

Amity College



Pre-Construction Dilapidation Assessment

63 Ingleburn Road & 85 Byron Road,
Leppington, NSW

ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT
MANAGEMENT



P1806493JR03V01
December 2020

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All enquiries regarding this project are to be directed to the Project Manager.

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1 Dilapidation Assessment

1.1 Introduction

This report prepared by Martens & Associates (MA) documents a Pre-Construction Dilapidation Assessment on behalf of Amity College (the Client) to assess damage and overall conditions of public infrastructure at 63 Ingleburn Road & 85 Byron Road, Leppington, NSW.

The purpose of this assessment was to address Conditions of Consent C4 (b) & (c) and C5 for State Significant Development (SSD 9227).

This report is based on visual inspection only with no testing having been carried out. Refer to Attachment A, Figure 1, for an aerial plan showing the extent of the assessment.

1.2 General Methodology

Dilapidation inspection was completed on 14 October 2020 and included the inspection of asphaltic road, stormwater drain and, swales along Pluto Avenue and Byron Road. The Pluto Avenue and Byron Road are at north western and south eastern boundary of the proposed development site, respectively.

A plan showing the extent of inspection is provided in Attachment A. Byron Road starts at CH 0 m and extends approximately up to CH 240 m where it intersects Pluto Avenue, which runs from CH 240 m to CH 400 m for the purpose of this assessment and photos along with the comments of prominent structures and damages are documented in Attachment B.

Additional photos to those presented in this report were taken but not included in this document. These are available for the future reference, if necessary.

1.3 Proposed Developments

The proposed development generally involves the construction of a college buildings, with associated basements, playing courts, car parks around the campus and bus zones along Byron road.

2 Results

2.1.1 Byron Road and Pluto Avenue

A summary of asphalt pavement, stormwater drain and swales condition are summarised in Table 1 with photographs provided in Attachment B.



Table 1: Byron Road and Pluto Avenue dilapidation summary.

Chainage (approx.)	Comments	Photo No.
0 m – 20 m	No damage observed in the pavement.	Refer to Photo 1
	Unsealed driveway at CH 20 m on SE bound side of the road.	
	Swale heavily vegetated with grass on NW bound side of the road	
20 m – 40 m	No damages observed.	
40 m – 60 m	Shoulder deterioration of the pavement observed.	Refer to Photo 2
	Barbed wire fence on NW bound side of the road.	
	Existing utility pole at the CH 55 m on the NW bound side of the road.	Refer to Photo 3
	Repaired asphalt layer joints observed on SE bound side of the road.	Refer to Photo 4
60 m – 80 m	Existing site entrance at CH 60 m on NW side of the road.	Refer to Photo 5
80 m – 100 m	Asphalt repair joints at SE bound side of the road.	Refer to Photo 6
	Shoulder deterioration at NW bound side of the road.	
	Swale heavily vegetated with grass on NW bound side of the road	
100 m – 120 m	Asphalt repair joint cracks in central part of the pavement.	Refer to Photo 7
	Driveway at CH 110 m on SE bound side of the road.	
	Potholes, crocodile cracking and asphalt repair joint cracks at SE bound side of the road.	Refer to Photo 8
	Shoulder degradation and crocodile cracking on SE bound side of the road.	Refer to Photo 9 and Photo 10
	Swale heavily vegetated with grass on NW bound side of the road	Refer to Photo 11
120 m – 140 m	Existing utility pole at the CH 122 m on the NW bound side of the road.	Refer to Photo 12

