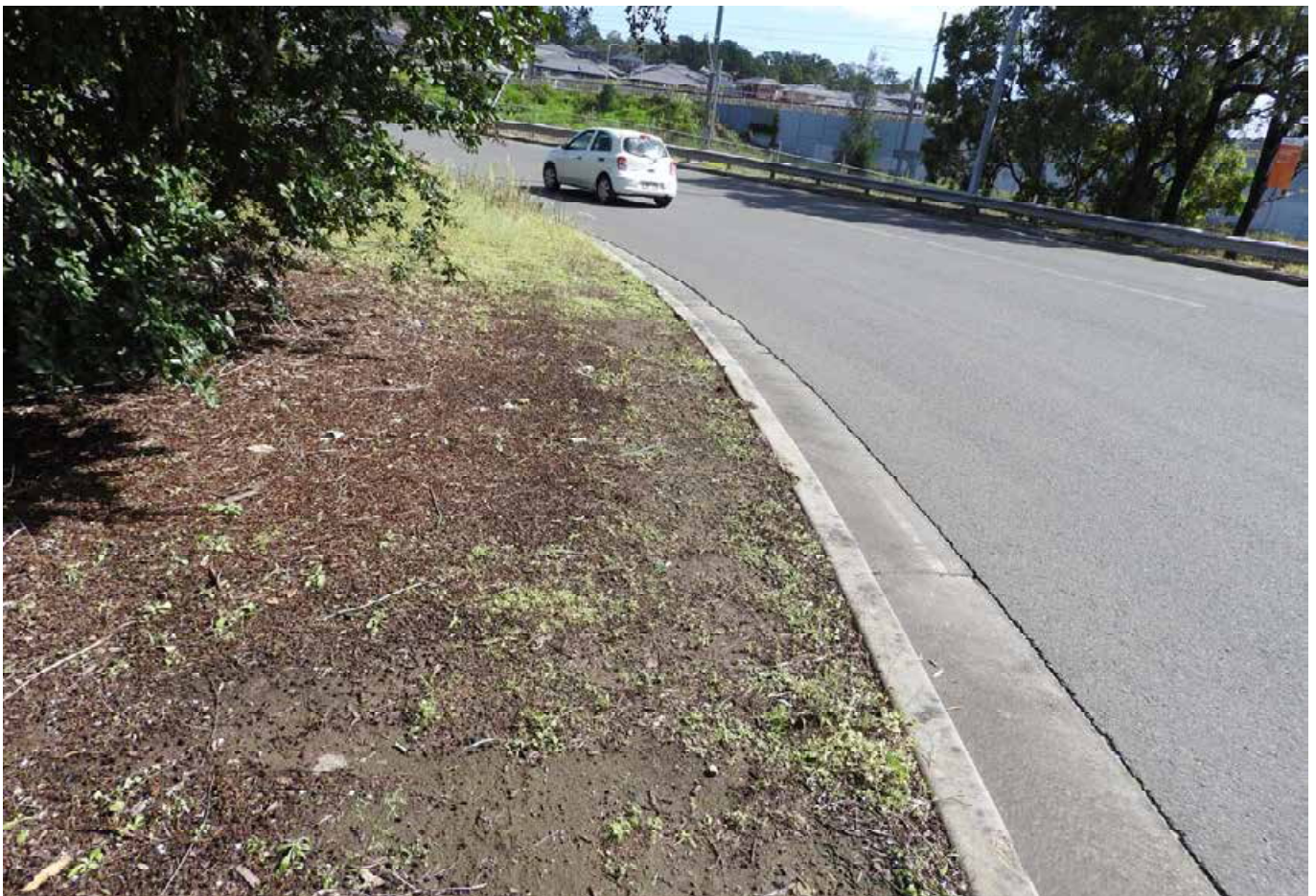
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