

Pre-Construction Dilapidation Survey of 25-27 Leeds St, Rhodes -
Roads and Council Assets - Leeds St

MAJ-20240111-DS-REP-001-1C-R01		Complete
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Conducted on	09.12.2024	
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Job Ref: 20240111

16/12/2024

Billbergia Building Pty. Ltd.
Suite 101, 25 Angas Street, Meadowbank
NSW 2114

Attention: Thomas Nader

RE: 25-27 LEEDS STREET, RHODES
PRE-CONSTRUCTION DILAPIDATION SURVEY OF ROADS AND COUNCIL ASSETS – LEEDS STREET

1.0 Introduction

1.1 General

MAJ Consulting Pty Ltd was engaged by Billbergia Building Pty. Ltd. to provide a Dilapidation Survey of the conditions of Roads and Council Assets on Leeds Street, Rhodes. This survey is in advance of any construction works being carried out adjacent to the site located at 25-27 Leeds Street, Rhodes.

This survey and report are based upon observations of conditions photographed and recorded by MAJCON survey team on 9/12/2024.

1.2 Limitations of survey

This survey was limited to visible damage only. No attempt was made to assess the structural adequacy of members showing signs of deterioration. General orientation photographs were also produced to assist in identifying features. Vehicular traffic activities, and parked vehicles restricted observations on road carriageways, kerbs and gutters, footpaths, signs, services covers and poles.

The area was surveyed during daylight hours.

2.0 Photographs and Defects Records

The photographs contained in this report are indicative of the condition of the elements surveyed, and are not intended to document every crack or fault to the areas surveyed. However, every effort was made to photograph and log each visible defect.

The photographs and description of the photographed elements and defects in each inspected area are located at the rear of this report. The cracks are categorised according to AS2870 as below:

The range of defects observed include, but not limited to:

# OTHER DEFECTS	DAMAGE CLASSIFICATION IN ACCORDANCE WITH AS2870	
	* WALLS/CEILINGS	* FLOORS/ROADS/HORIZONTAL SURFACES
C – Corrosion M – Movement E – Evidence of Previous Repair D – Differential Movement O – Out of Plane F – Failed Finishes R – Rising Damp S – Spalling	0 = $\alpha < 0.1\text{mm}$ 1 = $0.1 < \alpha < 1.0\text{mm}$ 2 = $1.0 < \alpha < 5.0\text{mm}$ 3 = $5.0 < \alpha < 15.0\text{mm}$ 4 = $15.0 < \alpha < 25.0\text{mm}$	0 = $\alpha < 0.3\text{mm}$ 1 = $0.3 < \alpha < 1.0\text{mm}$ 2 = $1.0 < \alpha < 2.0\text{mm}$ 3 = $2.0 < \alpha < 4.0\text{mm}$ 4 = $4.0 < \alpha < 10.0\text{mm}$ 5 = $\alpha > 10.0\text{mm}$

3.0 Brief Description

The survey was conducted on road surface, kerbs and footpath for a distance of 120 metres, along the Northern and Southern sides of Leeds Street, Rhodes. The elements surveyed included footpaths, kerbs, gutters, roadways, road/traffic signs, poles and service covers (where visible).

The range of defects observed include, but not limited to:

- A. Cracks to gutter (example Photo 4-5, category 4; Photo 94-96, category 2 & 3)
- B. Cracks to kerb (example Photo 6-10, category 4)
- C. Typical crack to driveway (example Photo 12-13, category 4; Photo 146-148, category 3)
- D. Cracks to Road (example Photo 64-67, category 3; Photo 228, category 3)
- E. Cracks to footpath (example Photo 85-88, category 3; Photo 132-133, category 3)
- F. Cracks to kerb and gutter (example Photo 214-217, category 3)
- G. Cracks to service cover (example Photo 237-239, category 3)

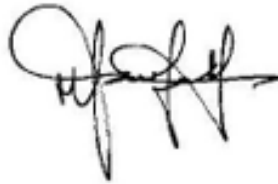
The above is only a brief selection of defects observed and should be read in conjunction with the defects record sheets for completeness.

We trust this report is satisfactory for your requirements. Please do not hesitate to contact the undersigned should you have any further requirements.