Chainage (approx.)	Comments	Photo No.
	Unidentified pit at CH 125 m on NW bound side of the road.	Refer to Photo 13
	Swale heavily vegetated with grass on NW bound side of the road	
140 m – 160 m	No damage observed.	Refer to Photo 13
160 m – 180 m	Driveway at CH 180 m on SE bound side of the road	Refer to Photo 14
	Stormwater outlet in a poor condition on SE bound side of the road at CH 180 m.	
	Clogging of the table drains on SE bound side of the road from approximately CH 178 m to CH 160 m.	Refer to Photo 15
180 m – 200 m	Traffic sign boards on NW bound side of the road.	Refer to Photo 16
	Wheel marks, ruts and grass and trees covered areas on the NW bound side of the road.	Refer to Photo 16 and Photo 17
200 m – 220m	No damage observed.	Refer to Photo 17
220 m – 240 m	Shoulder deterioration on the NW bound side of the road.	Refer to Photo 18
	Existing utility poles observed at CH 225 m on the NW bound side of the road.	Refer to Photo 18
	Pothole and shoulder degradation at the corner of the intersection of Byron Road and Pluto Avenue	Refer to Photo 19
	Crocodile cracking observed at SE bound side of the road at CH 237 m.	Refer to Photo 20
	Temporary site entrance through damaged barbed wire fence at the corner of intersection of Byron Road and Pluto Avenue.	Refer to Photo 21
240 m – 260 m	No damage observed.	Refer to Photo 22
260 m – 280 m	No damage observed.	Refer to Photo 22
280 m – 300 m	No damage observed.	Refer to Photo 22
300 m – 320m	No damage observed.	Refer to Photo 23
320 m – 340 m	No damage observed.	Refer to Photo 23
340 m – 360 m	No damage observed.	Refer to Photo 24
360 m – 380 m	No damage observed.	Refer to Photo 24
380 m – 400 m	No damage observed.	Refer to Photo 24

3 Attachment A – Dilapidation Report Chainage Plan



REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE 	GRID	DATUM	PROJECT MANAGER	CLIENT	 Consulting Engineers Environment Water Geotechnical Civil Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: www.martens.com.au	DRAWING TITLE DILAPIDATION CHAINAGE PLAN
A	INITIAL RELEASE	17/12/2020	LL	WX	SA	TH		MGA	mAHD	TH	AMITY COLLEGE		
											PROJECT NAME/PLANSET TITLE AMITY COLLEGE LEPPINGTON CAMPUS DILAPIDATION ASSESSMENT		
											63 INGLEBURN RD & 85 BYRON RD, LEPPINGTON, NSW 2171 LOT 1 & 2 DP 525996		

4 Attachment B – Photographs

Byron Road 0 - 240 m



Photo 1: Looking southwest from CH 0 m to CH 40 m.

