

# Georgiou Group Dilapidation Report, Windsor Bridge Replacement Project, Windsor NSW

**Prepared for:**

Georgiou Group for Transport for New South Wales

**Document Date:**

14 July 2021

**Reference:**

S-03139.DilapidationReport.001

# Windsor Bridge Replacement Project Dilapidation Report

## DOCUMENT CONTROL

Project Details:	
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Sign Off:		
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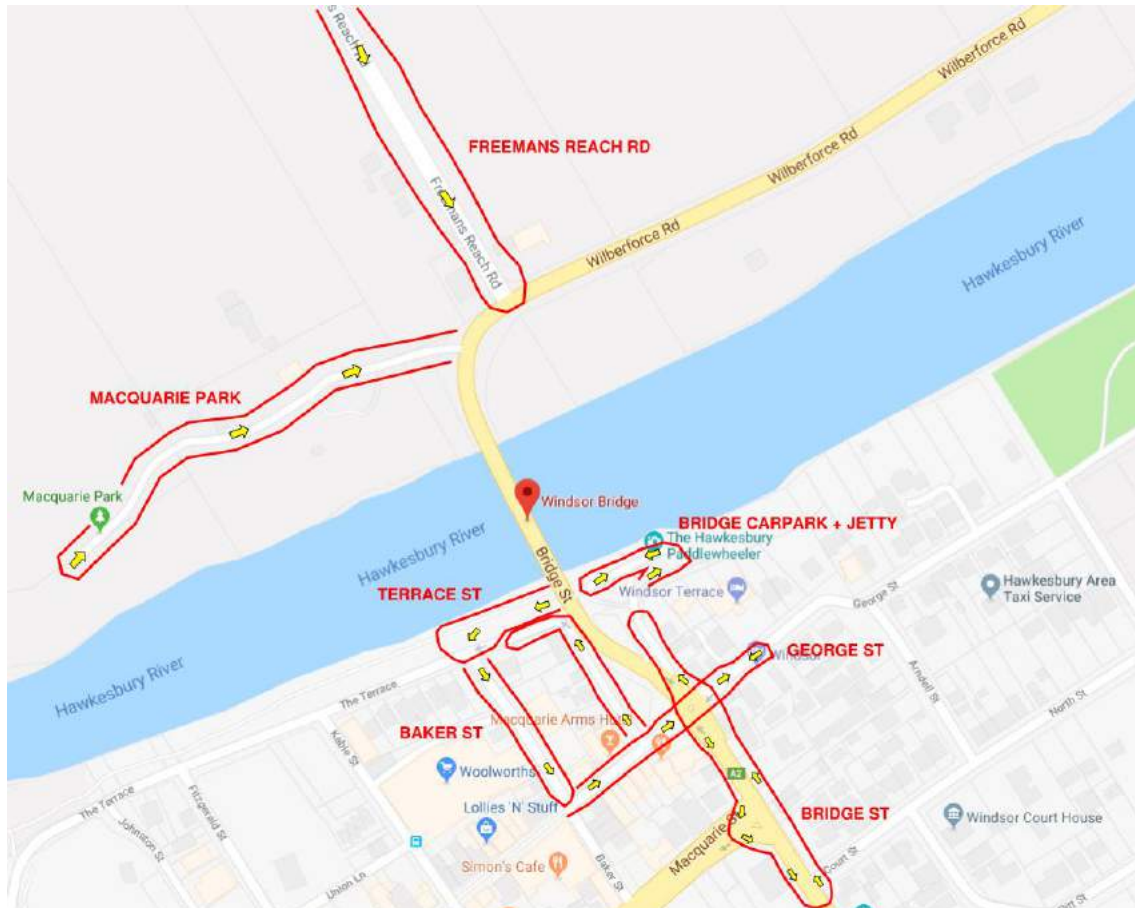
# Windsor Bridge Replacement Project Dilapidation Report

**Prepared for:** Transport for New South Wales (TfNSW)

**Location:** Windsor Bridge, Windsor NSW

**Pre-Dilapidation Photos Taken:** 20<sup>th</sup> June 2018

**Post-Dilapidation Photos Taken:** 8<sup>th</sup> July 2021



## Purpose:

The purpose of this report is to highlight and compare the condition of local roads, footpaths, and utilities assets in the vicinity of the project footprint prior to the commencement and following the conclusion of project works by Georgiou at Windsor Bridge, Windsor NSW.

The extent of the survey covers potentially impacted areas during the development works and ancillary roadways which may be used to facilitate the implementation of the project.

The objective of this post-dilapidation report is to illustrate that the condition of TfNSW assets of the area surrounding the Windsor Bridge have not deteriorated and highlight areas in which improvements have been made by Georgiou.

## Windsor Bridge Replacement Project Dilapidation Report

### Macquarie Park:

This section begins at the end of the Macquarie Park carpark and heads east toward the front gate where it concludes. This area does not require any works however it may suit as a carpark for Light Vehicles if space becomes limited on the site or in the compound. Based on post-dilapidation images, it is evident that this area has not seen any deteriorations in condition following implementation of the current project, with several upgrades to fencing, amenities buildings and facilities observed.



**2018:** General condition of far end of carpark.



**2021:** General condition of far end of carpark unchanged since previous survey.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of far end of carpark – joints and cracking noticeable.



**2021:** General condition of far end of carpark – no detectable deteriorations to joints and cracking observed.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Close up of joint/cracking in asphalt.



**2021:** Close up of joint/cracking in asphalt – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Close up of joint/cracking in asphalt.



**2021:** Close up of joint/cracking in asphalt. Significant change not observed.  
Sand from recent flooding event, not construction related.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of asphalt.



**2021:** General condition of asphalt – little to no change observed compared to pre-construction survey conditions.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Ravelling/potholes evident throughout carpark surface.



**2021:** Ravelling/potholes evident throughout carpark surface – consistent with pre-construction survey, no change observed.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Ravelling and gashes on asphalt surface – wire rope not tensioned.



**2021:** Ravelling and gashes on asphalt surface. Upgrades including replacement of barricade/fencing and new amenities building.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Evidence of severe ravelling and crocodile cracking on asphalt surface.



**2021:** Evidence of severe ravelling and crocodile cracking on asphalt surface consistent with previous observations, marginal change due to high traffic area and not associated with construction activities.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Wire rope not tensioned – damaged posts.



**2021:** Replacement of posts and wire barricade.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe ravelling and crocodile cracking on asphalt surface – water pooling.



**2021:** Replacement of fencing, no observed changes to asphalt surfacing – consistent with pre-construction survey conditions, removal of amenities building.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe damage to asphalt.