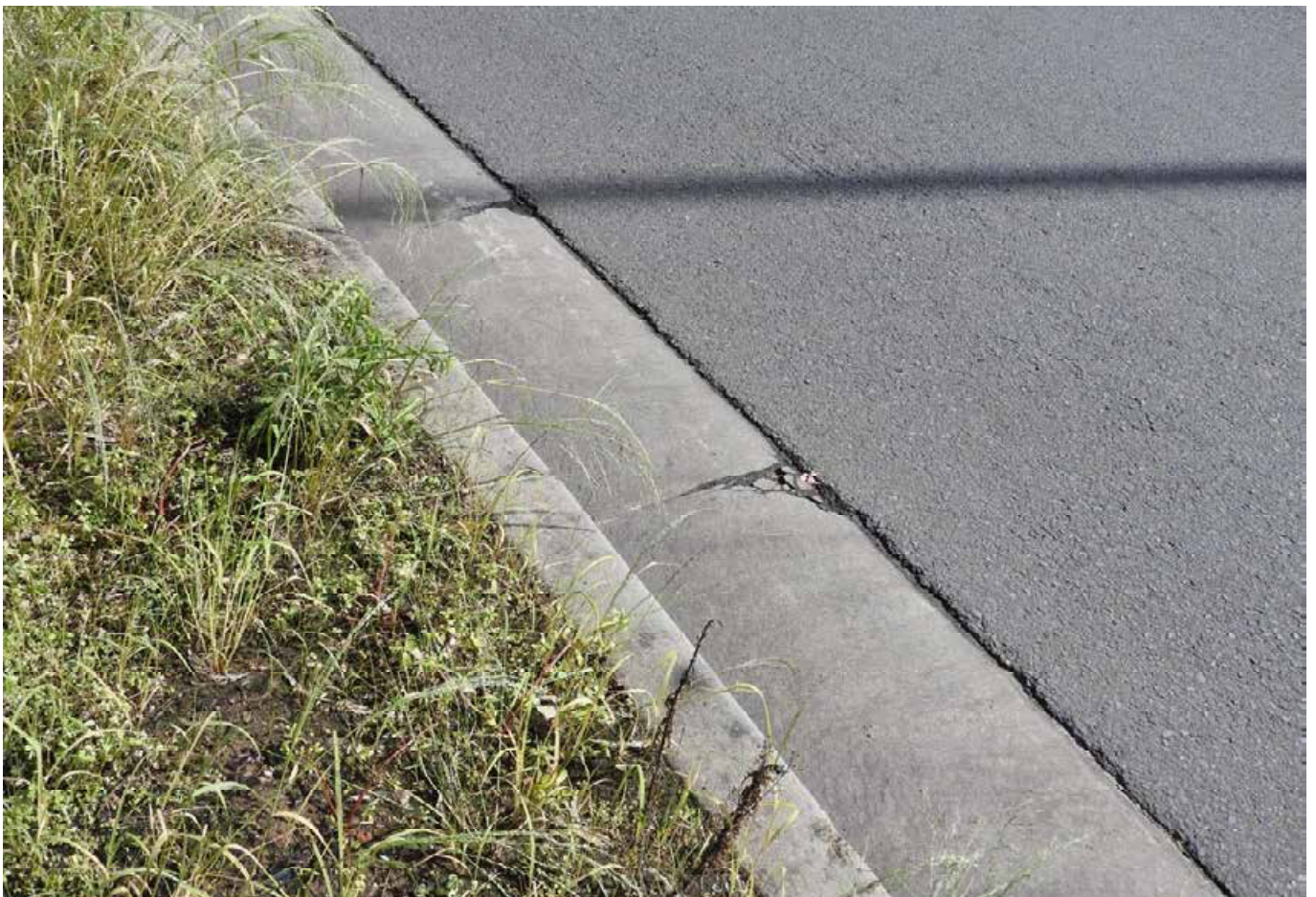
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