

Report

Pre-Construction Dilapidation & Photographic Survey of RMS Infrastructure Rose Bay Avenue and New South Head Road

DATE	30/10/2019
TO	EPM Projects Pty Ltd
ATTN	Mr Michael Nasiry
PROJECT	Cranbrook School Stage 2 Project
APPLICANT	Cranbrook School
APPLICATION NO.	SSD 8812

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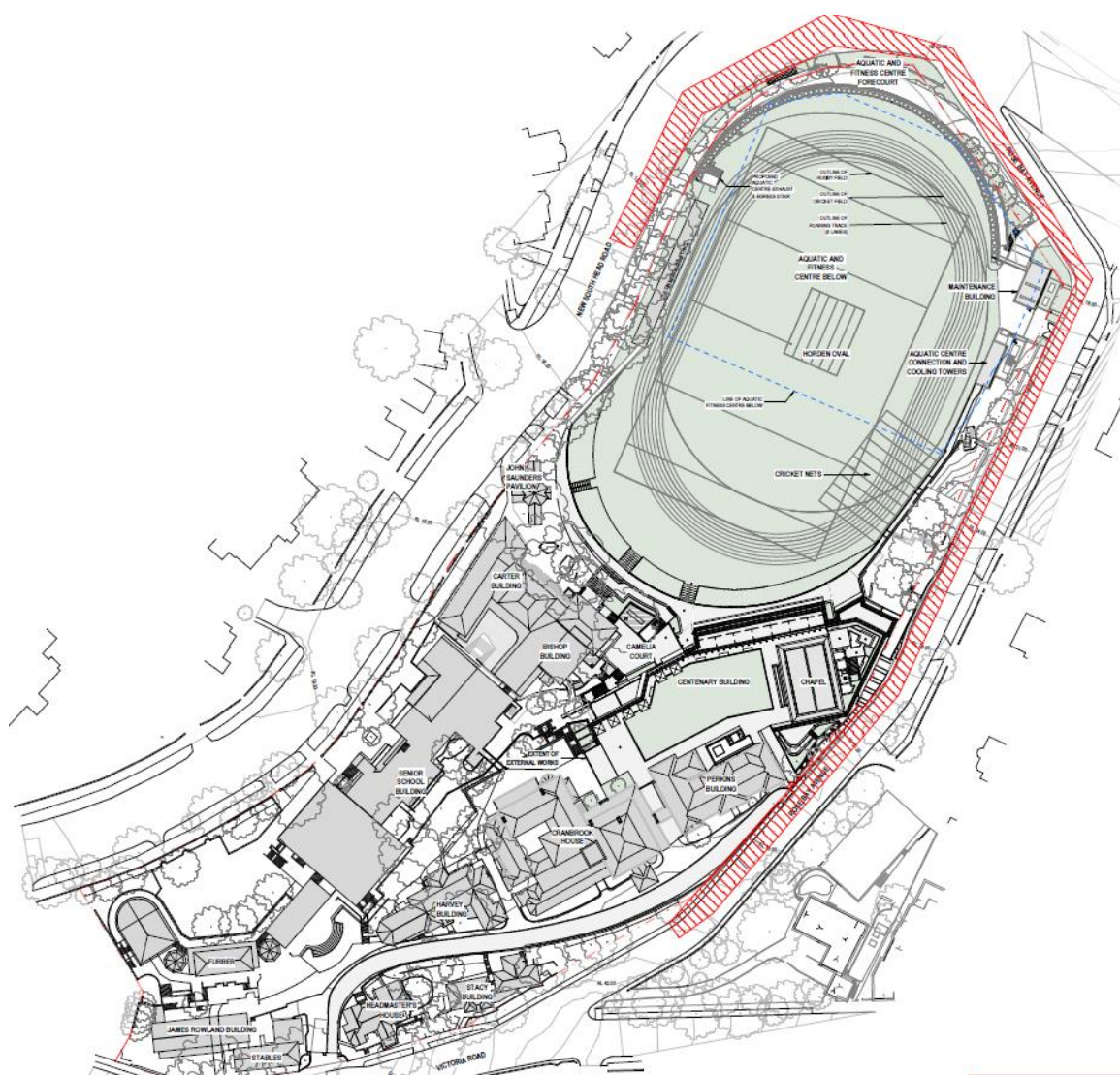
Introduction

The following is a pre-construction dilapidation report and photographic survey of the Rose Bay Avenue (Woollahra Council Road) and New South Head Road (RMS Road), Rose Bay that was carried out by SCP Consulting on 30 October 2019.

The Report has been prepared to address Condition AN9 - Submission of documentation, drawings and details to TfNSW (RMS) of Development Consent SSD 8812 for the approved development at Cranbrook School."