**2021:** Consistent condition of asphalt compared to pre-construction survey conditions, improved fencing and grass coverage.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking present throughout carpark.



**2021:** Cracking present throughout carpark – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe damage to asphalt (facing west, toward the end of the carpark).



**2021:** Severe damage to asphalt (facing west, toward the end of the carpark) with little to no change compared to pre-construction conditions, fence installation surrounding playground.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of carpark toward entrance of Macquarie Park (facing south).



**2021:** General view of carpark toward entrance of Macquarie Park (facing south) – little to no change observed compared to pre-construction survey conditions with the exception of fence installation to the right of carpark entry.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Condition of repaired pavement (facing east toward the front gate).



**2021:** Condition of repaired pavement (facing east toward the front gate) – little to no change observed compared to pre-construction survey conditions, installation of fencing to the north of the road.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Front entrance of Macquarie Park - ravelling along edge of pavement and cracking throughout carpark.



**2021:** Front entrance of Macquarie Park - ravelling along edge of pavement and cracking throughout carpark – little to no change observed compared to pre-construction survey conditions.



## Windsor Bridge Replacement Project Dilapidation Report

### Bridge Carpark and Wharf

This section begins at the beginning of the bridge carpark facing the entrance (via Old Bridge St) and turns around facing the end, capturing the existing stairs and makes its way down to the wharf. From the wharf it makes its way west, toward the bridge, capturing the existing log retaining wall. Post-dilapidation survey observations noted significant landscaping and structural changes and upgrades to the area. Several small stockpiles of waste materials remained towards the northern portion of the area, within the carpark and surrounding the jetty.



**2018:** Condition carpark front entrance via Old Bridge St.



**2021:** Condition carpark front entrance via Old Bridge St – little to no change to asphalt and kerb compared to pre-construction survey conditions. Several portions of temporary fencing remain in place.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Carpark front entrance – general condition of gutter and existing log retaining wall.



**2021:** Carpark front entrance – upgrades to gutter, new landscaping and log retaining wall remains in place.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** First parking spot of carpark – retaining wall weathered and graffiti present. Line marking heavily worn.



**2021:** Parking spots of carpark – retaining wall and line marking weathered and graffiti present– little to no change observed compared to pre-construction survey conditions. Sand from recent flooding event, not construction related.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of carpark and kerb and gutter.



**2021:** General condition of carpark and kerb and gutter, portions of asphalt resurfacing and temporary fencing remain in place.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of carpark – notable damage and repair work on asphalt surface.



**2021:** General condition of carpark – little to no change observed compared to pre-construction survey conditions surface. Increased sediment located across carpark surface associated with recent flooding event and not construction related.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Line marking worn out – retaining wall and fence damaged – cracking and pieces missing from kerb.



**2021:** Line marking worn out consistent with pre-construction condition – vegetation along retaining wall and fence overgrown.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Condition of kerb gutter – missing pit lid.



**2021:** Condition of kerb gutter – pit removed, asphalt and gutter in condition consistent with pre-construction survey. Increased sand and debris from recent flooding event and not construction related.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Damage to asphalt surface with repaired patches present.



**2021:** Damage to asphalt surface consistent with pre-construction survey conditions, increased surface covering with sand and leaf materials from recent flooding event.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking and repair work to asphalt surface.



**2021:** Cracking and repair work to asphalt surface – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Pothole in asphalt surface.



**2021:** Pothole in asphalt surface – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking and repair work to asphalt surface - line marking worn.



**2021:** Cracking and repair work to asphalt surface, line marking worn – little to no change observed compared to pre-construction survey conditions. Small stockpiles of sand materials located towards the rear of the carpark and not associated with project.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking on asphalt surface, kerb, and gutter.



**2021:** Geofabric and silt socks covering gutter drainage, with sand stockpile materials not associated with project.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking on asphalt surface, kerb and gutter.



**2021:** Stockpiles of sand materials, debris and vegetation towards the rear of the carpark not associated with project.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Condition of staircase leading from carpark to the wharf – weathered steps and handrail.



**2021:** Condition of staircase leading from carpark to the wharf – weathered steps and handrail – little to no change observed compared to pre-construction survey conditions.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Condition of staircase leading from wharf to the carpark – weathered steps and handrail.



**2021:** Condition of staircase leading from wharf to the carpark – weathered steps and handrail – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view from bottom of staircase/wharf facing the existing bridge.



**2021:** View from bottom of staircase/wharf facing the newly constructed bridge and surrounding relandscaped area. Upgrades to asphalt surfacing, sandstone retaining walls and barricades.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of jetty.



**2021:** General condition of jetty consistent with pre-construction survey conditions, additional sand materials stockpiled surrounding jetty associated with recent flooding.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Pavement from jetty entrance – heavily damaged asphalt surface – severe cracking and potholing – pooling on surface – damaged log retaining wall – cracking on gutter and pram ramp.



**2021:** Pavement from jetty entrance – newly installed asphalt surface and sandstone retaining wall.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Pavement from jetty entrance – heavily damaged asphalt surface – severe cracking and potholing – damaged log retaining wall with one section blown out and material coming through.



**2021:** Pavement from jetty entrance – newly installed asphalt surface and sandstone retaining wall.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking on footpath entrance – section of top rail missing from handrail.



**2021:** Newly installed concrete across footpath entrance and repaired handrail.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking on footpath – noticeable heaving in footpath – signpost on an angle – separation between kerb and footpath – cracking on kerb, gutter and asphalt surface.



**2021:** Re-concreting along footpath, newly installed handrail, signage, and asphalt road surfacing. Facing towards new bridge. Several silt stocks and cones remain.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking on footpath – noticeable heaving in footpath – separation between kerb and footpath – cracking on kerb, gutter and asphalt surface – cold mix repair work on footpath.



**2021:** New concrete of footpath and gutter.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Damage to log retaining wall – log missing and material coming through.



**2021:** Replacement of retaining wall to newly installed sandstone with landscaping and signage upgrades.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view facing staircase/jetty.



**2021:** General view facing staircase/jetty – roadway resurfacing, newly installed footpaths, retaining wall and landscaping.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Intersection with Old Bridge St.



**2021:** Significant changes to structure and landscaping with new bridge infrastructure, asphalt upgrades and installation of staircase to access Bridge Road.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** End of pavement facing existing bridge – cracking on asphalt surface – repair work present.



**2021:** Pavement of underpass connecting to Terrace Street beneath the new bridge.

## Windsor Bridge Replacement Project Dilapidation Report

### **Terrace Street:**

This section begins where Terrace St connects with Bridge St and works its way up on the pavement and footpath until it intersects with Baker St. Condition of Terrace Street was observed to be in an improved condition compared with pre-dilapidation survey photos including upgrades to landscaping, concrete footpaths, and asphalt.