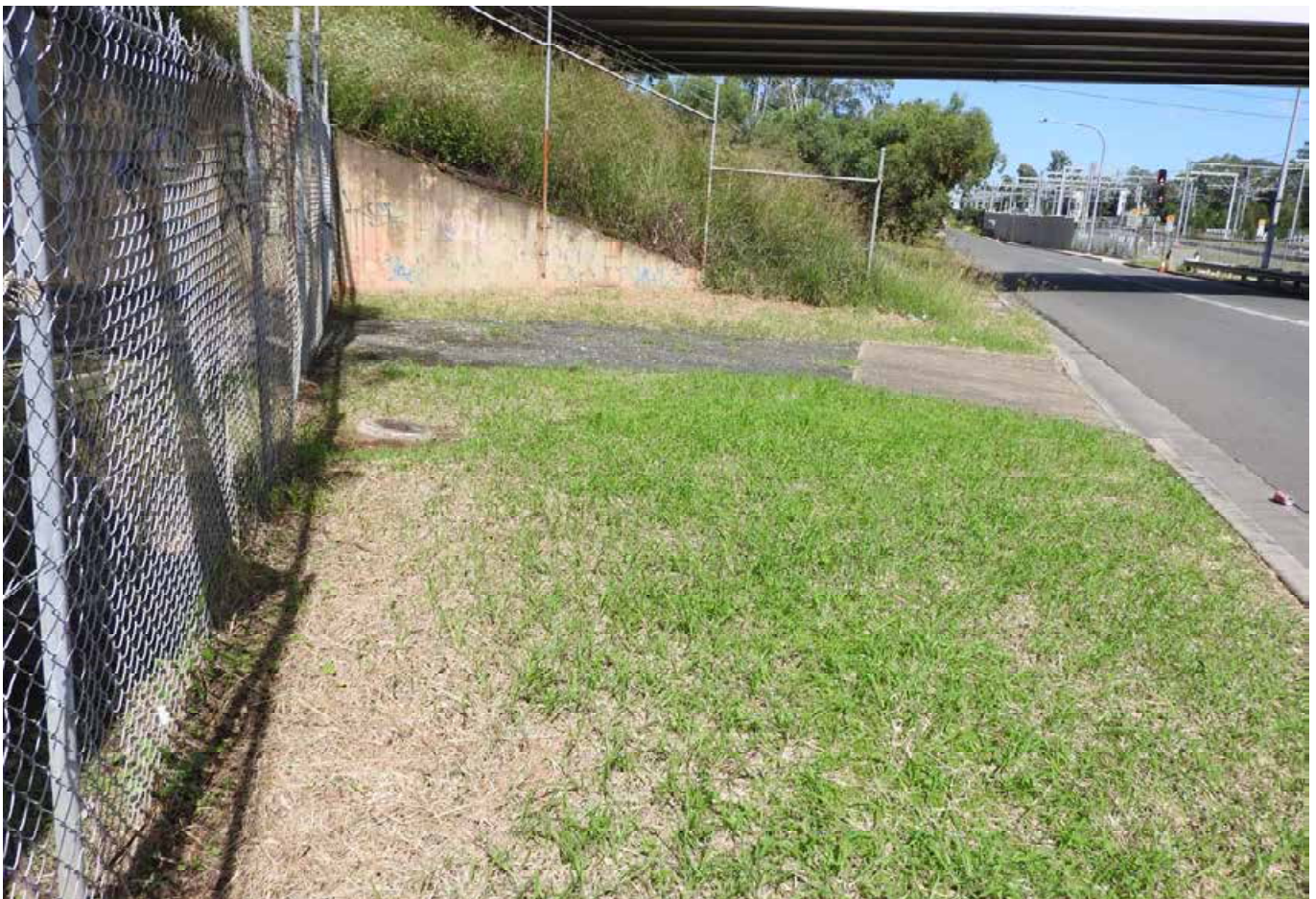
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