The scope of this report is limited to visible external and internal condition of the property at accessible areas only. No investigations of the condition of the services or other infrastructure was carried out.

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LOCATION PLAN

Description of Existing Property

Rose Bay Avenue is located along the eastern boundary of the proposed development and runs between Victoria Road and New South Head Road. The Rose Bay Avenue consists of concrete & asphaltic concrete footpaths with sandstone kerb & gutter and the roadway construction is of asphaltic concrete.

The New South Head Road roadway is constructed of asphaltic concrete and concrete. The footpath and kerb & gutter construction along New South Head Road are of concrete. The New South Head Road is located along the northern boundary of the proposed development.

Observations

The survey of the north bound lane and western footpath of the Rose Bay Avenue was carried out between Victoria Road to New South Head Road. The west bound lane and southern footpath of the New South Head Road surveyed along the boundary of the proposed development.

Observations/defects recorded during pre-construction dilapidation survey are outlined below. Photographs of these observations are provided – refer photos 1 to 161 inclusive:

PHOTO NO	OBSERVATION
1 to 3	Indentations, cracks and localised pitting observed at Rose Bay Ave near Victoria Rd intersection
4	Crack at footpath at west of Rose Bay Ave near Victoria Rd intersection
5	Joints, indentations and tyre marks along north bound lane of Rose Bay Ave near Victoria Rd intersection
6	Eastern boundary fence of the school along Rose Bay Ave near Victoria Rd intersection
7	Cracks and holes at west footpath of Rose Bay Ave
8	Cracks and indentations along north bound lane of Rose Bay Ave
9	Wide cracks along west footpath of Rose Bay Ave
10 & 11	Joints, cracks and indentations along north bound lane of Rose Bay Ave
12 & 13	Broken kerb and wide cracks along west footpath of Rose Bay Ave. Also, school fence noted to be broken and out of plumb
14	Along north bound lane of Rose Bay Ave cracks, indentations and localised pitting observed
15 & 17	Broken and out of plumb timber fence at west footpath of Rose Bay Ave
16	Localised pitting and cracks at parking lane at west of Rose Bay Ave
18	Cracks at footpath and broken kerb & gutter at west of Rose Bay Ave
19	Along north bound lane of Rose Bay Ave cracks, indentations and localised pitting observed

PHOTO NO	OBSERVATION
20	Wide cracks along west footpath of Rose Bay Ave
21 & 22	Along north bound lane of Rose Bay Ave cracks, indentations and localised pitting observed
23	Broken kerb and wide cracks along west footpath of Rose Bay Ave. Also, school fence noted to be out of plumb
24	Tyre marks, cracks, indentations and localised pitting along north bound lane of Rose Bay Ave
25 to 32	Cracks at footpath, broken kerb & gutter and out of plumb timber fence at west of Rose Bay Ave
33	Along north bound lane of Rose Bay Ave cracks, indentations and localised pitting observed
34 to 38	Cracks at footpath, broken kerb & gutter and broken & out of plumb timber fence at west of Rose Bay Ave
39	Along north bound lane of Rose Bay Ave cracks, indentations and localised pitting observed
40 to 47	Cracks at footpath, broken kerb & gutter and broken & out of plumb timber fence at west of Rose Bay Ave
48 to 50	Along north & south bound lanes of Rose Bay Ave cracks, indentations and localised pitting noted
51 to 54	Cracks at footpath, broken kerb & gutter and broken & out of plumb timber fence at west of Rose Bay Ave
55	Along north bound lane of Rose Bay Ave cracks, indentations and localised pitting observed
56 to 59	Holes & Cracks at footpath and broken kerb & gutter at west of Rose Bay Ave
60 to 62	Along north & south bound lanes of Rose Bay Ave cracks, indentations and localised pitting noted
63 to 64	Wide Cracks at footpath and broken kerb & gutter at west of Rose Bay Ave
65 to 66	Uneven settlement, cracks, indentations and localised pitting noted along north & south bound lanes of Rose Bay Ave
67 to 72	Cracks at footpath, broken kerb & gutter and out of plumb timber fence at west of Rose Bay Ave
73 to 79	Along north & south bound lanes of Rose Bay Ave cracks, indentations and localised pitting noted near New South Head Rd intersection
80 to 82	Uneven settlement, wide cracks, broken kerb & gutter noted at west of Rose Bay Ave near New South Head Rd intersection
83 to 84	Broken and out of timber fence at west of Rose Bay Ave near New South Head Rd intersection
85 to 87	Cracked kerb & gutter and broken & out of plumb timber fence at west of Rose Bay Ave near New South Head Rd intersection. Also missing timber fence at bottom noted

