



BANK STREET COMMERCIAL WHARF – DRY WORKS

POST-CONSTRUCTION DILAPIDATION REPORT

July 22nd 2020

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Date:	22/07/2020
Revision:	A

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COPYRIGHT DISCALIMER

The following 'Post-construction Dilapidation Report' for the *Bank Street Commercial Wharf* project on behalf of Transport for NSW contains multiple photographic images that capture the current condition of the public domain site frontages. The photographic record includes, but is not limited to, images of the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the site frontage.

Christie Civil and the person responsible for the photographic record presented within this 'Post-construction Dilapidation Report' for the *Bank Street Commercial Wharf* project on behalf of Transport for NSW acknowledge that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images.

Photographer: Simon Xin

Signature: 

Date: 22/07/2020

Christie Civil Representative: Thomas Caruana – *BEng Civil (Hons)*

Signature:

Date: 22/07/2020

1 INTRODUCTION

The following 'Post-construction Dilapidation Report' for the *Bank Street Commercial Wharf* project, on behalf of Transport for NSW, contains multiple photographic images that aim to capture the post-construction condition of the public domain site frontages.

Client: Transport for NSW

Location: 5-11 Bank Street, Pyrmont, NSW, 2009

Date of Inspection: 22/07/20

Inspector/Photographer: Thomas Caruana, Simon Xin

Weather Conditions: Fine

Orientation: See *Figure 1*

Report Type: Visual post-construction Dilapidation Inspection

1.1 DILAPIDATION INSPECTION EXTENT

The extent of the post-construction dilapidation inspection is shown in *Figure 1*. The inspection encompassed, but was not limited to: footpaths, nature strips, kerbs and gutters, driveway crossovers and laybacks, kerb ramps, road carriageways, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the site frontage (as per MOD 3, Terms of Approval, D16).

The purpose of this report is to provide a photographic record that captures the post-construction condition of the surrounding public domain of the site (*Figure 1*). This report is not to be used for any other purpose other than what was specified in the latter.



Figure 1 – Post-construction Dilapidation Inspection Extent

1.2 SUMMARY OF POST-CONSTRUCTION DILAPIDATION

Construction works as part of the, 5-11 Bank St Commercial Wharf project, have not caused any unintentional adverse structural damage to adjoining roads and infrastructure, as shown through the pre- and post-construction photos below.

Upon visual inspection of all adjoining areas, the only significant difference between pre- and post-construction is the permanent restoration works that have occurred on the adjoining asphalt footpath and road, as shown below.

Other notable changes are in regards to traffic signage. New traffic signs, indicating change in speed limits to the area have been added, as shown below. It must be noted that these works have not occurred as part of the 5-11 Bank St Commercial Wharf project.

Driveway and laybacks for the Project site and adjacent TfNSW owned lot, have been modified as per scope of works for the Project and as directed by City of Sydney Council respectively.

Apart from these noticeable changes to the public domain, there has been no adverse structural damage that is noticeable on the adjoining roads and infrastructure as caused by the construction activities of the Project.

2 SOUTHERN FRONTAGE

2.1 PAVEMENT

The following images depict the current, post-construction condition, of the site frontages of the *Bank Street Commercial Wharf* project.

Image Number

1

Orientation

SE (South-East)