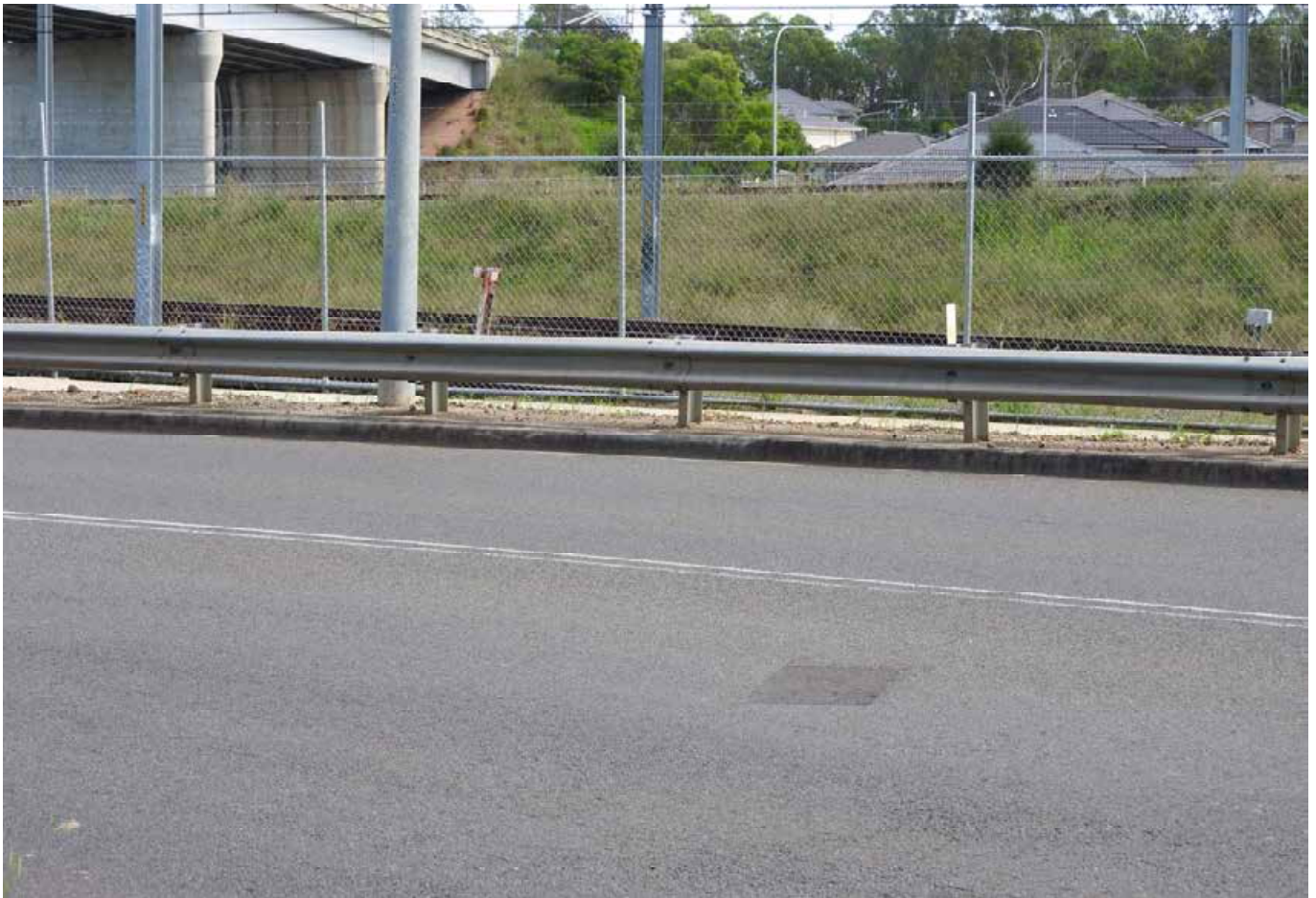




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