PHOTO NO	OBSERVATION
88	Along north bound lane of Rose Bay Ave cracks, indentations and localised pitting noted near New South Head Rd intersection
89	Missing timber fence at west of Rose Bay Ave near New South Head Rd intersection
90 to 93	Along north & south bound lanes of Rose Bay Ave cracks, indentations and localised pitting noted near New South Head Rd intersection
94 to 96	At Rose Bay Ave near New South Head Rd intersection broken kerb at west footpath and cracks, indentations and pitting along north bound lane noted
97 to 98	Telstra Pit and Electrical Pillar at west of Rose Bay Ave near New South Head Rd intersection
99 to 103	At Rose Bay Ave near New South Head Rd intersection broken kerb at west footpath and cracks, indentations and pitting along north bound lane noted
104 to 105	Looking north, joints, uneven surface, indentations and cracks at New South Head Rd near intersection of Rose Bay Ave
106	Man-hole at footpath near intersection of New South Head Rd & Rose Bay Ave
107 to 111	At Rose Bay Ave near New South Head Rd intersection broken kerb at west footpath and cracks, indentations and pitting along north bound lane noted
112 to 114	Along west bound lane of New South Head Rd near Rose Bay Ave intersection cracks indentations and localised pitting observed. Also, cracked kerb & gutter noted.
115	Broken timber fence at south of New South Head Rd
116 to 120	Along west bound lane of New South Head Rd intersection cracks indentations and localised pitting observed. Also, cracked kerb & gutter noted.
121 to 125	Light poles, service pits, footpath and kerb & gutter along south footpath of New South Head Rd
126 to 129	Looking west at New South Head Rd, cracks at footpath and kerb & gutter noted. Along roadway repair patches, cracks, joints, indentations and localised pitting observed along west bound lane
130	School Zone sign board at New South Head Rd
131	Cracked roadway along west bound lane, New South Head Rd
132	Broken timber fence at south of New South Head Rd
133 to 134	Uneven footpath and broken timber fence at south of New South Rd
135	Looking north cracked roadway, repair patches and indentations along west bound lane of New South Head Rd
136	Broken kerb & gutter at south of New South Head Rd
137	Looking north uneven roadway, repair patches and indentations along west bound lane of New South Head Rd
138	Electrical Pillar at southern footpath of New South Head Rd
139	Crack at west bound lane of New South Head Rd
140 to 142	Uneven and cracked driveway

PHOTO NO	OBSERVATION
143 to 144	Cracks and indentations at west bound lane of New South Head Rd
145	Uneven kerb at south near bus shelter, New South Head Rd
146	General view of footpath at south near bus shelter at New South Head Rd
147	Cracks, localised pitting and indentations at west bound lane of New South Head Rd
148	Metal fence along south of New South Head Rd
149	Cracked footpath near bus shelter, New South Head Rd
150	View of footpath at backside of bus shelter
151 to 152	Broken concrete pad and cracks at bus shelter, New South Head Rd
153 to 154	Timber roof framing at bus shelter, New South Head Rd
155	Timber Wall framing at bus shelter, New South Head Rd
156	Looking north cracks, indentations and repair patches at west bound lane in front of bus shelter, New South Head Rd
157 to 159	Cracked and uneven footpath & driveway near bus shelter, New South Head Rd
160	General view of tiled roof at bus shelter, New South Head Rd
161	Looking north cracks and indentations at west bound lane in front of bus shelter, New South Head Rd