Defect/Description

For reference

Pre-Construction



Post-Construction

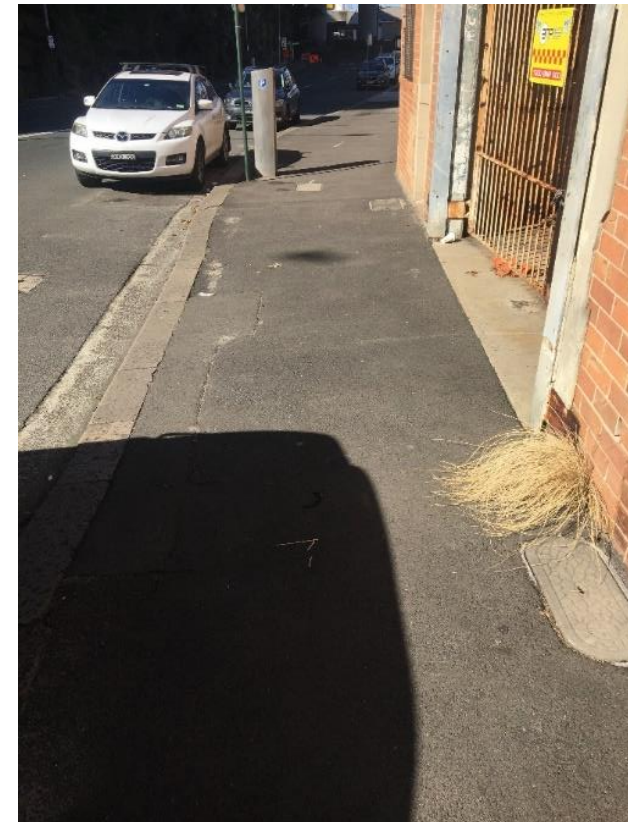


Image Number

2

Orientation

SE

Defect/Description

For reference



Image Number

3

Orientation

SE

Defect/Description

For reference

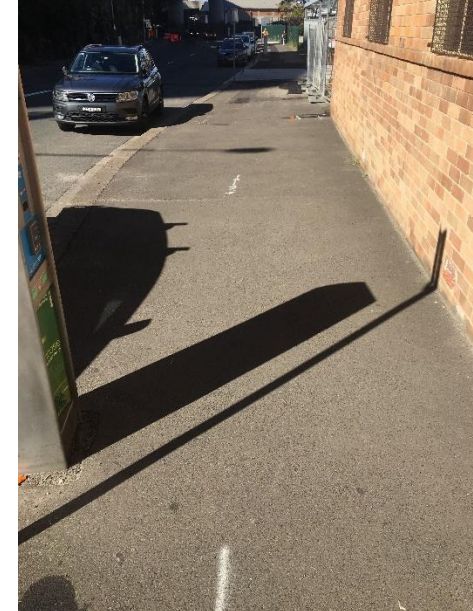
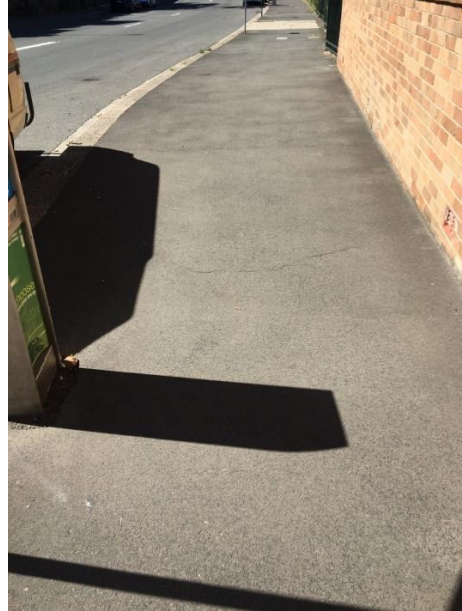


Image Number

4

Orientation

SE

Defect/Description

For reference



Image Number

5

Orientation

SE

Defect/Description

For reference



Image Number

6

Orientation

SE

Defect/Description

For reference



Image Number

7

Orientation

SE

Defect/Description

For reference



Image Number

8

Orientation

SE

Defect/Description

For reference



Image Number

9

Orientation

SE

Defect/Description

For reference



Image Number

10

Orientation

SE

Defect/Description

For reference



Image Number

11

Orientation

SE

Defect/Description

For reference,

permanent

restoration works

post-construction

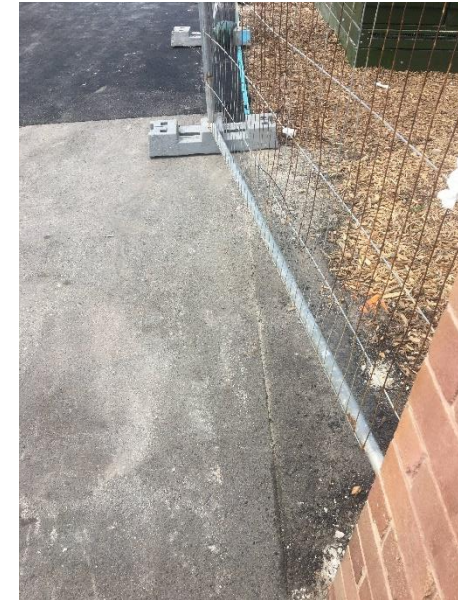


Image Number

12

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

13

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

14

Orientation

SE

Defect/Description

For reference, new driveway and layback as per COS Specifications.