**2018:** General condition of retaining wall (Thompson Square located above wall) – cracking and patch repairs on asphalt surface.



**2021:** General condition of retaining wall (Thompson Square located above wall) consistent with pre-construction survey – improvements to surrounding asphalt and landscaping.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of retaining wall (Thompson Square located above wall) – cracking and patch repairs on asphalt surface – pit lid removed (temporary fence surrounding).



**2021:** General condition of retaining wall (Thompson Square located above wall) – little to no change observed compared to pre-construction survey conditions, with upgrades to surrounding landscaping and asphalt.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking and patch repairs on asphalt surface.



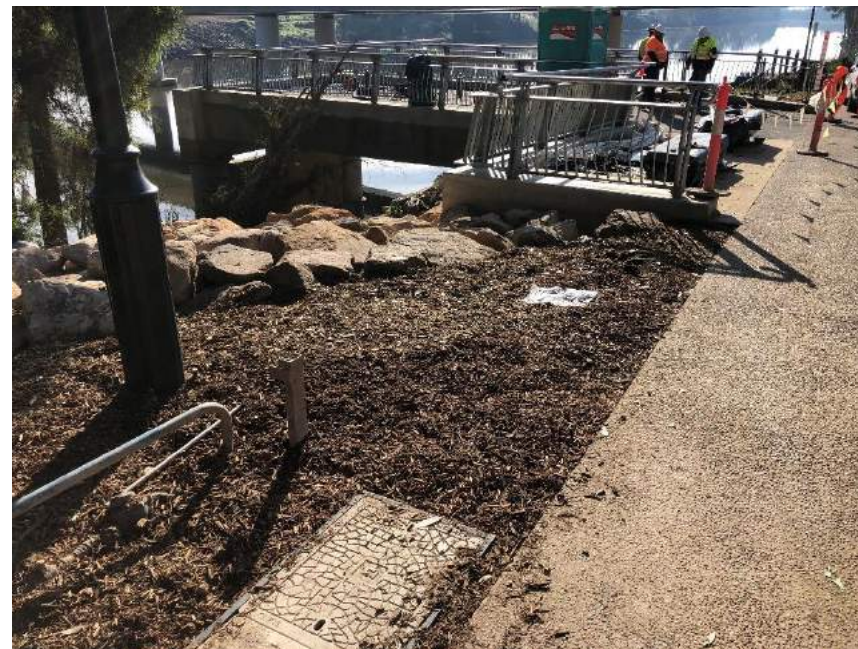
**2021:** Resurfacing of road leading away current bridge and upgrades to surrounding landscaping.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking and patch repairs on asphalt surface – general condition of existing timber handrail and posts.



**2021:** Resurfacing of area surface previously existing bridge, installation of new handrail and posts surrounding lookout developed from previous bridge.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of existing footpath – bricks/stones missing from footpath  
-scouring on edges of footpath – damage to vegetation.



**2021:** General condition of existing footpath – bricks/stones missing from footpath, scouring on edges of footpath vegetation – little to no change observed compared to pre-construction survey conditions, however predominantly overlain by geofabric and silt socks during completion of surrounding construction works.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of existing furniture – damage to vegetation.



**2021:** General condition of existing furniture, damage to vegetation – little to no change observed compared to pre-construction survey conditions, sections of temporary fencing remain in place.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view from merge point between Terrace St and Thompson Square  
– cracking, potholing and patch repairs present on asphalt surface.



**2021:** General view from merge point between Terrace St and Thompson Square  
– newly lain asphalt surface and upgrades to gutter.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view from merge point between Terrace St and Thompson Square – cracking, potholing and patch repairs present on asphalt surface.



**2021:** General view from merge point between Terrace St and Thompson Square – cracking, potholing and patch repairs present on asphalt surface – little to no change observed compared to pre-construction survey conditions, visible joint with new asphalt surfacing.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of Terrace St facing the Baker St intersection - condition of asphalt.



**2021:** General view of Terrace St facing the Baker St intersection - condition of asphalt consistent with previous pre-construction survey, new line markings.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of asphalt surface and furniture.



**2021:** General condition of asphalt surface and furniture – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of Terrace St footpath facing the Baker St intersection - condition of footpath and landscaping.



**2021:** General view of Terrace St footpath facing the Baker St intersection - condition of footpath, retaining wall and landscaping remain largely unchanged compared to pre-construction survey conditions, addition of sandstone block in garden bed.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of Terrace St footpath facing the Baker St intersection - condition of footpath and landscaping.



**2021:** General view of Terrace St footpath facing the Baker St intersection - condition of footpath and landscaping remain largely unchanged compared to pre-construction survey.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking on footpath.



**2021:** Cracking on footpath – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Footpath not backfilled, exposing steel and blinding surface.



**2021:** Sandstone blocks added adjacent to footpath, concrete footpath in condition consistent with pre-construction survey.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Terrace St and Baker St Intersection - condition of asphalt surface – cracking on concrete surrounding utilities box



**2021:** Terrace St and Baker St Intersection - condition of asphalt surface – cracking on concrete surrounding utilities box – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of Terrace St and Baker St intersection.



**2021:** General view of Terrace St and Baker St intersection – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of Terrace St and Baker St intersection.



**2021:** General view of Terrace St and Baker St intersection – little to no change observed compared to pre-construction survey conditions.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Corner of Terrace St and Baker St – severe cracking in footpath – formwork around streetlight.

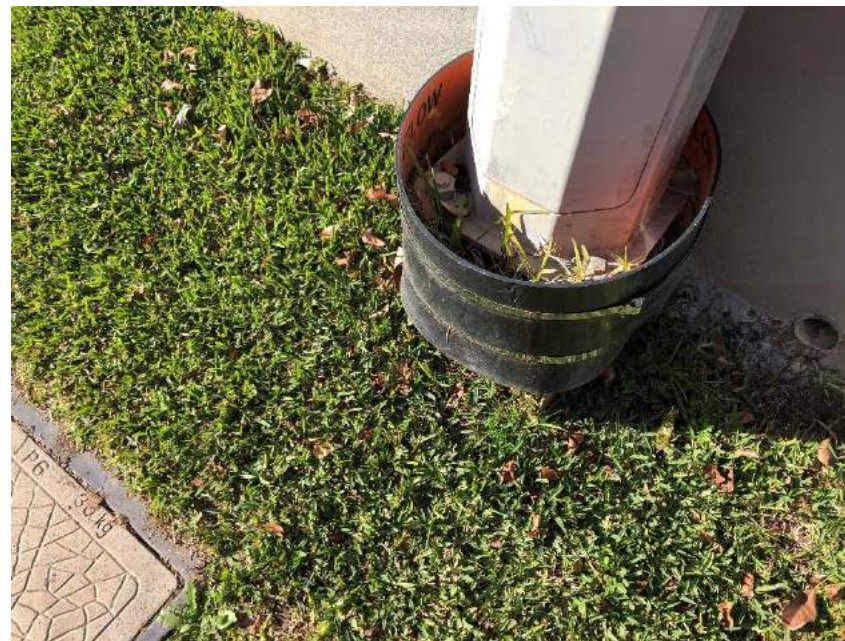


**2021:** Corner of Terrace St and Baker St – severe cracking in footpath consistent with pre-construction survey conditions – installation of improved formwork around streetlight.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Corner of Terrace St and Baker St – formwork around streetlight.