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

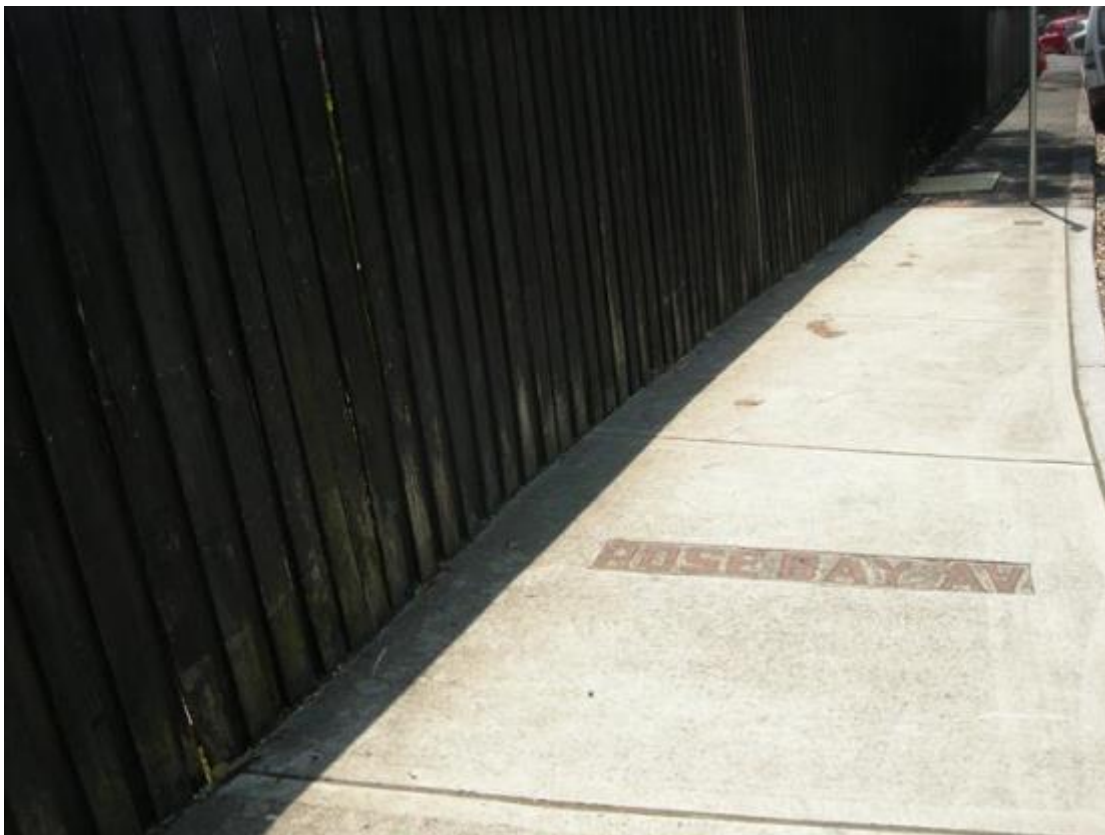


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PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