Image Number

15

Orientation

SE

Defect/Description

For reference, permanent restoration works post-construction



Image Number

16

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

17

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

18

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

19

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

20

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

21

Orientation

SE

Defect/Description

For reference

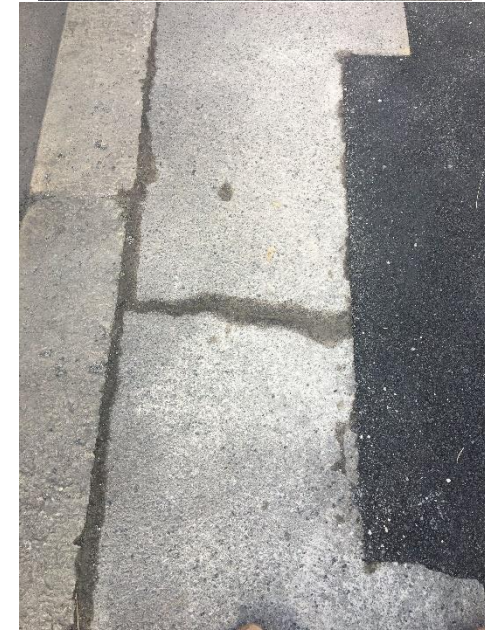


Image Number

22

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

23

Orientation

SE

Defect/Description

For reference



Image Number

24

Orientation

SE

Defect/Description

For reference



Image Number

25

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

26

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

27

Orientation

SE

Defect/Description

For reference,
permanent
restoration works
post-construction



Image Number

28

Orientation

SE

Defect/Description

State Survey Mark
(SS32843F) (for
location see
Appendix)