Yours sincerely,
MAJ Consulting Pty Ltd



Mahta Keyhanee, Graduate
Engineer
BEng (Civil)



Michael Jaroszewicz, Managing Director
BSc FICE FIE(Aust) CPEng NER APEC Engineer Int(Aust)
Design Practitioner NSW Building Practitioner (Victoria)
RPEQ

Dilapidation Survey Records Sheet

Area 1

Chainage (m): 00

Type of Photo

General views/conditions



Photo 1



Photo 2



Photo 3

Location

Road

Kerb

Gutter

Footpath

Other Details

Northern side of Leeds St

Area 2

Chainage (m): 01-50

Type of Photo

Crack



Photo 4



Photo 5

Number of cracks

Typical

Average length of crack (mm)

400

Width of crack

Category 4; $4.0 < \alpha < 10.0$ mm

Location

Gutter

Other Details

Area 3

Chainage (m): 01-50

Type of Photo

Crack



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

Number of cracks

Typical

Average length of crack (mm)

400

Width of crack

Category 4; $4.0 < \alpha < 10.0$ mm

Location

Kerb

Other Details

Area 4

Chainage (m):

01

Type of Photo

General views/conditions



Photo 11

Location

Utility Pole(s)

Other Details

Area 5

Chainage (m):

08

Type of Photo

Crack



Photo 12



Photo 13

Number of cracks

Typical

Average length of crack (mm)

400

Width of crack

Category 4; $4.0 < \alpha < 10.0$ mm

Location

Driveway

Other Details

Area 6

Chainage (m): 07

Type of Photo Damage



Photo 14

Location: Driveway

Other Details

Area 7

Chainage (m): 10

Type of Photo General views/conditions



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

Location

Road	Kerb	Gutter
		Footpath

Other Details

Area 8

Chainage (m): 11

Type of Photo Damage



Photo 21

Location: Foot path

Other Details

Area 9

Chainage (m): 20

Type of Photo

General views/conditions


Photo 22


Photo 23


Photo 24


Photo 25


Photo 26


Photo 27

Location	
Road	Kerb
	Gutter
	Footpath

Other Details

Area 10

Chainage (m): 22

Type of Photo

General views/conditions


Photo 28

Location	Tree(s)
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Other Details

Area 11

Chainage (m): 23

Type of Photo

General views/conditions


Photo 29

Location	Utility Pole(s)
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Other Details

Area 12

Chainage (m): 30

Type of Photo

General views/conditions


Photo 30


Photo 31


Photo 32


Photo 33


Photo 34


Photo 35

Location		
Road	Gutter	Footpath
		Kerb

Other Details

Area 13

Chainage (m): 30-38

Type of Photo

Crack


Photo 36


Photo 37

Number of cracks	2
Average length of crack 1 (mm)	1100
Width of crack 1	Category 3; 2.0 < α < 4.0 mm
Average length of crack 2 (mm)	2000
Width of crack 2	Category 3; 2.0 < α < 4.0 mm
Location	Road

Other Details

Area 14

Chainage (m): 36

Type of Photo

General views/conditions



Photo 38

Location

Tree(s)

Other Details

Area 15

Chainage (m):

40

Type of Photo

General views/conditions



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 16

Chainage (m):

49

Type of Photo

General views/conditions



Photo 45

Location

Tree(s)

Other Details

Area 17

Chainage (m):

50

Type of Photo

General views/conditions



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 18

Chainage (m):

50

Type of Photo

Damage



Photo 52



Photo 53

Location:

Road

Other Details

Area 19

Chainage (m):

54

Type of Photo

General views/conditions



Photo 54

Location

Utility Pole(s)

Other Details

Area 20

Chainage (m):

54

General views/conditions

Type of Photo



Photo 55

Location

Service cover(s)

Other Details

Area 21

Chainage (m):

56

Type of Photo

General views/conditions



Photo 56

Location

Post(s)

Other Details

Area 22

Chainage (m):

60

Type of Photo

General views/conditions



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 23

Chainage (m):

61

Type of Photo

General views/conditions



Photo 63

Location

Tree(s)

Other Details

Area 24

Chainage (m):

61

Type of Photo

Crack



Photo 64



Photo 65



Photo 66

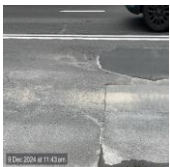


Photo 67

Number of cracks

Map Cracking

Average length of cracks (mm)

200

Width of Cracks

Category 3; $2.0 < \alpha < 4.0$ mm

Location

Road

Other Details

With bitumen patch repair

Area 25

Chainage (m):

68

Type of Photo

General views/conditions



Photo 68

Location

Post(s)