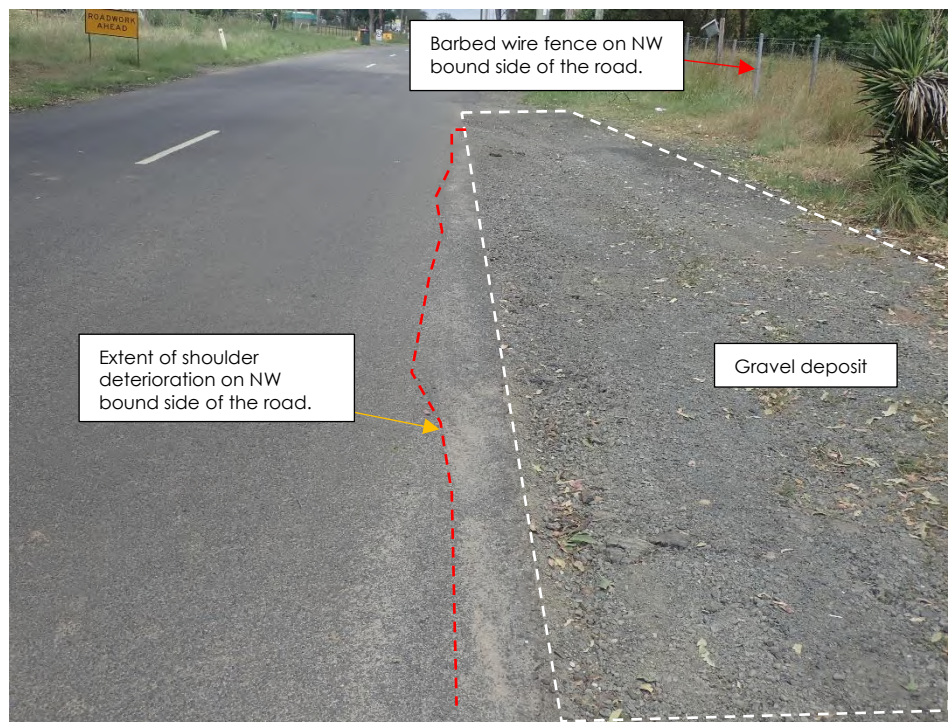


Photo 2: Looking southwest from CH 40 m.



Photo 3: Looking southwest from CH 50 m.

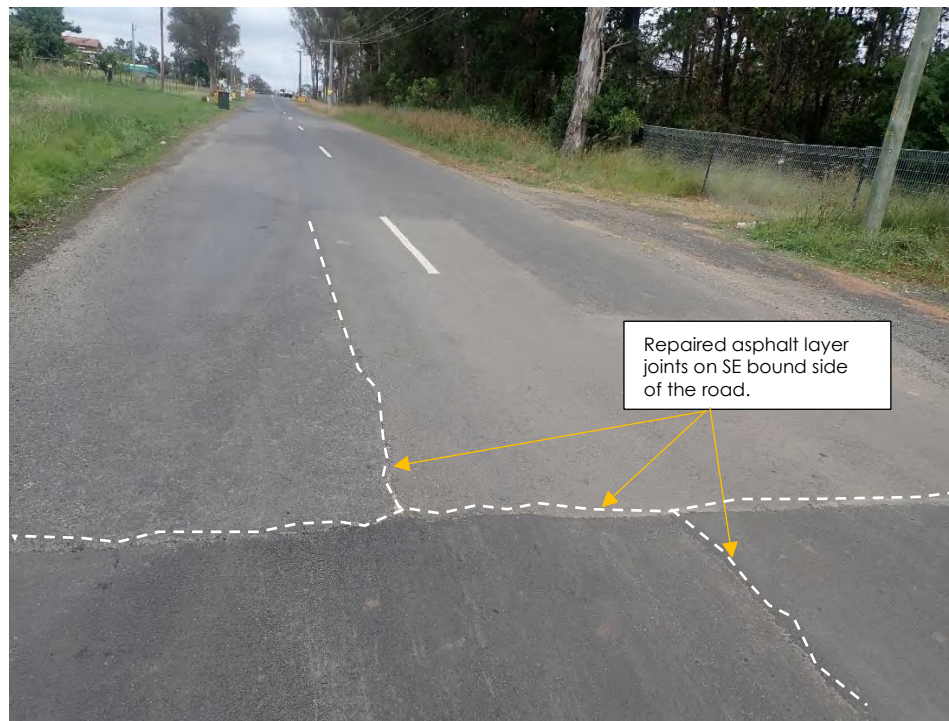


Photo 4: Looking southwest from CH 55 m.



Photo 5: Looking northwest from CH 60 m.

