



**BIRZULIS ASSOCIATES Pty Ltd**  
Consulting Structural + Civil Engineers

ACN 003 797 911 ABN 99 003 797 911

**Sydney Office**  
583 Darling Street, Rozelle NSW 2039  
Telephone: 9555 7230

Email: office@birzulisassociates.com

**Newcastle Office**  
105 Merewether Street, Merewether NSW 2291  
Telephone: 4049 4855  
Email: office@birzulisassociates.com

6 March 2020

The Principal Certifying Authority  
c/- Mr Andy Smith  
Hutchinson Builders  
23 Dunning Ave  
ROSEBERRY NSW 2018

To Whom It May Concern,

**RE: SAMUEL GILBERT PUBLIC SCHOOL  
RIDGECROP DRIVE, CASTLE HILL NSW  
(OUR REF: 7738)  
DILAPIDATION REPORT FOR PUBLIC INFRASTRUCTURE**

At your request we visited the abovementioned property on 6 March 2020 and made a record of the public infrastructure surrounding the building including the front road conditions prior to construction and Castle Glen Childcare Centre on Gilbert Road.

An inspection was carried out on Gilbert Road, Ridgescrop Drive and Castle Glen Childcare Centre. The building elements was deemed to be in good condition, exhibiting few structural flaws. Very minor cracking was observed in a few locations of the footpath and kerb and gutter. Our inspection was limited to a visual examination of the exposed and accessible areas of the property. No attempt has been made to remove floor, wall and ceiling finishes and furniture to determine the condition of the building elements.

The following photographs provide a pictorial record of the condition of the property on the day of the inspection.

Yours faithfully,

**S LUU**  
Structural Engineer

**DIRECTORS**

B Fimmano B.E. (Hons), M.I.E. Aust., C.P.Eng.

M A Grogan B.E., M.Eng., M.I.E. Aust., C.P.Eng.

**ASSOCIATE DIRECTOR**

P W Grogan B.E. (Hons), M.E.(Struct), M.I.E. Aust., C.P.Eng.

**CONSULTANT**

A J Birzulis OAM, B.E., M.Eng. Sc., F.I.E. Aust., C.P.Eng.



**PHOTOGRAPHS**

<b><u>Photo</u></b>	<b><u>Comments</u></b>
1-5	Front façade of childcare centre. Structure appears to be in reasonable condition.
6-9	Western wall of childcare centre. Structure is generally in good condition.
10-11	Masonry pavement in reasonable condition. Some areas with minor vertical displacement.
12	Roof framing on western side of building. No signs of structural distress and generally in good condition.
13-24	Western wall of childcare centre. Structure is generally in good condition.
25-30	South-western corner of building. Generally in good condition with no signs of structural defects.
32-42	Rear wall of the building. Generally in good condition with no signs of structural defects.
43-52	Masonry pavement in reasonable condition. Some areas with minor vertical displacement.
54-55	Concrete pavement generally in reasonable condition. Some areas with vertical displacement.
56-60	Cracking on concrete pavement.
61-62	Minor cracking in asphaltic pavement.
63-64	Cracking on concrete pavement.
65-70	Concrete pavement in reasonable condition.
71-76	Concrete pavement generally in reasonable condition. Some areas with vertical displacement.
77	Cracking in asphaltic pavement around trees.
78-82	Most of asphaltic pavement in good condition.
83-84	Moderate cracking in asphaltic pavement at front entry to childcare building.
85-90	Cracking in concrete pavement at rear side of building.
91-96	Outdoor structures appear to be in reasonable condition.
97	Timber splitting in outdoor timber structure.
98-101	Outdoor structures appear to be in reasonable condition.
102	External Covered Outdoor Learning Area (COLA) appears to be in good condition.
103-105	External shelter to the childcare centre generally in reasonable condition.
106-117	COLA structure appears to be in reasonable condition with no signs of structural defects.
118	Eastern side of front façade generally in good condition.
119	Road condition on Gilbert Road generally in good condition.
120	Damage to stormwater outlet pipe on Gilbert Road.
121	Kerb and gutter on Gilbert Road generally in good condition.
122-124	Cracking in concrete kerb and gutter on Gilbert Road.
125	Concrete pavement on Gilbert Road generally in good condition.
126	Castle Glen signage generally in good condition.
127	Concrete pavement on Gilbert Road generally in good condition.
128-129	Damage to stormwater outlet pipe on Gilbert Road.