Other Details

Area 26

Chainage (m):

70

Type of Photo

General views/conditions



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 27

Chainage (m):

73

Type of Photo

General views/conditions



Photo 75

Location

Tree(s)

Other Details

Area 28

Chainage (m):

76

Type of Photo

General views/conditions



Photo 76

Location

Utility Pole(s)

Other Details

Area 29

Chainage (m):

77

Type of Photo

General views/conditions



Photo 77

Location

Post(s)

Other Details

Area 30

Chainage (m):

77

Type of Photo

General views/conditions

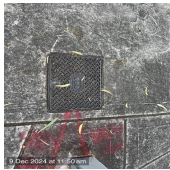


Photo 78

Location

Service cover(s)

Other Details

Area 31

Chainage (m):

80

Type of Photo

General views/conditions



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 32

Chainage (m): 85

Type of Photo Crack



Photo 85



Photo 86



Photo 87



Photo 88

Number of cracks 3

Average length of crack 1 (mm) 500

Width of crack 1 Category 3; $2.0 < \alpha < 4.0$ mm

Average length of crack 2 (mm) 100

Width of crack 2 Category 3; $2.0 < \alpha < 4.0$ mm

Average length of crack 3 (mm) 300

Width of crack 3 Category 3; $2.0 < \alpha < 4.0$ mm

Location Foot path

Other Details

Area 33

Chainage (m): 90

Type of Photo General views/conditions



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93

Location

Road Kerb Gutter Footpath

Other Details

Area 34

Chainage (m): 90

Type of Photo

Crack



Photo 94



Photo 95



Photo 96

Number of cracks

2

Average length of crack 1 (mm)

500

Width of crack 1

Category 2; $1.0 < \alpha < 2.0$ mm

Average length of crack 2 (mm)

500

Width of crack 2

Category 3; $2.0 < \alpha < 4.0$ mm

Location

Gutter

Other Details

Area 35

Chainage (m):

110

Type of Photo

General views/conditions



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 36

Chainage (m):

110

Type of Photo

General views/conditions



Photo 103

Location	Utility Pole(s)
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Other Details

Area 37

Chainage (m):	105
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Type of Photo	General views/conditions
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Photo 104

Location	Utility Pole(s)
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Other Details

Area 38

Chainage (m):	111
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Type of Photo	General views/conditions
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Photo 105

Location	Service cover(s)
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Other Details

Area 39

Chainage (m):	120
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Type of Photo	General views/conditions
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Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111

Location

Road	Kerb	Gutter
		Footpath

Other Details

Area 40

Chainage (m): 00

Type of Photo

General views/conditions



Photo 112



Photo 113



Photo 114

Location

Road	Kerb	Gutter
		Footpath

Other Details

Southern side of Leeds St

Area 41

Chainage (m): 02

Type of Photo

General views/conditions



Photo 115

Location

Tree(s)

Other Details

Area 42

Chainage (m): 02

Type of Photo

Evidence of repairs



Photo 116

Location

Foot path

Other Details

Area 43

Chainage (m): 07

Type of Photo

Crack



Photo 117



Photo 118

Number of cracks 1

Average length of crack (mm) 300

Width of Crack Category 3; $2.0 < \alpha < 4.0$ mm

Location Foot path

Other Details

Area 44

Chainage (m): 10

Type of Photo

Evidence of previous repairs



Photo 119

Location Foot path

Other Details

Area 45

Chainage (m): 10

Type of Photo

General views/conditions



Photo 120 Photo 121 Photo 122 Photo 123 Photo 124 Photo 125

Location	
Road	Kerb
Gutter	
Footpath	

Other Details

Area 46

Chainage (m): 00-70

Type of Photo

Crack



Photo 126 Photo 127 Photo 128 Photo 129

Number of cracks	Typical
Average length of crack (mm)	500
Width of crack	Category 3; 2.0 < α < 4.0 mm

Location	
Kerb	Gutter

Other Details

Area 47

Chainage (m): 10-14

Type of Photo

Movement



Photo 130



Photo 131

LocationFoot path

Distance (mm)20

Other Details

Area 48

Chainage (m):16

Type of PhotoCrack

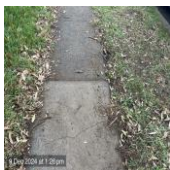


Photo 132



Photo 133

Number of cracks1

Average length of crack (mm)500

Width of CrackCategory 3; 2.0 < α < 4.0 mm

LocationFoot path

Other Details

Area 49

Chainage (m):00-100

Type of PhotoCrack



Photo 134



Photo 135

Number of cracks1

Average length of crack (mm)80000

Width of CrackCategory 3; 2.0 < α < 4.0 mm

Location

Road

Other Details

Area 50

Chainage (m):