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PHOTO 19



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PHOTO 33

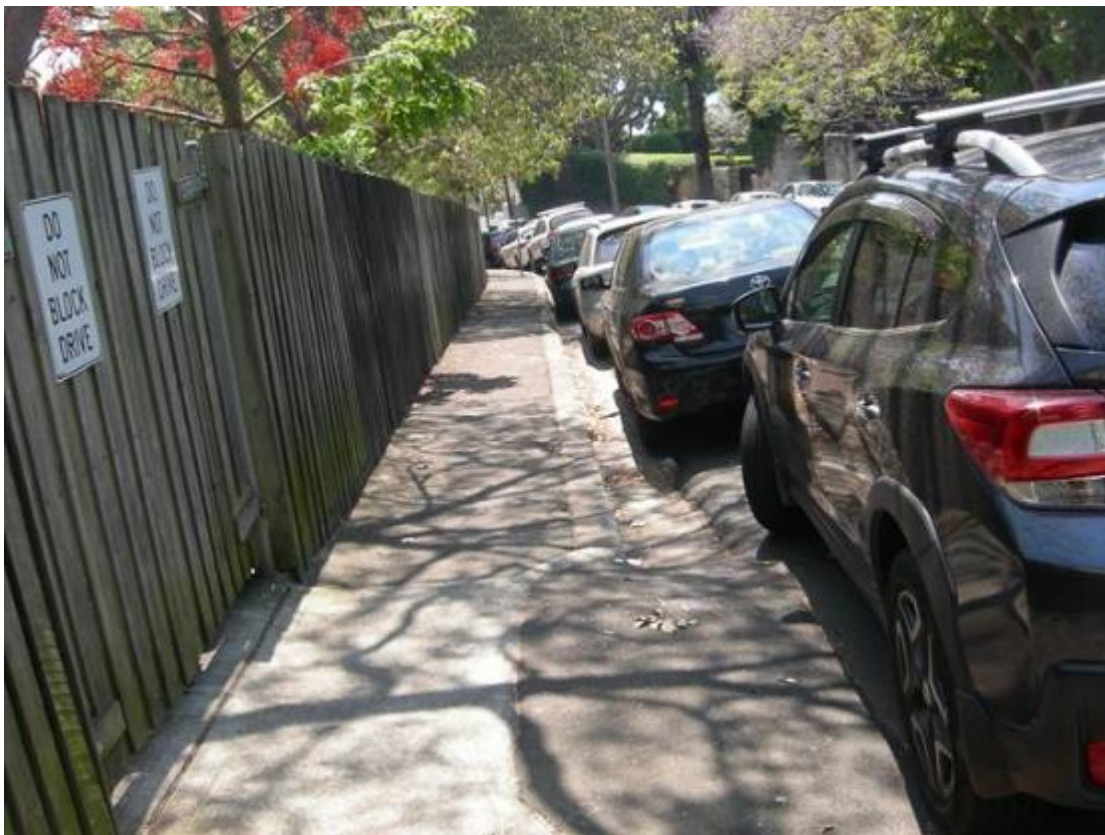


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PHOTO 35