**2021:** Corner of Terrace St and Baker St – replacement of formwork around streetlight.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Corner of Terrace St and Baker St – noticeable cracking in footpath.



**2021:** Corner of Terrace St and Baker St – noticeable cracking in footpath – little to no change observed compared to pre-construction survey conditions.

## Windsor Bridge Replacement Project Dilapidation Report

### Baker Street:

This section begins at the corner of Terrace St and Baker St and makes it way up towards George St. During the post-construction survey little to no change was observed across asphalt, kerbs and footpaths compared to pre-construction survey conditions, with minor changes observed due to the high traffic nature of the area and not associated with construction activities. Several portions of concrete footpath and gutter were replaced in areas of previously observed cracking.



**2018:** General view of Terrace St and Baker St intersection.



**2021:** General view of Terrace St and Baker St intersection – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Corner of Terrace St and Baker St – noticeable cracking in footpath.



**2021:** Corner of Terrace St and Baker St – noticeable cracking in footpath – little to no change observed compared to pre-construction survey conditions.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Baker St facing Terrace St Intersection – general condition of footpath and kerb – cracking in kerb and gutter.



**2021:** Baker St facing Terrace St Intersection – general condition of footpath and kerb – cracking in kerb and gutter – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement – crocodile cracking and rutting in asphalt surface.



**2021:** General condition of pavement – crocodile cracking and slight enlargement of rutting in asphalt surface with marginal changes due to high traffic areas and not associated with construction.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking in footpath and kerb – rutting in asphalt surface.



**2021:** Replacement of cracked footpath sections, asphalt and gutter remain in a condition consistent with previous observations.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of pavement and footpath – cracking in gutter.



**2021:** General view of pavement and footpath – cracking in gutter – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking in footpath.



**2021:** Segment of pavement and gutter replaced.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** cracking in footpath, ramp, kerb and gutter.



**2021:** Replaced concrete of cracked portion of footpath, ramp, kerb and gutter.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and footpath.



**2021:** General condition of pavement and footpath – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Heaving in footpath – cracking in kerb and gutter – cracking in asphalt surface



**2021:** Replaced concrete of footpath and cutter, condition of asphalt remains consistent with pre-construction survey.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking on footpath/driveway.



**2021:** Severe cracking on footpath/driveway – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of footpath and pavement – noticeable cracking in footpath at post footing.



**2021:** General view of footpath and pavement – noticeable cracking in footpath at post footing consistent with pre-construction survey condition.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking on footpath/driveway.



**2021:** Cracking on footpath/driveway – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking in kerb and gutter.



**2021:** Cracking in kerb and gutter – little to no change observed compared to pre-construction survey conditions.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking in gutter, driveway ramp and footpath.



**2021:** Severe cracking in gutter, driveway ramp and footpath – little to no change observed compared to pre-construction survey conditions, minor cracking of asphalt surface consistent with high traffic use of the area and not associated with project, removal of drainage grate and instatement of asphalt.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Shear cracking around pit lid.



**2021:** Shear cracking around pit lid – little to no change observed compared to pre-construction survey conditions.

## Windsor Bridge Replacement Project Dilapidation Report

### George Street:

This section begins at the corner of Baker St and George St. It moves towards to the previously existing roundabout (and currently existing traffic light intersection) and crosses to the other side, reaching the Windsor Motel entrance. Review of previous survey photographs indicate significant structural changes to the intersection of Bridge St and George St with replacement and improvements to surrounding kerbs, gutters and roadways as well as the removal of the previous roundabout and installation of traffic lights.



**2018:** General condition of road crossing – severe fading and wearing of surface.



**2021:** General condition of road crossing – severe fading and wearing of surface – little to no change observed compared to pre-construction survey conditions.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of road crossing – severe wearing of surface.



**2021:** General condition of road crossing – severe wearing of surface – little to no change observed compared to pre-construction survey conditions and minor change due to high traffic use of the area and not associated with construction.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of road crossing – severe wearing of surface.



**2021:** General condition of road crossing – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of road crossing – severe wearing and cracking of surface.



**2021:** General condition of road crossing – severe wearing and cracking of surface – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement.



**2021:** General condition of pavement – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, sandstone kerb and footpath.



**2021:** General condition of pavement, sandstone kerb and footpath – little to no change observed compared to pre-construction survey conditions.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, sandstone kerb and footpath – ravelling and rutting of asphalt surface and gutter.



**2021:** General condition of pavement, sandstone kerb and footpath – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, sandstone kerb and footpath – ravelling and rutting of asphalt surface and gutter.



**2021:** General condition of pavement, sandstone kerb and footpath – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement.



**2021:** General condition of pavement – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, sandstone kerb and footpath.



**2021:** General condition of pavement, sandstone kerb and footpath – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe wearing to footpath – extensive cracking and heaving on asphalt surface.



**2021:** Wearing to footpath consistent with pre-construction survey conditions, meeting point for newly installed asphalt and original roadway surfacing.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking and heaving on asphalt surface.



**2021:** Replacement of asphalt and remarking of lines of roadway surface.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of sandstone kerb and gutter – crocodile cracking on asphalt surface.



**2021:** General condition of sandstone kerb and gutter consistent with pre-construction survey condition – replacement of asphalt surface.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of sandstone kerb and gutter – cracking on asphalt surface.



**2021:** General condition of sandstone kerb and gutter consistent with pre-construction survey conditions – replacement of surrounding asphalt surface.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe crocodile cracking and ravelling on asphalt surface.



**2021:** Replacement of roadway asphalt surface.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe crocodile cracking and ravelling on asphalt surface – pooling.



**2021:** Severe crocodile cracking and ravelling on asphalt surface little to no change observed compared to pre-construction survey conditions with areas of asphalt filling across previous pooling areas.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and sandstone kerb.



**2021:** Improved general condition of pavement and sandstone kerb – upgrades to asphalt, gutter and intersection.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement – cracking in Median Island.