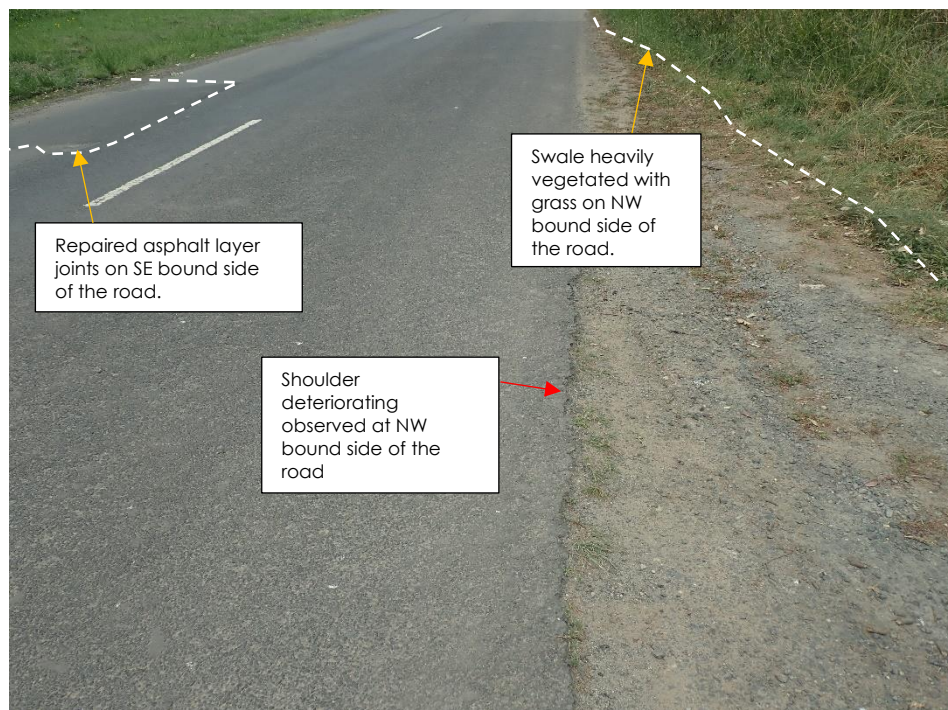


Photo 6: Looking southwest from CH 80 m.

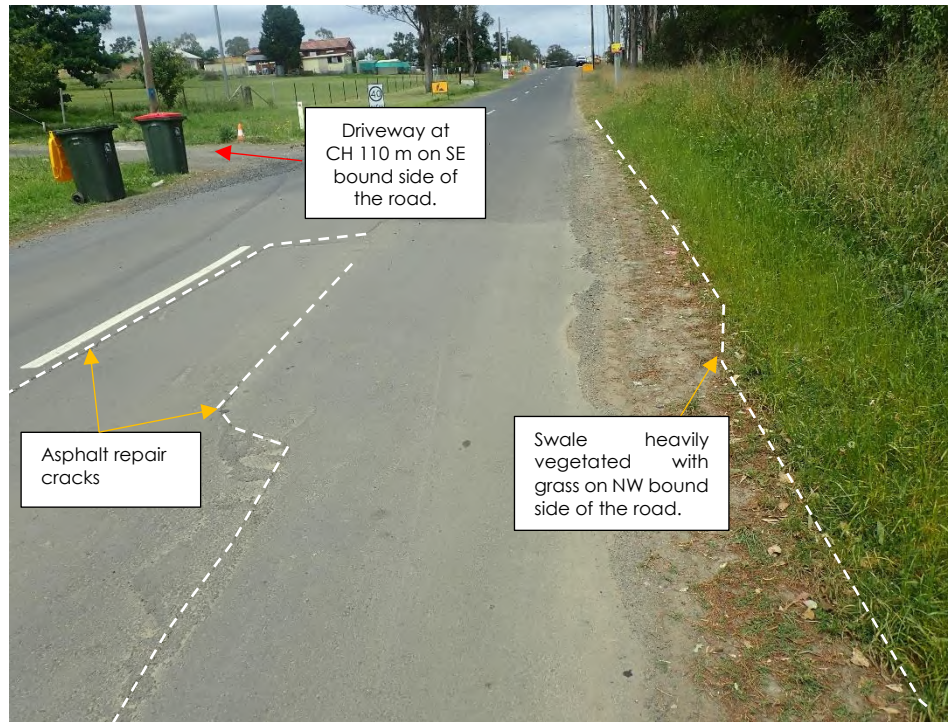


Photo 7: Looking southwest from CH 100 m.