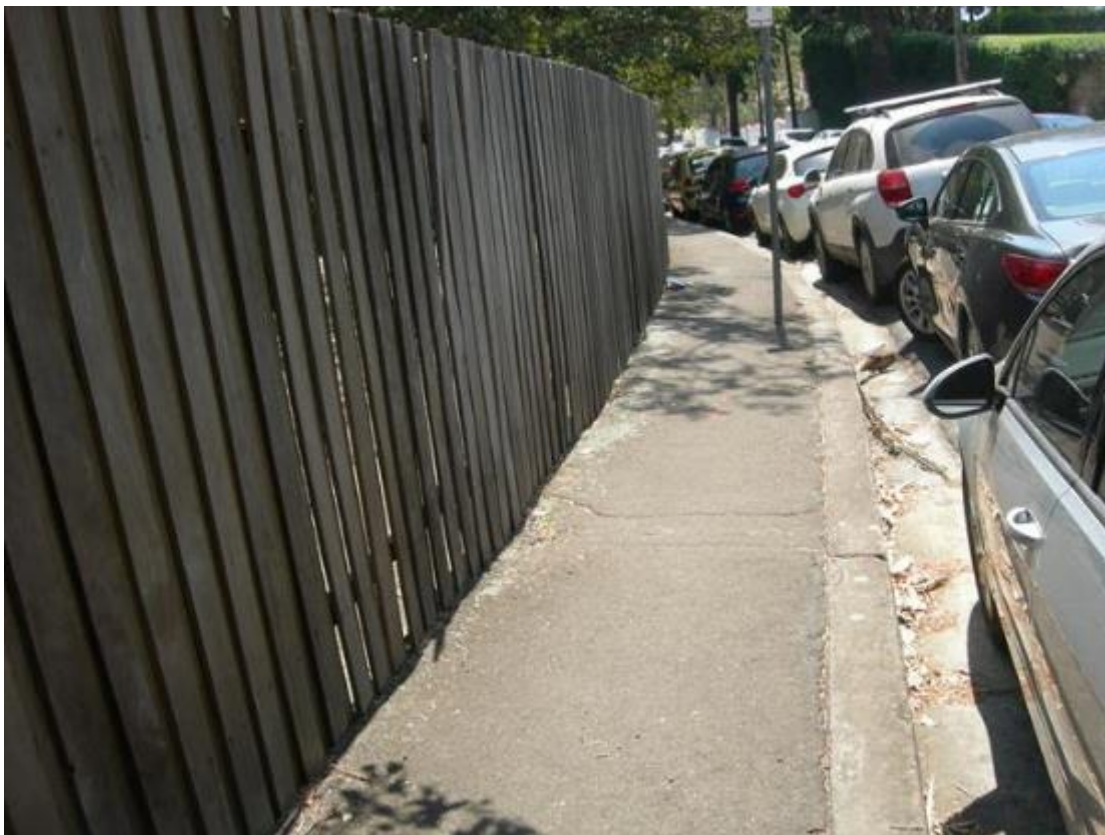


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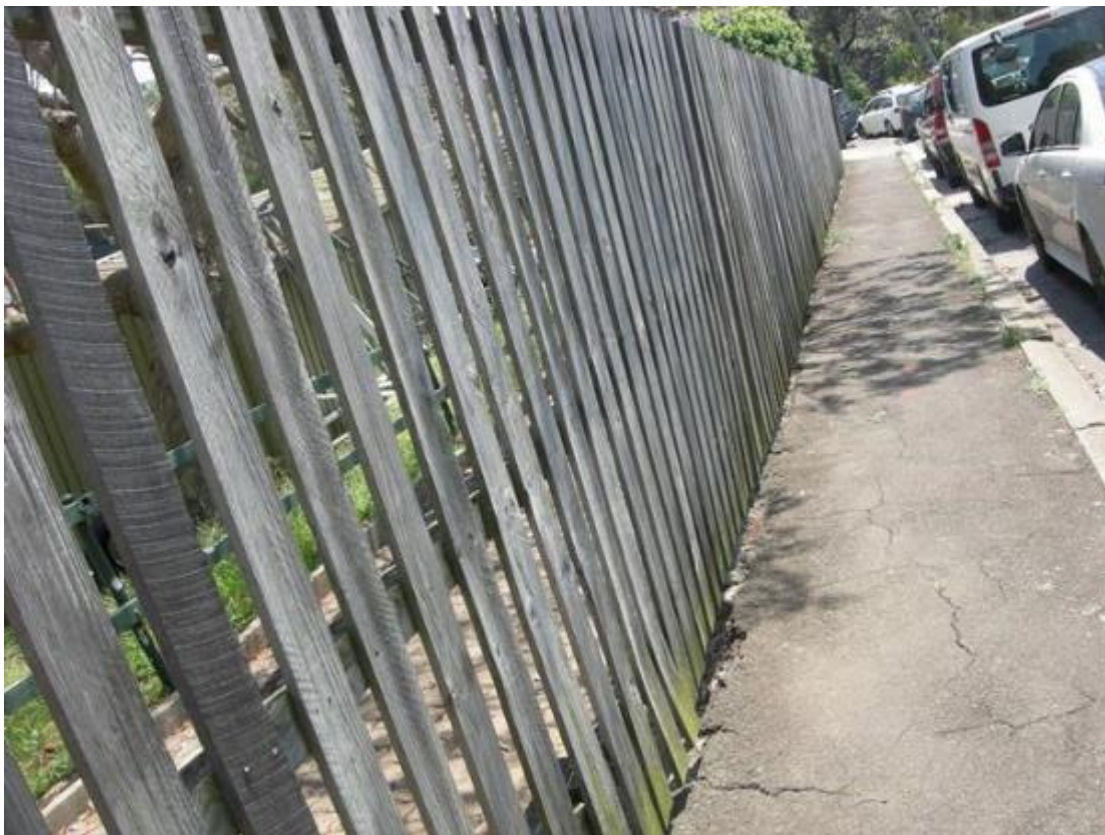


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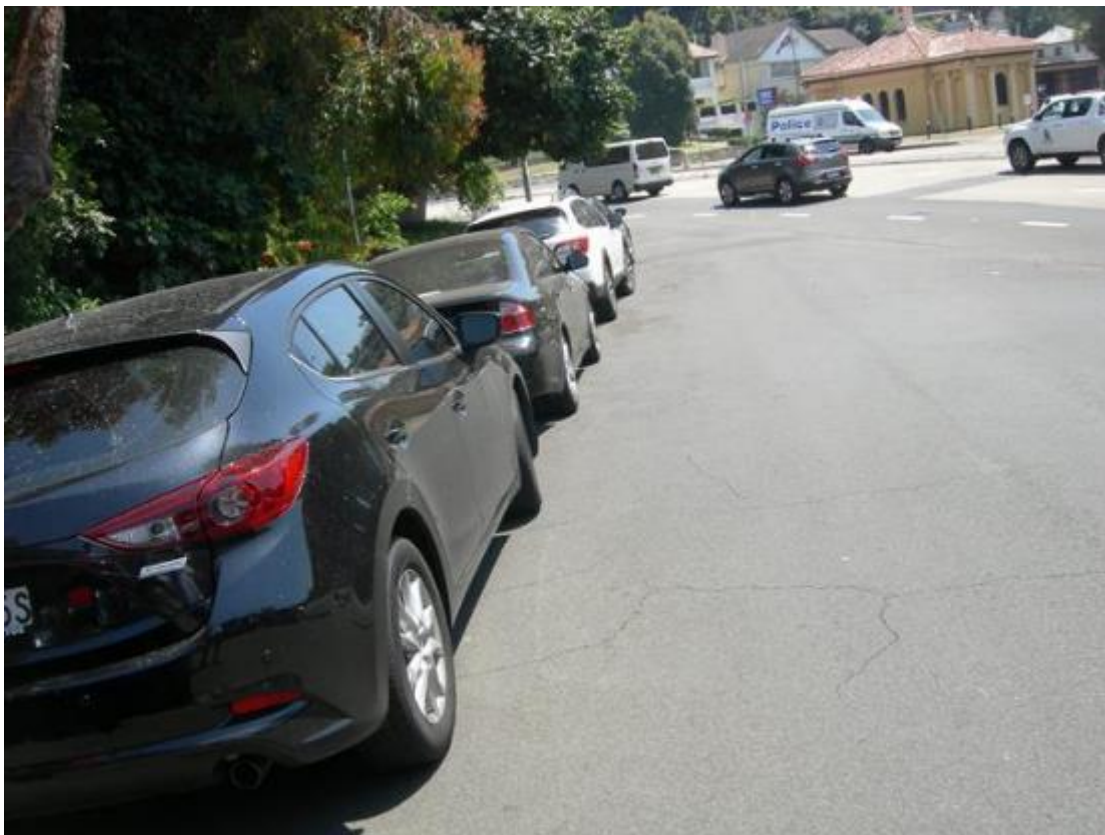