20

Type of Photo

General views/conditions



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 51

Chainage (m):

21-23

Type of Photo

Crack



Photo 142



Photo 143



Photo 144



Photo 145

Number of cracks

3

Average length of crack 1 (mm)

500

Width of crack 1

Category 3; 2.0 < α < 4.0 mm

Average length of crack 2 (mm)

500

Width of crack 2

Category 3; 2.0 < α < 4.0 mm

Average length of crack 3 (mm)

500

Width of crack 3

Category 3; 2.0 < α < 4.0 mm

Location

Foot path

Other Details

Area 52

Chainage (m): 25

Type of Photo Crack



Photo 146



Photo 147



Photo 148

Number of cracks Typical

Average length of crack (mm) 2500

Width of crack Category 3; $2.0 < \alpha < 4.0$ mm

Location Driveway

Other Details

Area 53

Chainage (m): 30

Type of Photo General views/conditions



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154

Location

Road

Kerb

Footpath

Gutter

Other Details

Area 54

Chainage (m): 35

Type of Photo General views/conditions



Photo 155

Location	Tree(s)
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Other Details

Area 55

Chainage (m):	33-36
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Type of Photo	Movement
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Photo 156



Photo 157

Location	Foot path
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Distance (mm)	20
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Other Details

Area 56

Chainage (m):	40
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Type of Photo	General views/conditions
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Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163

Location	Road	Kerb	Gutter
			Footpath

Other Details

Area 57

Chainage (m):	42
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Type of Photo

Crack



Photo 164



Photo 165



Photo 166

Number of cracks

2

Average length of crack 1 (mm)

1000

Width of crack 1

Category 2; $1.0 < \alpha < 2.0$ mm

Average length of crack 2 (mm)

1000

Width of crack 2

Category 3; $2.0 < \alpha < 4.0$ mm

Location

Driveway

Other Details

Area 58

Chainage (m):

42

Type of Photo

Damage



Photo 167

Location:

Road

Service cover

Other Details

Area 59

Chainage (m):

45

Type of Photo

General views/conditions



Photo 168

Location

Post(s)

Tree(s)

Other Details

Area 60

Chainage (m):

43-45

Type of Photo

Movement



Photo 169

Location

Foot path

Distance (mm)

20

Other Details

Area 61

Chainage (m):

50

Type of Photo

General views/conditions



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 62

Chainage (m):

51

Type of Photo

Crack



Photo 176



Photo 177

Number of cracks	1
Average length of crack (mm)	400
Width of Crack	Category 3; $2.0 < \alpha < 4.0$ mm
Location	Foot path

Other Details

Area 63

Chainage (m): 56

Type of Photo Crack



Photo 178



Photo 179

Number of cracks	1
Average length of crack (mm)	400
Width of Crack	Category 3; $2.0 < \alpha < 4.0$ mm
Location	Foot path

Other Details

Area 64

Chainage (m): 56

Type of Photo General views/conditions



Photo 180

Location	Tree(s)
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Other Details

Area 65

Chainage (m): 60

Type of Photo	General views/conditions					
						
Photo 181	Photo 182	Photo 183	Photo 184	Photo 185	Photo 186	
Location	Footpath					

Other Details

Area 66

Chainage (m): 64

Type of Photo	Crack					
						
Photo 187	Photo 188					
Number of cracks	1					
Average length of crack (mm)	300					
Width of Crack	Category 4; 4.0 < α < 10.0 mm					
Location	Foot path					

Other Details

Area 67

Chainage (m): 69

Type of Photo	General views/conditions					
						
Photo 189						

Location	Post(s)				
Other Details					
Area 68					
Chainage (m):	70				
Type of Photo	General views/conditions				
					
Photo 190	Photo 191	Photo 192	Photo 193	Photo 194	Photo 195

Location
Road
Kerb
Gutter
Footpath

Other Details	
Area 69	
Chainage (m):	75
Type of Photo	Crack
	
Photo 196	Photo 197

Number of cracks	Map Cracking
Average length of cracks (mm)	1000
Width of Cracks	Category 4; 4.0 < α < 10.0 mm
Location	Road