**2021:** General condition of pavement – replacement of asphalt and median island.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of George St from the roundabout intersection with Bridge St.



**2021:** General view of George St from the traffic light intersection with Bridge St – little to no change observed to footpath and carpark area compared to pre-construction survey conditions, replacement of asphalt and kerb.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath, kerb and pavement.



**2021:** General condition of footpath, kerb and pavement – replacement of paver roadway and gutter.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of roundabout intersection on corner of George St and Bridge St – damage to kerb.



**2021:** General view of intersection on corner of George St and Bridge St – replacement of kerb, gutters and asphalt.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of roundabout intersection on corner of George St and Bridge St, at Windsor Hotel sign.



**2021:** General view of intersection on corner of George St and Bridge St, at Windsor Hotel. Evident upgrades to pedestrian walkway, roadway and traffic flow.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath and landscaping – rutting present.



**2021:** General condition of footpath and landscaping – installation of new footpath and garden area.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of roundabout intersection on corner of George St and Bridge St – cracking in footpath.



**2021:** General view of intersection on corner of George St and Bridge St – installation of new landscaping, asphalt, traffic lights and footpath.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of George St pavement and kerb.



**2021:** General view of George St pavement and kerb – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of footpath.



**2021:** General view of footpath – replacement of several previously damaged footpath sections.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General view of footpath, kerb and gutter leading to Windsor Motel.



**2021:** General view of footpath, kerb and gutter leading to Windsor Motel – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe heaving of footpath in front of Windsor Motel.



**2021:** Replacement of heaving footpath in front of Windsor Motel.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of Windsor Motel driveway.



**2021:** General condition of Windsor Motel driveway – replaced concrete sections of driveway.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of Windsor Motel driveway – cracking on asphalt surface.



**2021:** General condition of Windsor Motel driveway – cracking on asphalt surface consistent with pre-construction survey conditions, upgrades to driveway surfacing.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking in footpath at Windsor Motel.



**2021:** Cracking in footpath at Windsor Motel – little to no change observed to footpath compared to pre-construction survey conditions, replacement of motel cement driveway.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath opposite Windsor Motel driveway.



**2021:** General condition of footpath opposite Windsor Motel driveway – little to no change observed compared to pre-construction survey conditions, remarking of lined area on asphalt.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath heading back up to roundabout.



**2021:** General condition of footpath heading back up to intersection – little to no change observed compared to pre-construction survey conditions.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking and paint peeling on existing structure – wearing of landscape.



**2021:** Cracking and paint peeling on existing structure with little to no changed observed compared to pre-construction survey conditions – replacement of pavers along footpath.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath, kerb, gutter and pavement.



**2021:** General condition of footpath, kerb, gutter and pavement – replacement of footpath pavers and asphalt, little to no change to gutter and surrounding structures compared to pre-construction survey.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath, kerb, gutter and pavement.



**2021:** General condition of footpath, kerb, gutter and pavement – reworking of intersection and footpath structure.

## Windsor Bridge Replacement Project

### Dilapidation Report

#### Bridge Street:

This section begins on the corner of George St and Bridge St, heading towards Macquarie St and up to Court St, crossing over to the other side of Bridge St and heading back up to toward George St and down toward the bridge carpark. Significant upgrades to the footpath, kerb and intersection were noted during the development of the new Windsor Bridge, including largescale aesthetic and functional upgrades.



**2018:** General condition of footpath, kerb, gutter and pavement – at George St/Bridge roundabout facing the existing bridge



**2021:** General improved condition of footpath, kerb, gutter and pavement at George St/Bridge intersection facing the new bridge – upgrades to footpath, gutter kerb and asphalt.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Kerb damaged – rutting on asphalt surface.



**2021:** Replacement of kerb, asphalt and gutter with traffic light crossing installation.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath.



**2021:** Replacement of footpath structure through installation of traffic light intersection.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Concrete on surface of footpath.



**2021:** Removal of posts and replacement of damaged footpath materials, reworking of footpath and intersection structure.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath heading towards Macquarie St.



**2021:** General condition of footpath heading towards Macquarie St – little to no change observed compared to pre-construction survey conditions. Replaced asphalt and road sandstone gutter.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking in footpath.



**2021:** Cracking in footpath – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking on driveway ramp and gutter.



**2021:** Cracking on driveway ramp and gutter – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking on footpath, kerb and gutter – cracking and patchwork repair on asphalt surface.



**2021:** Severe cracking on footpath, kerb and gutter – cracking and patchwork repair on asphalt surface – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of asphalt surface at Bridge St and Macquarie St Intersection - severe cracking on kerb and gutter.



**2021:** Improved general condition of asphalt surface at Bridge St and Macquarie St Intersection – replacement of asphalt, kerb and footpath.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe cracking on footpath, kerb and gutter – cracking and patchwork repair on asphalt surface.



**2021:** Cracking remains in portions of the kerb and gutter consistent with pre-construction survey condition, areas of new concrete surrounding utility points, and replaced asphalt road surfacing.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe damage to Macquarie Street Median Island.



**2021:** Replacement of median island end and patch repair of cracked areas.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe damage to Macquarie Street Median Island.



**2021:** Severe damage to Macquarie Street Median Island – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Extensive cracking and repair work Macquarie Street Median Island.



**2021:** Extensive cracking and patchworked repair work on Macquarie Street Median Island – marginal changes due to high traffic area and not associated with construction activities.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Extensive cracking on Macquarie Street Median Island.



**2021:** Extensive cracking on Macquarie Street Median Island consistent with condition of pre-construction survey, concrete repair across portions of cracked surfacing

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of Macquarie St Turning Lane.



**2021:** General condition of Macquarie St Turning lane – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking and heaving on footpath at Macquarie St corner.



**2021:** Cracking and heaving on footpath at Macquarie St corner – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of Macquarie St and Bridge St intersection - wearing of pedestrian crossing – damage to Hawkesbury Hospital sign face.



**2021:** General condition of Macquarie St and Bridge St intersection - wearing of pedestrian crossing – little to no change observed compared to pre-construction survey conditions. Replacement of Hawkesbury Hospital sign.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking on footpath leading to limit of works/Court St.



**2021:** Footpath leading to Court St – little to no change observed compared to pre-construction survey conditions.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and footpath at Bridge St and Court St intersection – Graffiti on electrical post.



**2021:** General condition of pavement and footpath at Bridge St and Court St intersection – Graffiti on electrical post – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and footpath at corner of Bridge St and Court St.



**2021:** General condition of pavement and footpath at corner of Bridge St and Court St – little to no change observed compared to pre-construction survey conditions.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Condition of pavement at old and new asphalt surface transition at on Court St – patch repair work – cracking.