2.2 KERB & GUTTER

Image Number

29

Orientation

NW

Defect/Description

For reference,
permanent
restoration works
post-construction

Pre-Construction



Post-Construction



Image Number

30

Orientation

NW

Defect/Description

For reference



Image Number

31

Orientation

NW

Defect/Description

For reference

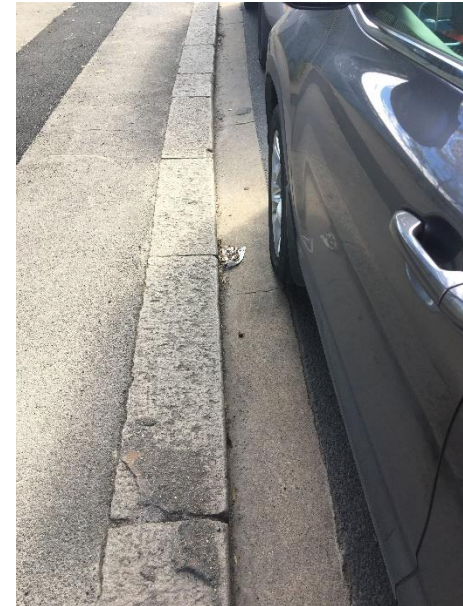


Image Number

32

Orientation

NW

Defect/Description

For reference



Image Number

33

Orientation

NW

Defect/Description

For reference

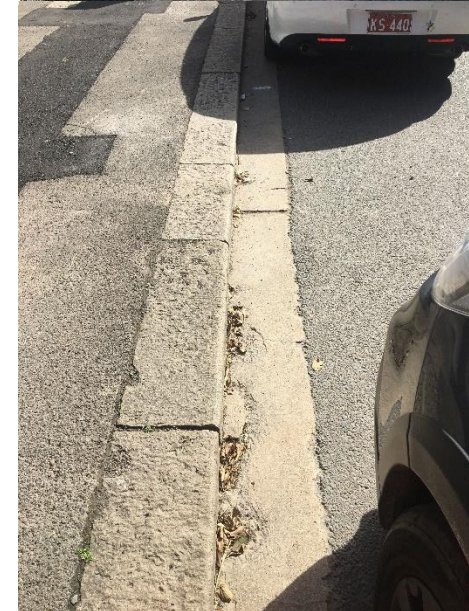
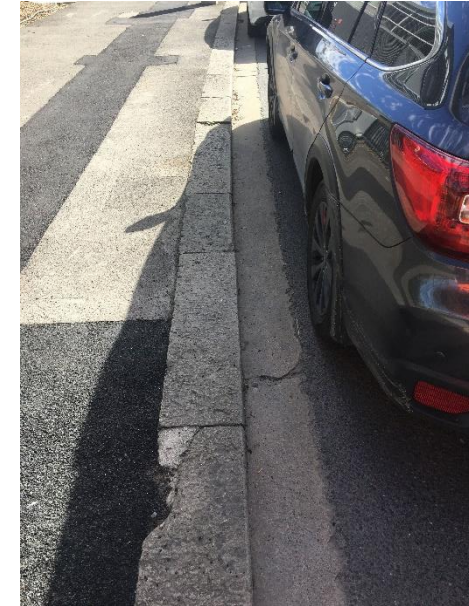


Image Number

34

Orientation

NW

Defect/Description

For reference



Image Number

35

Orientation

NW

Defect/Description

For reference



Image Number

36

Orientation

NW

Defect/Description

For reference



Image Number

37

Orientation

NW

Defect/Description

For reference

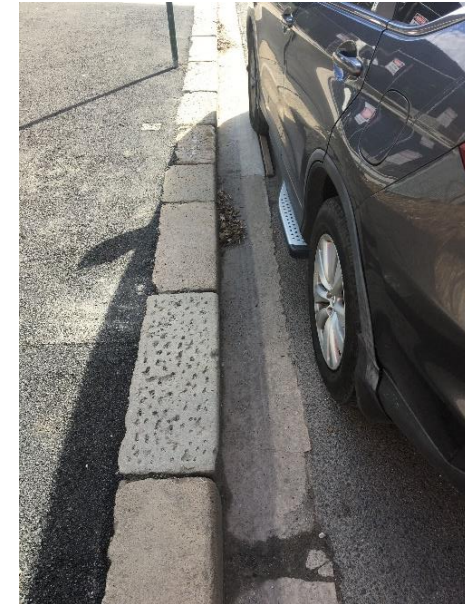


Image Number

38

Orientation

NW

Defect/Description

State Survey Mark
(SS208523) (for
location see
Appendix)

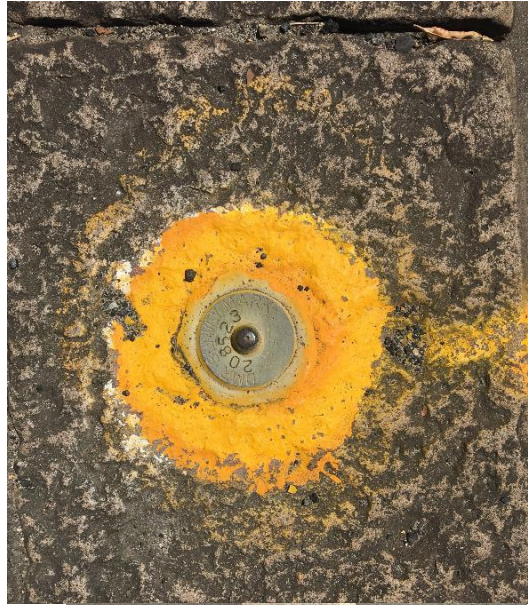


Image Number

39

Orientation

NW

Defect/Description

For reference



Image Number

40

Orientation

NW

Defect/Description

State Survey Mark
(SS122447) (for
location see
Appendix)



3 NORTHERN FRONTAGE

3.1 PAVEMENT

Image Number

41

Orientation

SE

Defect/Description

For reference

Pre-Construction



Post-Construction



Image Number

42

Orientation

SE

Defect/Description

For reference



Image Number

43

Orientation

SE

Defect/Description

For reference



Image Number

44

Orientation

SE

Defect/Description

For reference



Image Number

45

Orientation

SE

Defect/Description

State Survey Mark

(SS208522) (for

location see

Appendix)