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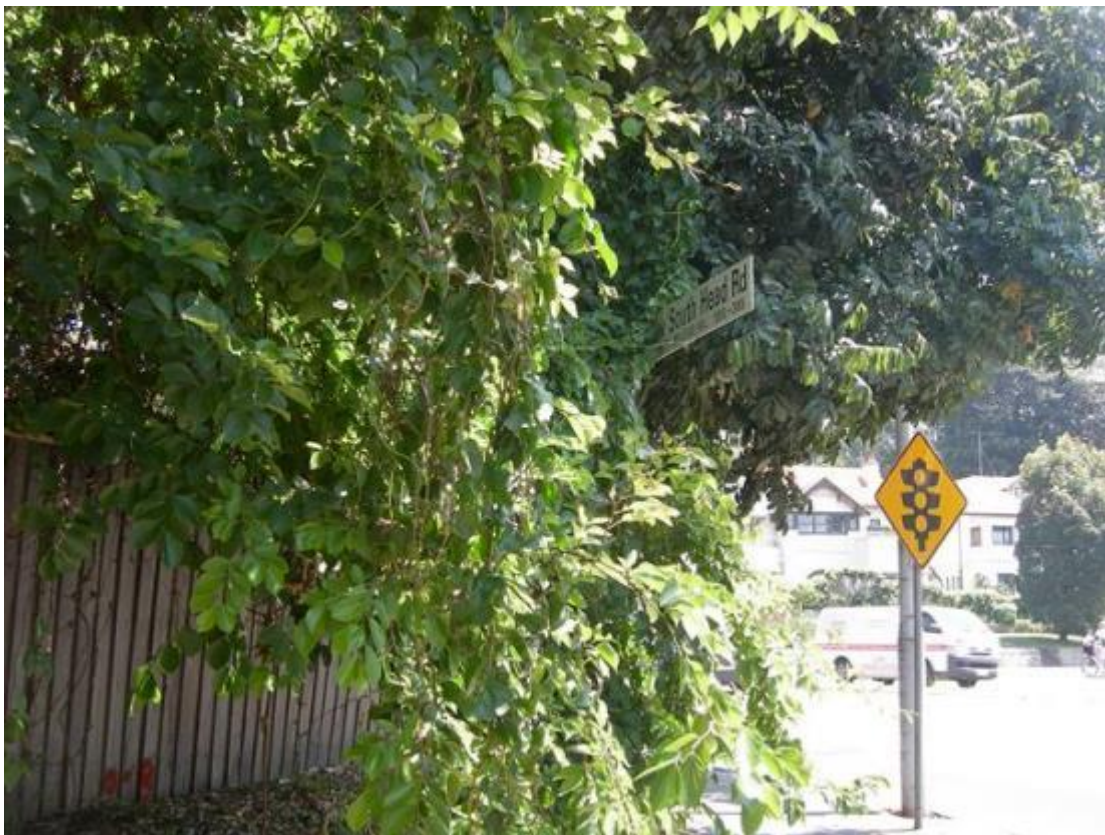