Other Details	
Area 70	
Chainage (m):	79
Type of Photo	General views/conditions



Photo 198



Photo 199

Location

Utility Pole(s)

Service cover(s)

Other Details

Area 71

Chainage (m):

80

Type of Photo

General views/conditions



Photo 200



Photo 201



Photo 202



Photo 203



Photo 204



Photo 205

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 72

Chainage (m):

81

Type of Photo

Crack



Photo 206

Number of cracks

Map Cracking

Average length of cracks (mm)

2000

Width of Cracks

Category 4; $4.0 < \alpha < 10.0$ mm

Location

Road

Other Details

Area 73

Chainage (m): 87

Type of Photo

General views/conditions



Photo 207

Location

Kerb inlet pit

Other Details

Area 74

Chainage (m): 87

Type of Photo

Damage



Photo 208

Location:

Gutter

Other Details

Area 75

Chainage (m): 89

Type of Photo

General views/conditions



Photo 209



Photo 210



Photo 211



Photo 212



Photo 213

Location

Utility Pole(s)

Service cover(s)

Other Details

Area 76

Chainage (m): 89

Type of Photo

Crack



Photo 214



Photo 215



Photo 216



Photo 217

Number of cracks

Typical

Average length of crack (mm)

150

Width of crack

Category 3; $2.0 < \alpha < 4.0$ mm

Location

Kerb

Foot path

Gutter

Other Details

Area 77

Chainage (m): 90

Type of Photo

General views/conditions



Photo 218



Photo 219



Photo 220



Photo 221



Photo 222



Photo 223

Location

Road

Kerb

Gutter

Footpath

Other Details

Area 78

Chainage (m): 89

Type of Photo

Crack



Photo 224



Photo 225

Number of cracks	1
Average length of crack (mm)	1200
Width of Crack	Category 2; $1.0 < \alpha < 2.0$ mm
Location	Foot path

Other Details

Area 79

Chainage (m): 93

Type of Photo General views/conditions



Photo 226



Photo 227

Location	Service cover(s)
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Other Details

Area 80

Chainage (m): 93

Type of Photo Crack



Photo 228

Number of cracks	Map Cracking
Average length of cracks (mm)	1000
Width of Cracks	Category 4; $4.0 < \alpha < 10.0$ mm
Location	Road

Other Details

Area 81

Chainage (m): 110

Type of Photo

General views/conditions



Photo 229



Photo 230



Photo 231



Photo 232



Photo 233



Photo 234

Location

Road

Gutter

Footpath

Kerb

Other Details

Area 82

Chainage (m): 110

Type of Photo

General views/conditions



Photo 235



Photo 236

Location

Utility Pole(s)

Service cover(s)

Other Details

Area 83

Chainage (m): 111

Type of Photo

Crack



Photo 237



Photo 238



Photo 239

Number of cracks	2	
Average length of crack 1 (mm)	500	
Width of crack 1	Category 3; $2.0 < \alpha < 4.0$ mm	
Average length of crack 2 (mm)	400	
Width of crack 2	Category 3; $2.0 < \alpha < 4.0$ mm	
Location	Service cover	
Other Details		
Area 84		
Chainage (m):	112	
Type of Photo	General views/conditions	
 Photo 240		
Location	Sign(s)	
Other Details		
Area 85		
Chainage (m):	114	
Type of Photo	General views/conditions	
   Photo 241 Photo 242 Photo 243		
Location	Service cover(s) Kerb	
Other Details		
Area 86		
Chainage (m):	120	