Image Number

46

Orientation

SE

Defect/Description

For reference



Image Number

47

Orientation

SE

Defect/Description

For reference



Image Number

48

Orientation

NE

Defect/Description

For reference



Image Number

49

Orientation

NE

Defect/Description

For reference



Image Number

50

Orientation

SE

Defect/Description

For reference



Image Number

51

Orientation

SE

Defect/Description

For reference



Image Number

52

Orientation

SE

Defect/Description

For reference



Image Number

53

Orientation

SE

Defect/Description

For reference



Image Number

54
Orientation
SE
Defect/Description
For reference



Image Number
55
Orientation
SE
Defect/Description
For reference



Image Number

56

Orientation

NW

Defect/Description

For reference



3.2 KERB & GUTTER

Image Number

57

Orientation

NW

Defect/Description

For reference

Pre-Construction



Post-Construction



Image Number

58

Orientation

NW

Defect/Description

For reference



Image Number

59

Orientation

NW

Defect/Description

For reference



Image Number

60

Orientation

NW

Defect/Description

For reference



Image Number

61

Orientation

NW

Defect/Description

For reference



Image Number

62

Orientation

NW

Defect/Description

For reference



Image Number

63

Orientation

NW

Defect/Description

For reference



Image Number

64

Orientation

NW

Defect/Description

For reference



Image Number

65

Orientation

NW

Defect/Description

For reference



Image Number

66

Orientation

NW

Defect/Description

For reference



Image Number

67

Orientation

NW

Defect/Description

For reference



Image Number

68

Orientation

NW

Defect/Description

For reference



Image Number

69

Orientation

NW

Defect/Description

For reference



Image Number

70

Orientation

NW

Defect/Description

For reference



Image Number

71

Orientation

NW

Defect/Description

For reference



Image Number

72

Orientation

NW

Defect/Description

For reference



Image Number

73

Orientation

SE

Defect/Description

State Survey Mark

(SS208521) (for

location see

Appendix)