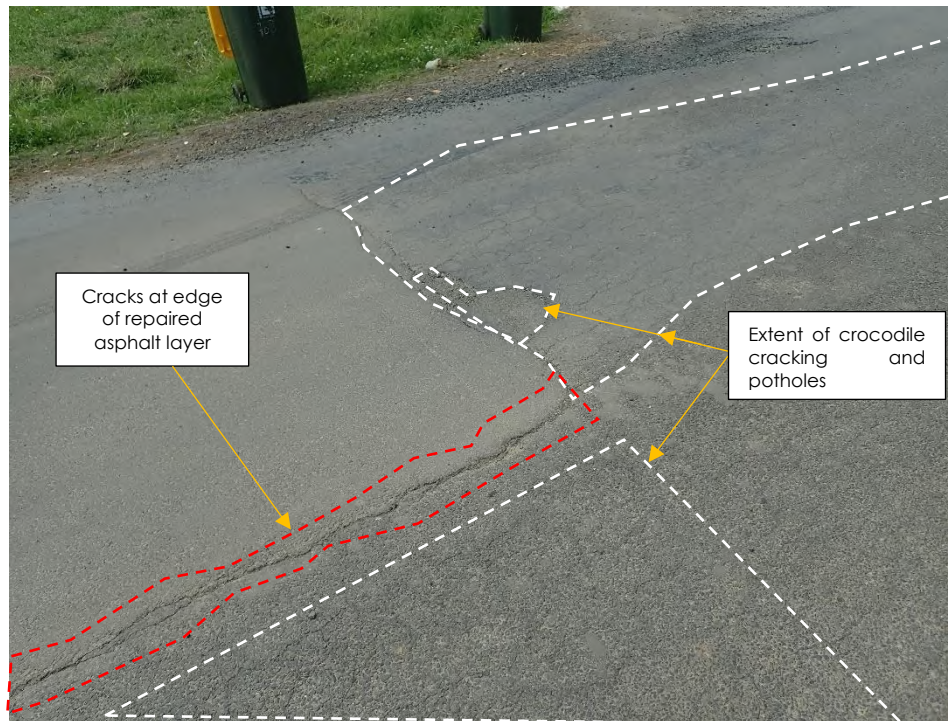


Photo 8: Looking southwest from CH 105 m.

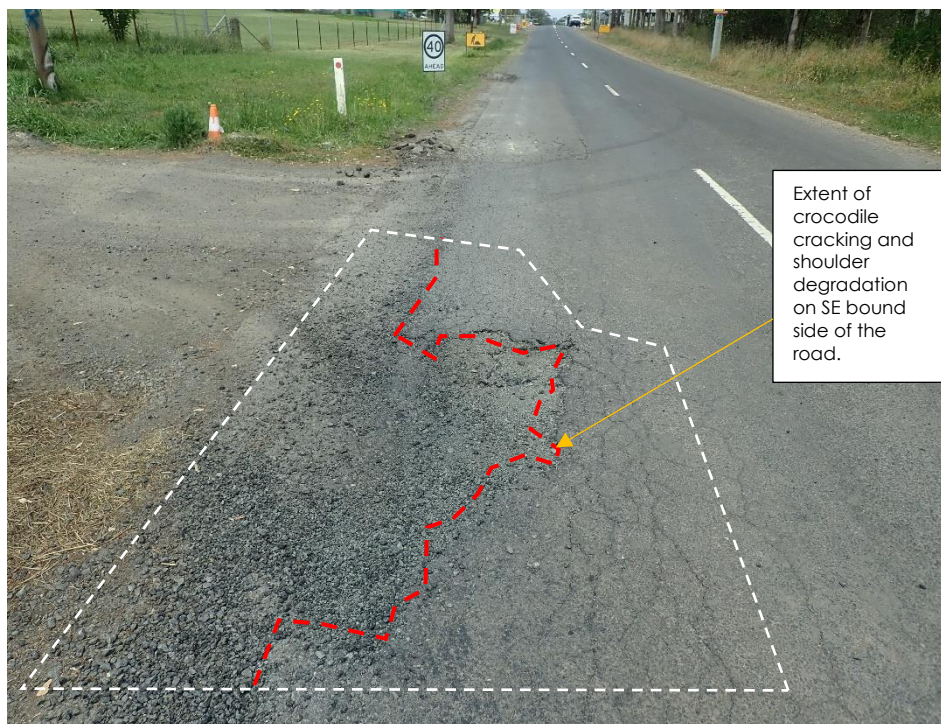


Photo 9: Looking southwest from CH 105 m.