Type of Photo



Photo 244



Photo 245



Photo 246

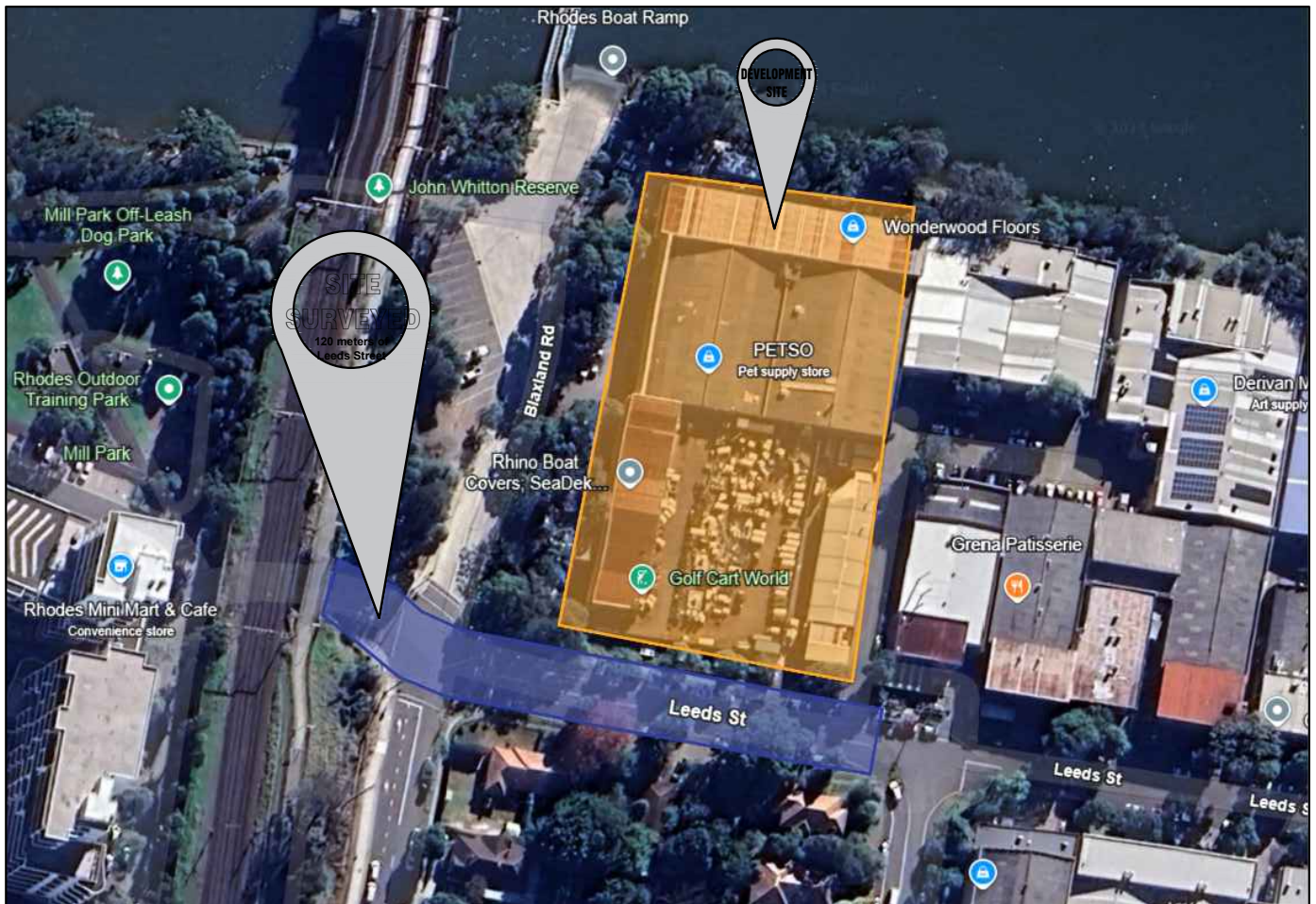