3.3 SANDSTONE ESCARPMENT

Image Number

74

Orientation

NE

Defect/Description

For reference

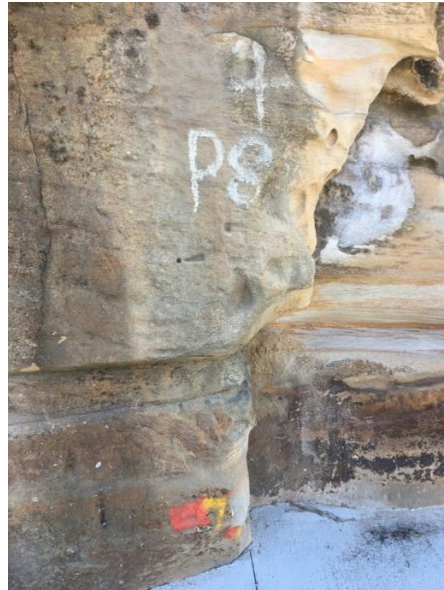


Image Number

75

Orientation

NE

Defect/Description

For reference



Image Number

76

Orientation

NE

Defect/Description

For reference



Image Number

77

Orientation

NE

Defect/Description

For reference



4 ROAD

Image Number

78

Orientation

NW

Defect/Description

For reference

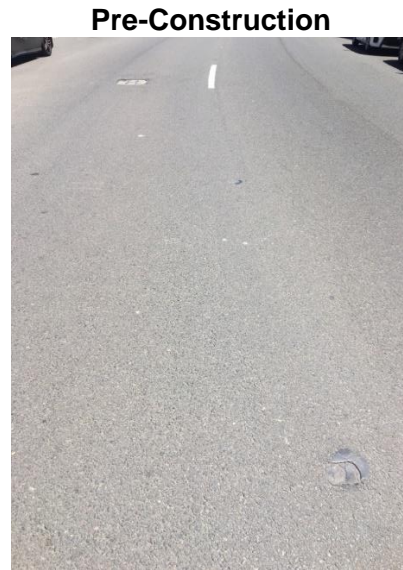


Image Number

79

Orientation

NW

Defect/Description

For reference



Post-Construction

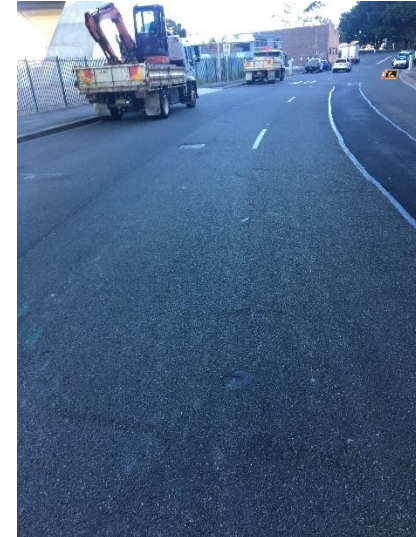


Image Number

80

Orientation

NW

Defect/Description

For reference

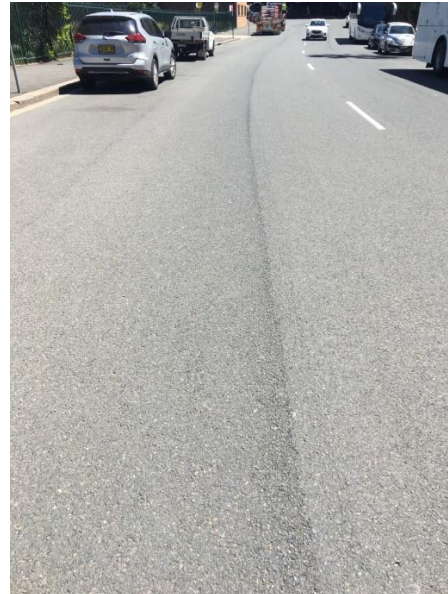


Image Number

81

Orientation

SE

Defect/Description

For reference

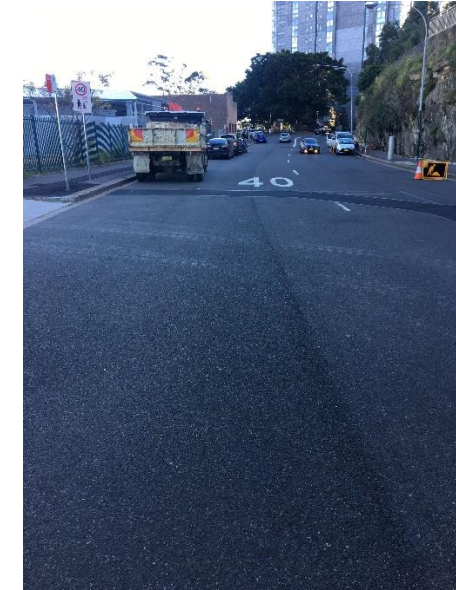


Image Number

82

Orientation

SE

Defect/Description

For reference



Image Number

83

Orientation

SE

Defect/Description

For reference



Image Number

84

Orientation

SE

Defect/Description

For reference

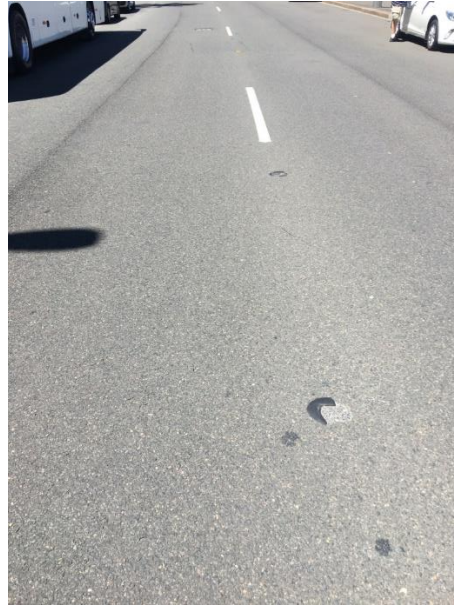


Image Number

85

Orientation

SE

Defect/Description

For reference



Image Number

86

Orientation

SE

Defect/Description

For reference



Image Number

87

Orientation

SE

Defect/Description

For reference



5 COUNCIL PARKING SIGNS & METERS

Image Number

88

Orientation

West

Defect/Description

For reference

Pre-Construction



Post-Construction



Image Number

89

Orientation

NE

Defect/Description

For reference



Image Number

90

Orientation

West

Defect/Description

For reference



Image Number

91

Orientation

SW

Defect/Description

For reference



6 APPENDIX

6.1 STATE SURVEY MARKS



Figure 2 - State Survey Mark Locations