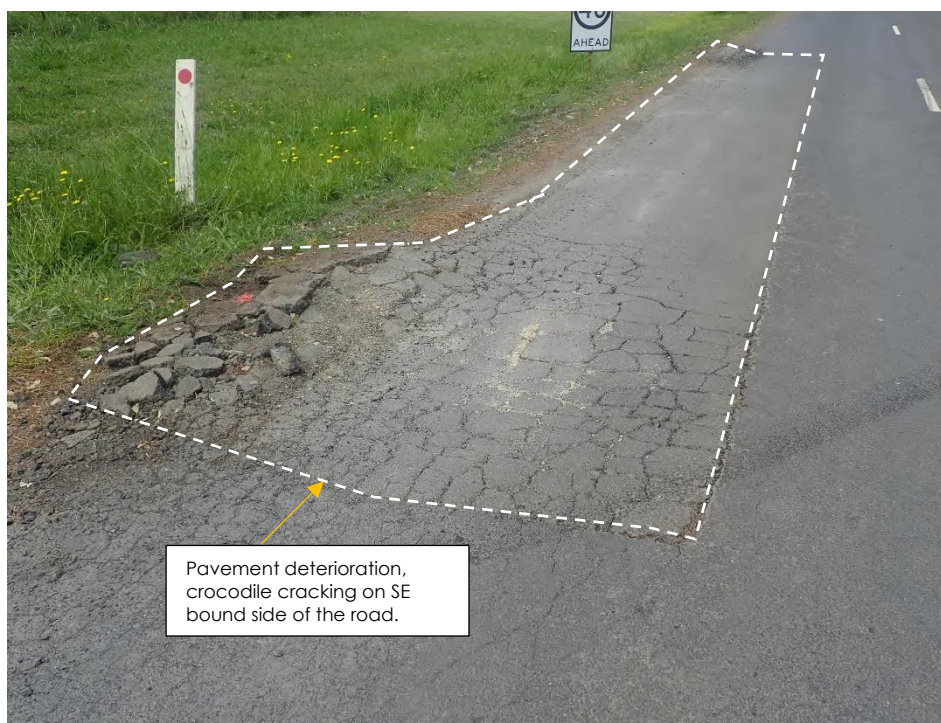


Photo 10: Looking south from CH 110 m.



Photo 11: Looking southwest from CH 110 m.



Photo 12: Looking southwest from CH 120 m.



Photo 13: Looking southwest from CH 122 m to CH180 m.



Photo 14: Looking south from CH 178 m.



Photo 15: Looking northeast from CH 178 m to CH160 m.



Photo 16: Looking southwest from CH 180 m.



Photo 17: Looking southwest from CH 180 to CH 220 m.



Photo 18: Looking southwest from CH 220 m.