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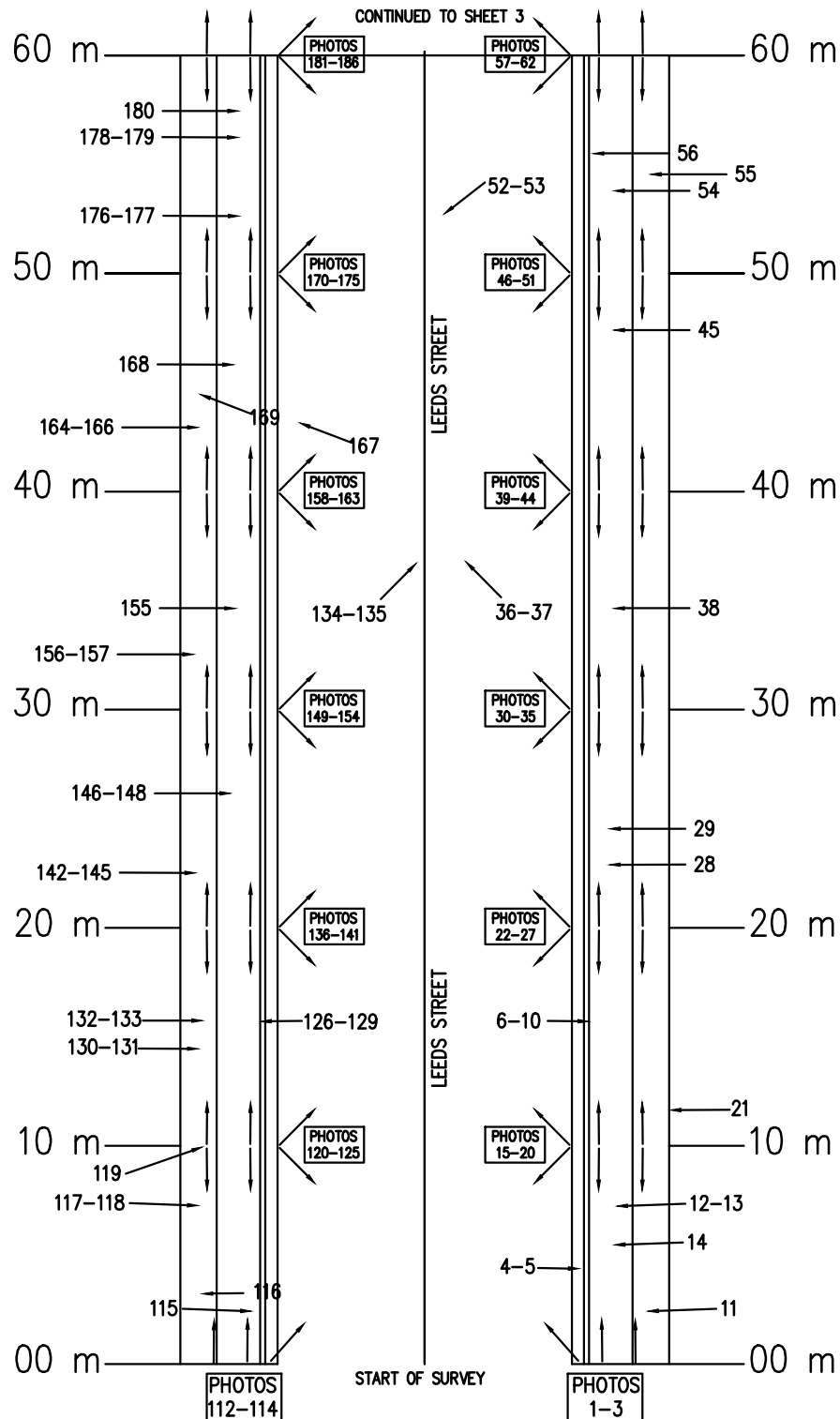
Road	Kerb	Gutter
		Footpath