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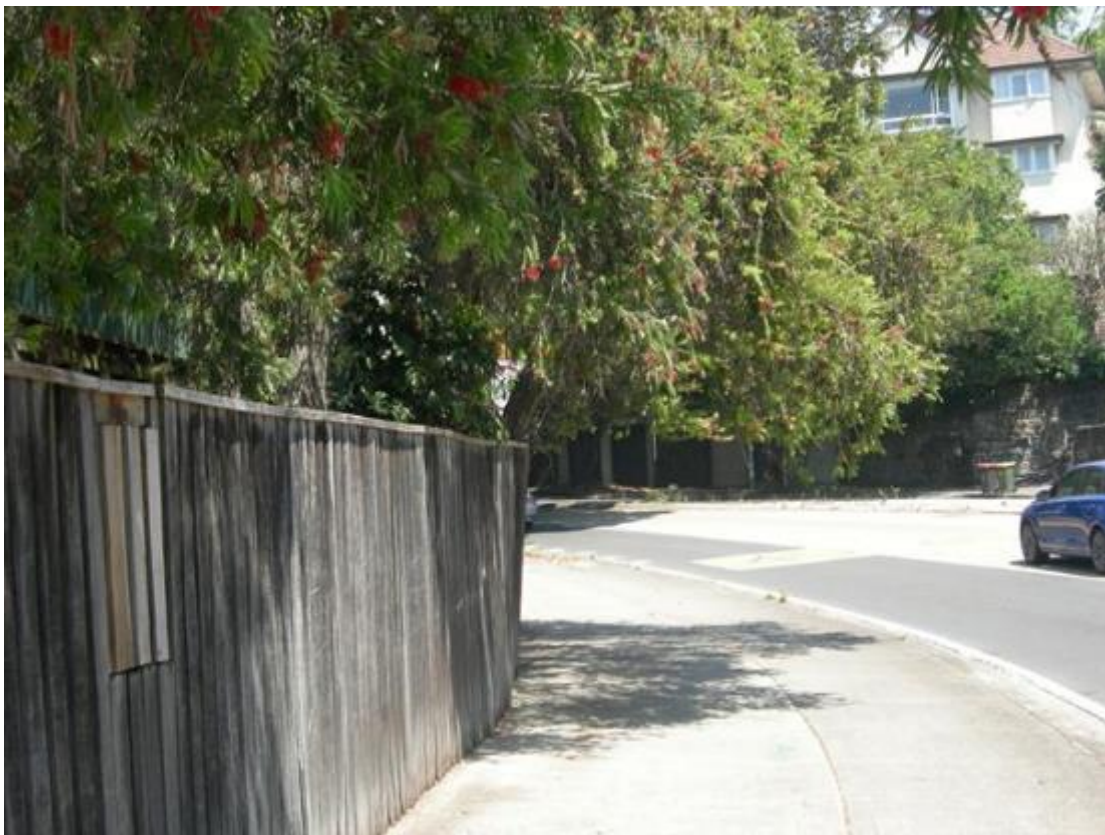


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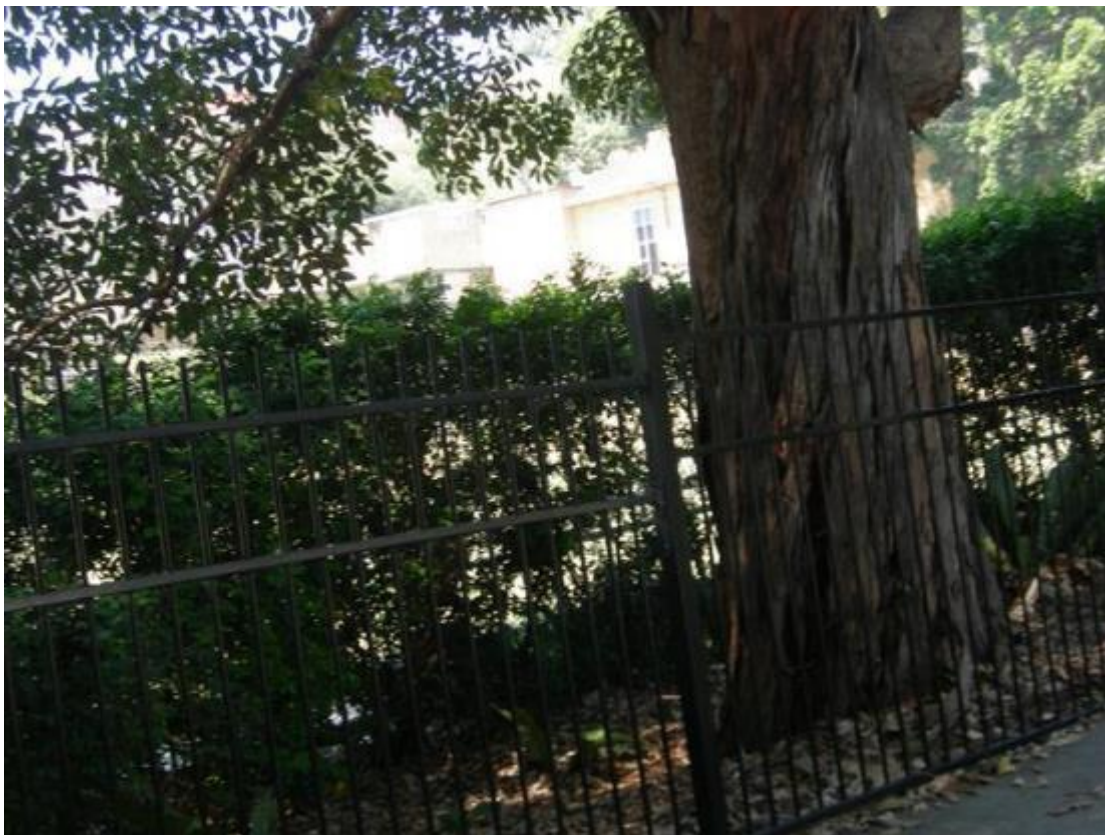


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