**2021:** Condition of pavement at old and new asphalt surface transition at on Court St including patch repair work and cracking – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement surface at corner of Bridge St and Court St.

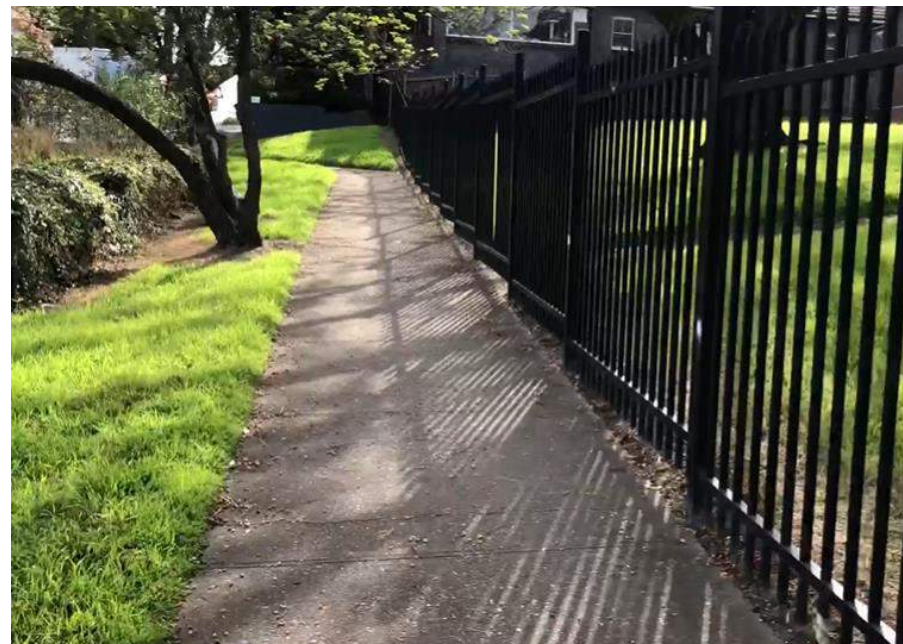


**2021:** General condition of pavement surface at corner of Bridge St and Court St – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Transverse cracking on footpath on Bridge St heading back up toward George St/roundabout.



**2021:** Consistent condition of footpath on Bridge St heading back up toward George St – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath and signage adjacent the Bridge St/Macquarie St intersection.



**2021:** General condition of footpath and signage adjacent the Bridge St/Macquarie St intersection – little to no change observed compared to pre-construction survey conditions, with portions of reinstated footpath surfacing.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and footpath at Bridge St facing Macquarie St.



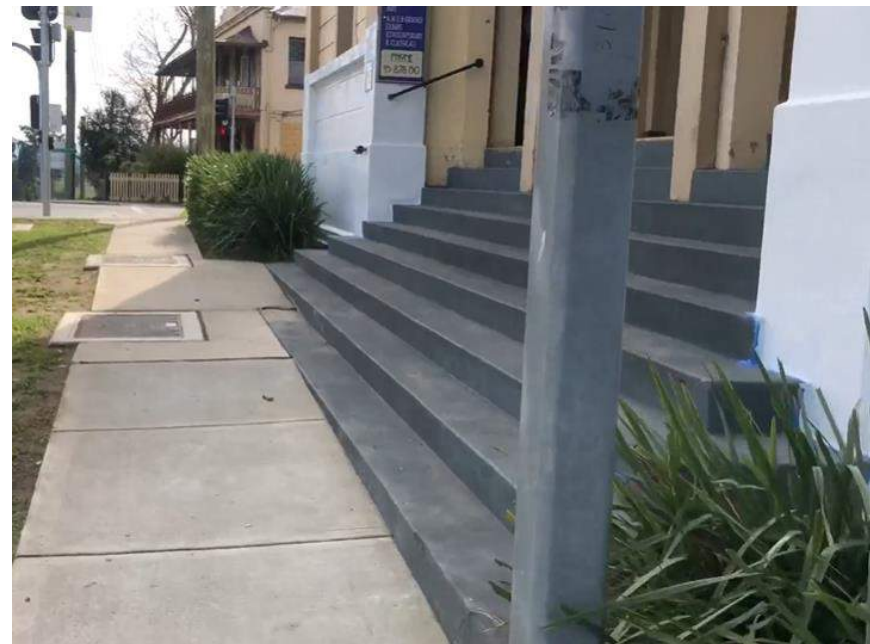
**2021:** General condition of pavement and footpath at Bridge St facing George St – reinstatement of footpath with new concrete surfacing.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath at stairs – fading and cracking of stairs and on existing walls.



**2021:** General condition of footpath at stairs – repainting of fading of stairs and external walls, replacement footpath concrete.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Damage to stairs and existing structure – wearing, cracking and paint chipping.



**2021:** Repainting of existing stairs and walls, with other structural changes to wall shape.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement at Bridge St and George St roundabout.



**2021:** General condition of pavement at Bridge St and George St intersection – removal of roundabout and installation of traffic lights including new asphalt and kerbs.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath at Bridge St and George St roundabout/



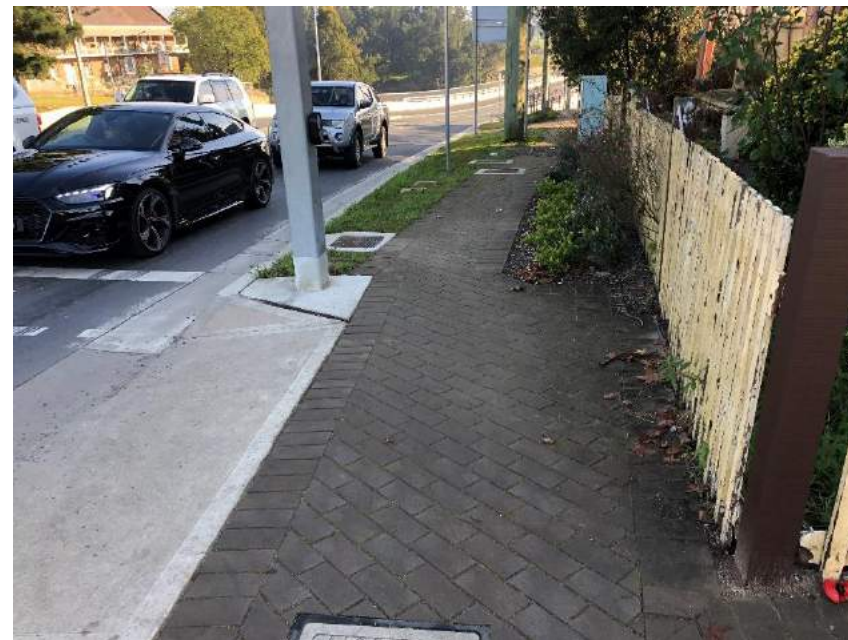
**2021:** General condition of footpath at Bridge St and George St intersection – installation of traffic lights, new asphalt and footpaths.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of footpath at Bridge St and George St roundabout towards Old Bridge St.