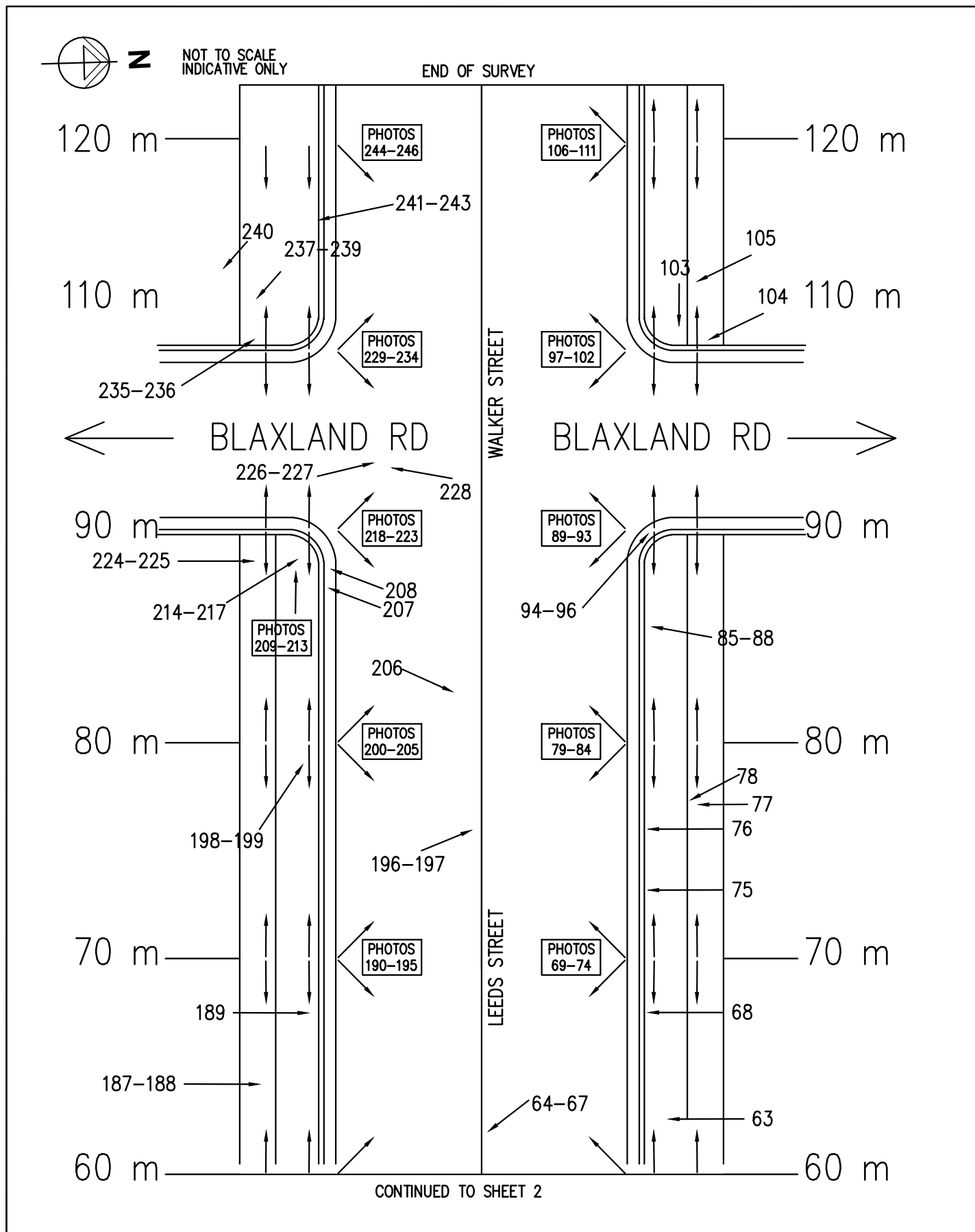
Other Details



OVERVIEW MAP OF SURVEY







Media summary



Photo 1



Photo 2

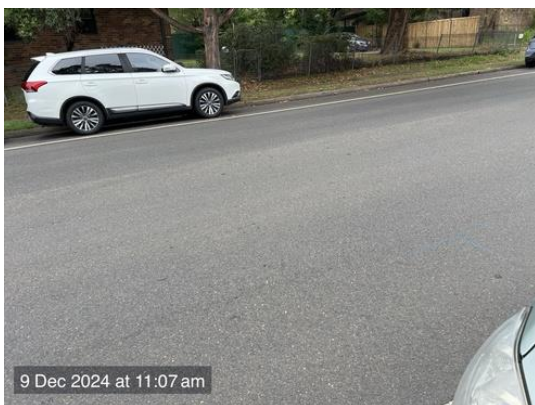


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108

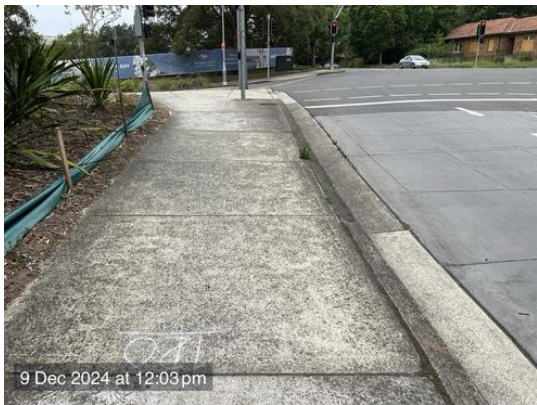


Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



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Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



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Photo 177

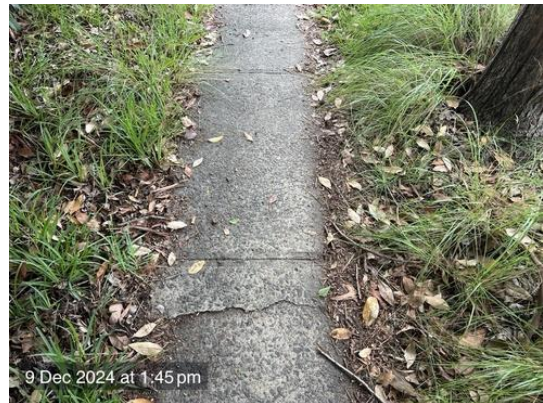


Photo 178



Photo 179



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