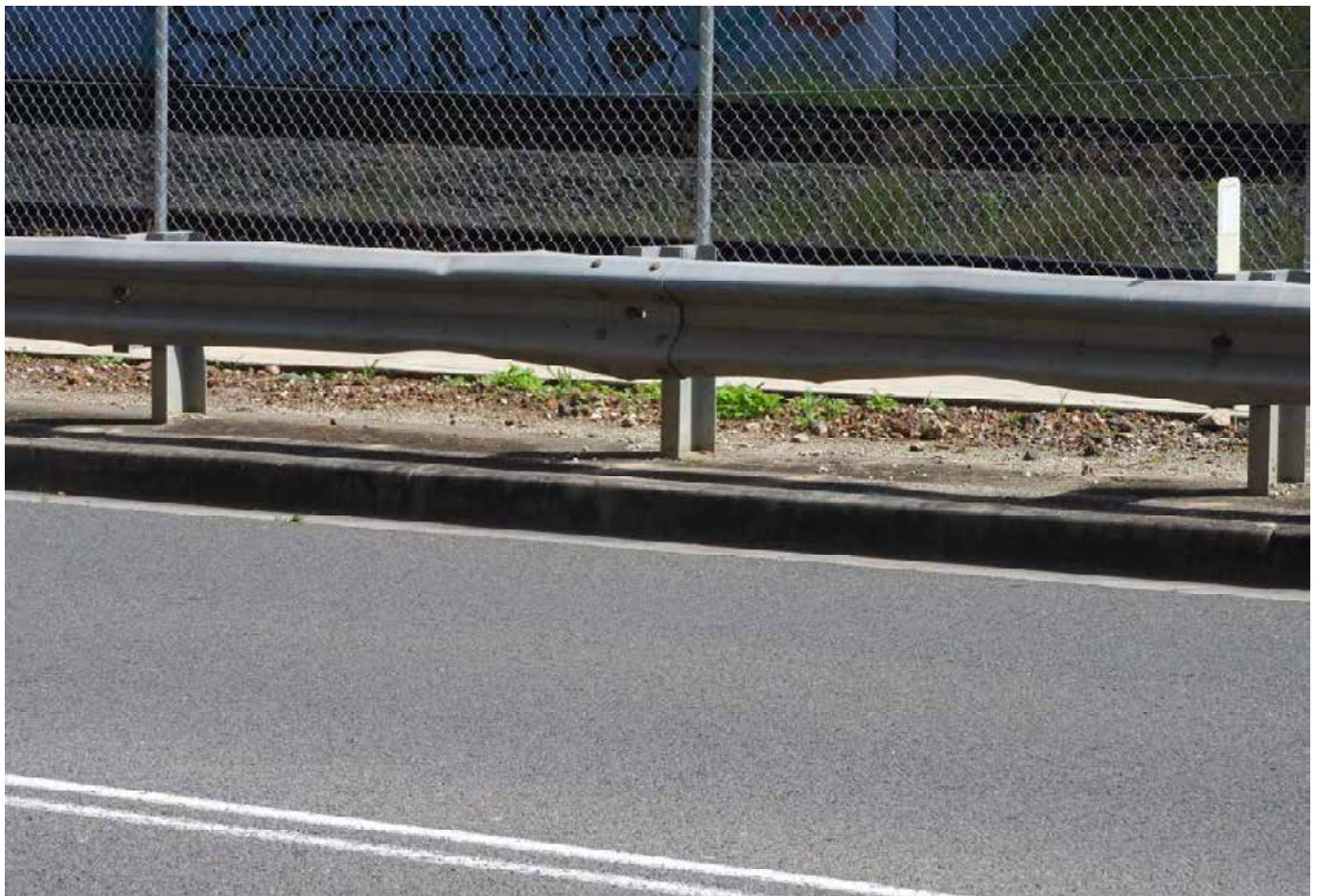
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