**2021:** General condition of footpath at Bridge St and George St towards new bridge – reworking of footpath paving and new cement sections.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement on Old Bridge St.



**2021:** Improved general condition of pavement towards the newly installed bridge – removal of Old Bridge St, significant structural reworking of roadway leading to bridge.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement on Old Bridge St facing the roundabout – cracks on pavement and driveway ramp.



**2021:** General condition of pavement on Bridge St facing the George St intersection – new asphalt, grass and replaced gutter and paving of driveway.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and retaining wall on Old Bridge St.



**2021:** General condition of pavement of Bridge St – removal of retaining wall, reworking of road structure and flow, new asphalt, kerbs and gutters.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking in driveway.



**2021:** Major improvements to driveway, gutters and surrounding landscaping.

# Windsor Bridge Replacement Project Dilapidation Report

## Thompson Square

This section begins at the corner of George St and Thompson Square, heading down and merging with Terrace St. This section of the project remained largely unchanged since the previous survey, with areas of potential impact appearing in a condition consistent with 2018 photographs.



**2018:** General condition of pavement, footpath and kerb at George St and Thompson Square intersection.



**2021:** General condition of pavement, footpath and kerb at George St and Thompson Square intersection – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, footpath and kerb at George St and Thompson Square intersection.



**2021:** General condition of pavement, footpath and kerb at George St and Thompson Square intersection – new asphalt evident along George St.

# Windsor Bridge Replacement Project Dilapidation Report



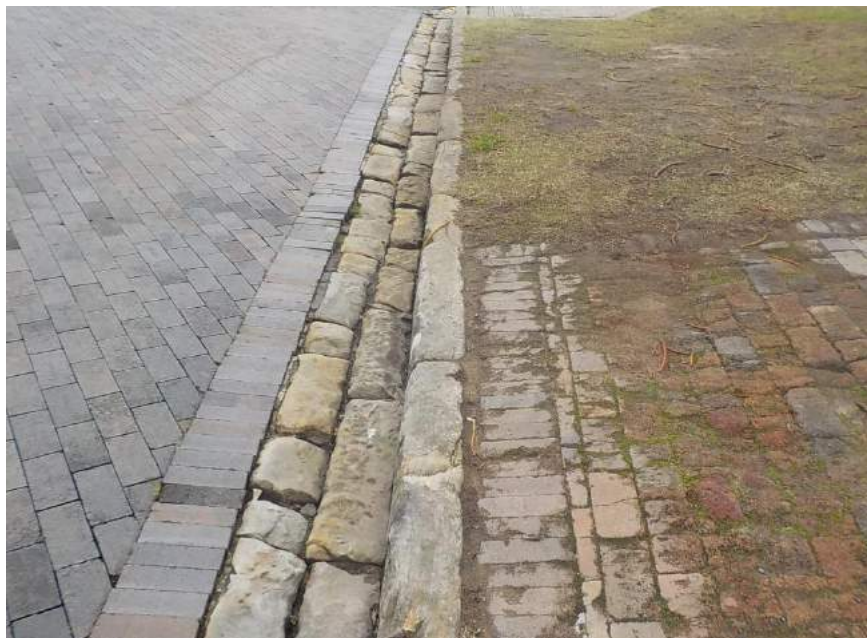
**2018:** General condition of pavement, footpath and kerb in front of the Arms Hotel.



**2021:** General condition of pavement, footpath and kerb in front of the Arms Hotel – little to no change observed compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of kerb.



**2021:** General condition of kerb – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, footpath and kerb.



**2021:** General condition of pavement, footpath and kerb – little to no change observed compared to pre-construction survey conditions.



## Windsor Bridge Replacement Project Dilapidation Report

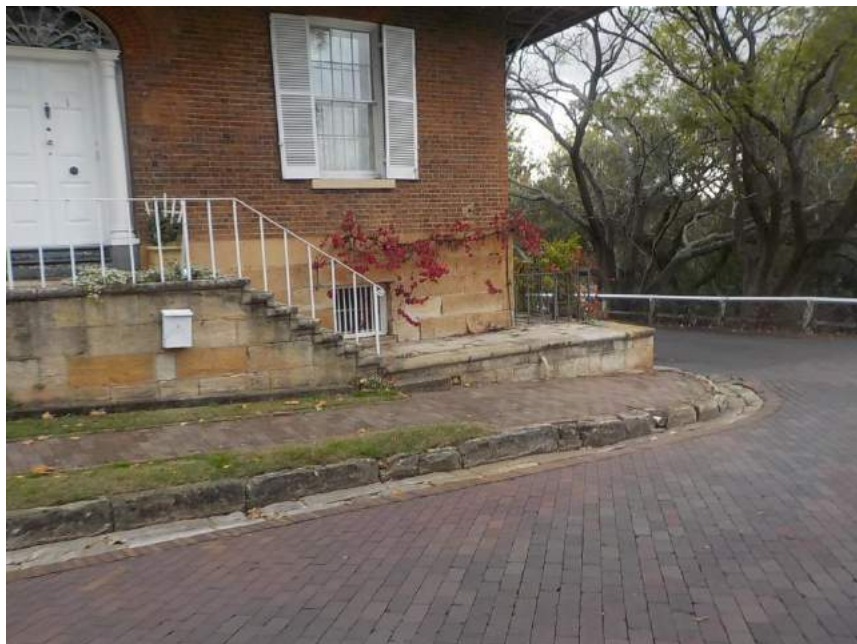


**2018:** General condition of pavement and kerb – existing fence weathered.



**2021:** General condition of pavement and kerb – existing fence weathered – little to no change observed compared to pre-construction survey conditions.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, footpath and existing structure – Thompson Square merging with Terrace St.



**2021:** General condition of pavement, footpath and existing structure – Thompson Square merging with Terrace St – little to no change observed compared to pre-construction survey conditions.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Thompson Square merging with Terrace St – cracking on asphalt surface and edges peeling away.



**2021:** Thompson Square merging with Terrace St – cracking on asphalt surface and edges peeling away – little to no change observed compared to pre-construction survey conditions.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Asphalt surface severely damaged – fence leaning towards the edge of the drop.



**2021:** Asphalt surface severely damaged, additional asphalt areas added to edge – fence leaning towards the edge of the drop – marginal changes due to high traffic area and not associated with construction.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, footpath and existing structure – Thompson Square merging with Terrace St.