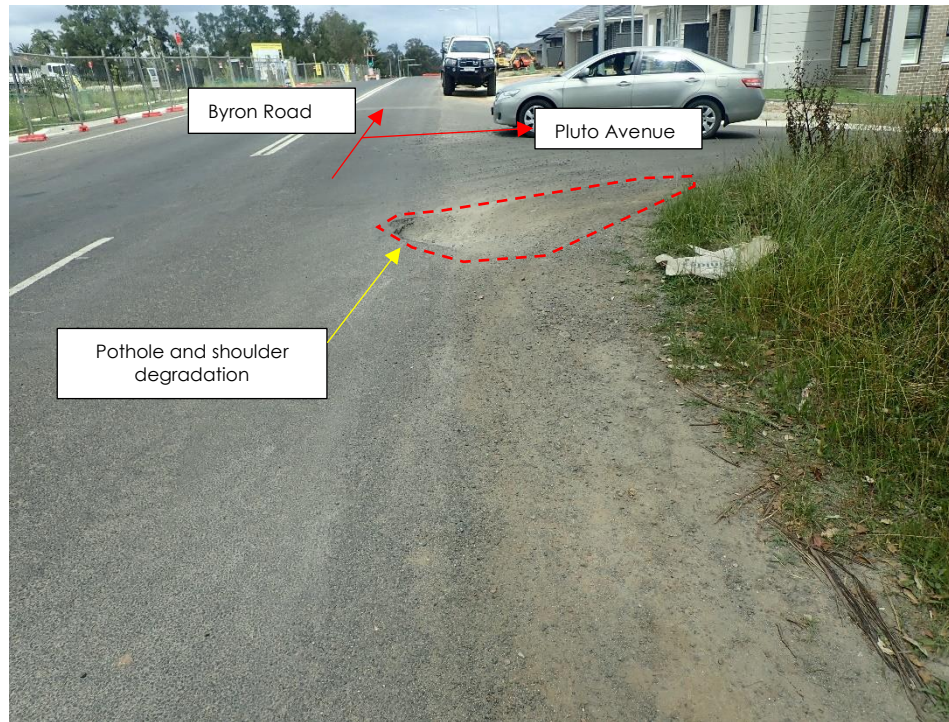


Photo 19: Looking southwest from CH 230 m.

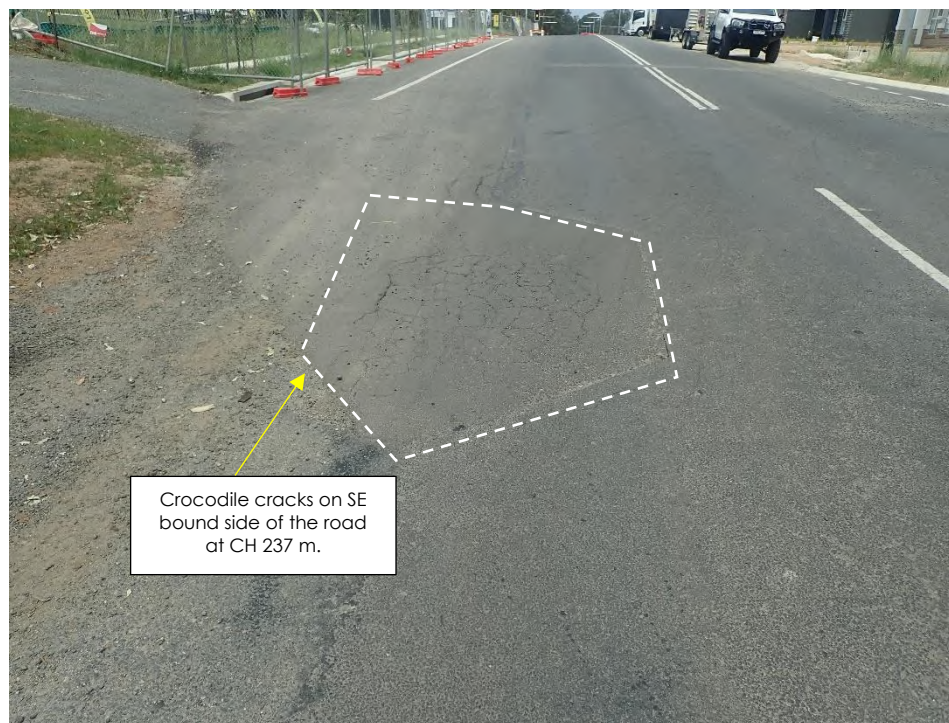


Photo 20: Looking southwest from CH 235 m.



Photo 21: Looking northwest from CH 240 m.

Pluto Avenue Chainage 240 - 400m



Photo 22: Looking northwest from CH 240 m.



Photo 23: Looking northwest from CH 300 m.



Photo 24: Looking northwest from CH 340 m.