**2021:** General condition of pavement, footpath and existing structure – Thompson Square merging with Terrace St – little to no change observed compared to pre-construction survey conditions, with edge chipped sandstone replaced.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement.



**2021:** General condition of pavement – little to no change observed compared to pre-construction survey conditions, portions of patch repair along road edge.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking, rutting and potholing present in asphalt surface.



**2021:** Cracking, rutting and potholing present in asphalt surface – little to minor change associated with high traffic use of the area and not associated with project activities.

## Windsor Bridge Replacement Project Dilapidation Report

### Freemans Reach Rd:

This section begins at the first corner on Freemans Reach Rd and heads towards the roundabout intersection with Wilberforce Rd. Major changes include upgrades to road surfacing with newly installed asphalt and line markings towards the intersection, with additional structural changes to kerb, landscaping and footpath surrounding roundabout.



**2018:** General condition of asphalt surface – facing away from Wilberforce Rd.



**2021:** General condition of asphalt surface – facing away from Wilberforce Rd – replaced asphalt along roadway, with little to no change observed changes to surrounding structures compared to pre-construction survey conditions.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking on asphalt surface – facing Wilberforce Rd.



**2021:** Improved surface condition including replaced asphalt extending along Freemans Reach Rd.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Cracking on asphalt surface.



**2021:** No cracking of asphalt visible along the length of the road, new asphalt and line markings observed.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Crocodile cracking on asphalt surface – line marking worn.



**2021:** Replacement of asphalt along Freemans Reach Rd, new line markings and light reflectors.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe crocodile cracking and potholing on asphalt surface.



**2021:** Replacement of asphalt along Freemans Reach Rd, new line markings and light reflectors.



## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Severe crocodile cracking, ravelling and patch repair work on asphalt surface.



**2021:** Replacement of asphalt along Freemans Reach Rd, new line markings and light reflectors.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and shoulder.



**2021:** General condition of pavement and shoulder – replaced asphalt, new line markings and gravel along roadway edge.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and shoulder -



**2021:** Improved condition of pavement and shoulder – new asphalt, line markings, gravel road edge, new signage and gutter.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and shoulder.



**2021:** General condition of pavement and shoulder – replaced asphalt, signage and installation of road gutters.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** Crocodile cracking and rutting on asphalt surface.

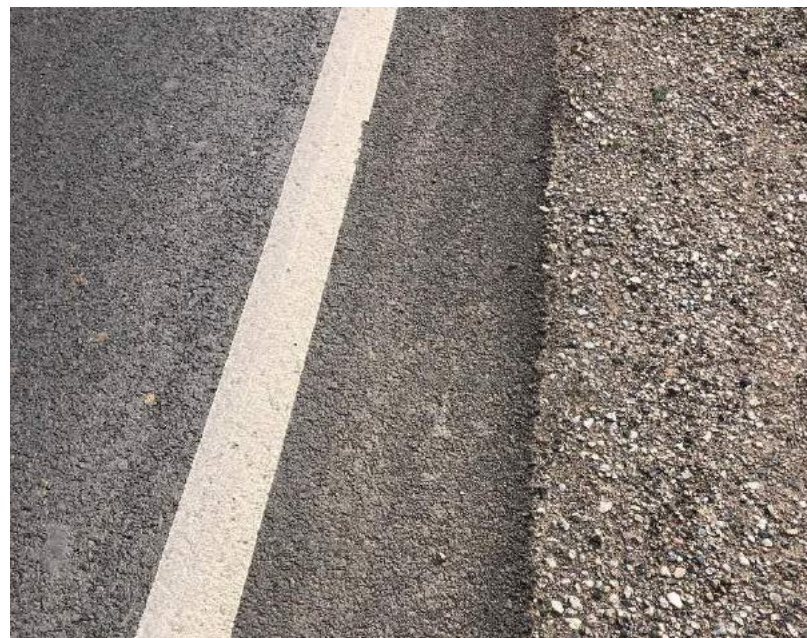


**2021:** New asphalt, line markings and shoulder posts extending along road towards roundabout.

## Windsor Bridge Replacement Project Dilapidation Report



**2018:** Asphalt surface heavily damaged.



**2021:** Good condition of new asphalt and line markings.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of asphalt surface.



**2021:** General condition of pavement and shoulder – replaced asphalt road surfacing, gravel road edge and gutter on western road edge.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, shoulder and fence.



**2021:** General condition of pavement and shoulder improved since pre-construction survey with new asphalt surfacing. Condition of adjacent fence remains consistent with pre-construction survey.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement, shoulder and fence – cracking on surface and line marking weathered.



**2021:** General improved condition of pavement, shoulder and fence – installation of new asphalt, gutter and stormwater drains

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and shoulder.



**2021:** General improved condition of pavement and shoulder – newly installed asphalt, gutter and drainage channels on road edge.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and fence at Freemans Reach Rd and Wilberforce Rd intersection.



**2021:** General condition of pavement and fence at Freemans Reach Rd and Wilberforce Rd roundabout – removal of overgrown vegetation, new gutters and road kerb.

# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of pavement and fence at Freemans Reach Rd and Wilberforce Rd intersection – potholing present on asphalt surface.



**2021:** General condition of gutter and fence at Freemans Reach Rd and Wilberforce Rd roundabout intersection – removal of fence panels and overgrown vegetation.



# Windsor Bridge Replacement Project Dilapidation Report



**2018:** General condition of fence at Freemans Reach Rd and Wilberforce Rd intersection.



**2021:** General condition of fence at Freemans Reach Rd and Wilberforce Rd roundabout intersection – removal of overgrown vegetation, installation of new asphalt surfacing, gutter and stormwater drains.

## CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of this dilapidation survey including comparison of relevant images collected during the pre-dilapidation survey, the potentially impacted areas surrounding the works completed by Georgiou during the construction of the new Windsor Bridge and updates to surrounding road structures are considered to be in the similar, if not improved condition compared to pre-construction conditions.

Several portions of remaining construction materials were noted, including areas of temporary fencing, cones, geofabric and silt socks remained across the wider project areas, however, are likely to be removed at the conclusion of final works. In terms of remediation works required prior to finalisation of site activities, several small stockpiles of excess sand materials were observed at the rear of the carpark located adjacent to the jetty to the south of the bridge, however, are associated with repair works undertaken by Council due to the recent flooding event, and not the project.

As such, given the changes documented throughout the post-dilapidation survey the project is not considered to have negatively impacted the aesthetics of the surrounding infrastructure, utilities or services and is suitable to release the site to RMS and relevant local authorities.