130	Concrete pavement on Gilbert Road generally in good condition.
131	Lighting post generally in good condition.
132	Road sign generally in good condition.
133-134	Cracking in concrete pavement at base of street light.
135	Road condition on Gilbert Road generally in good condition.
136	Concrete pavement on Gilbert Road generally in good condition.
137-138	Concrete cracking on kerb and gutter on Gilbert Road.
139-140	Schools signage and fencing generally in good condition.
141	Concrete pavement on Gilbert Road generally in good condition.
142	Cracking in concrete pavement on Gilbert Road.
143-144	Cracking on concrete kerb on Gilbert Road.
145-146	Concrete pavement on Gilbert Road generally in good condition.
147	Concrete cracking on kerb and gutter on Gilbert Road.
148-149	Cracking in concrete pavement adjacent to services lid.
150	Concrete pavement on Gilbert Road generally in good condition.
151	Concrete cracking on kerb and gutter on Gilbert Road.
152	Concrete pavement on Gilbert Road generally in good condition.
153	Kerb and gutter on Gilbert Road generally in good condition.
154	Concrete cracking on kerb and gutter on Gilbert Road.
155	Concrete pavement on Gilbert Road generally in good condition.
156	Kerb inlet pit on Gilbert Road generally in good condition.
157-159	Concrete pavement on Gilbert Road generally in good condition.
160	Road condition on Gilbert Road generally in good condition.
161	Damage to 'Keep Left' sign on Gilbert Road.
162-163,165	Concrete pavement on Gilbert Road generally in good condition.
164	Street sign on Gilbert Road generally in good condition.
166	Street lights on Gilbert Road generally in good condition.
167-168	Cracking in concrete pavement at light crossing.
169	Street lights on Gilbert Road generally in good condition.
170	Concrete pavement at intersection of Gilbert Road and Ridgescrop Drive generally in good condition.
171-173	Damage to street sign at intersection of Gilbert Road and Ridgescrop Drive
174	Concrete pavement at intersection of Gilbert Road and Ridgescrop Drive generally in good condition.
175	Damage to street post at intersection of Gilbert Road and Ridgescrop Drive
176-177	Concrete pavement generally in reasonable condition. Some areas with vertical displacement.
178-183	Street signs on Ridgescrop Drive generally in good condition.
184	Spray paint on street sign on Ridgescrop Drive.
185	Concrete pavement generally in reasonable condition. Some areas with vertical displacement.
186-187	Cracking in concrete pavement on Ridgescrop Drive.
188	Concrete pavement generally in reasonable condition. Some areas with vertical displacement.
189-190	Displacement in balustrade on Ridgescrop Drive.
191	Minor cracking in kerb and gutter, asphaltic pavement.
192	Seating bench on Ridgescrop Drive generally in good condition.
193-194	Displacement of street sign on Ridgescrop Drive.

195-196	Cracking on concrete pavement on Ridgecrop Drive.
197	Seating bench on Ridgecrop Drive generally in good condition.
198-199	Damage to balustrade on Ridgecrop Drive.
200	Cracking in concrete pavement on Ridgecrop Drive.
201-204	Concrete pavement and asphaltic road on Ridgecrop Drive generally in good condition.
205-206	Road crossing on Ridgecrop drive generally in good condition.
207	Cracking in kerb on Ridgecrop Drive.
208	Damage to signage posts at crossing on Ridgecrop Drive
209-210	Cracking in concrete pavement on Ridgecrop Drive.
211-212	Damage to signage posts on Ridgecrop Drive
213	Damage to signage posts on Ridgecrop Drive
214	Cracking on concrete kerb and gutter on Ridgecrop Drive.
215	Concrete pavement and asphaltic road on Ridgecrop Drive generally in good condition.
216	Cracking on concrete kerb and gutter on Ridgecrop Drive.





Photo 1



Photo 3



Photo 2



Photo 4





Photo 5



Photo 7



Photo 6



Photo 8





Photo 9



Photo 11



Photo 10



Photo 12





Photo 13



Photo 15



Photo 14



Photo 16





Photo 17



Photo 19



Photo 18



Photo 20





Photo 21



Photo 23



Photo 22

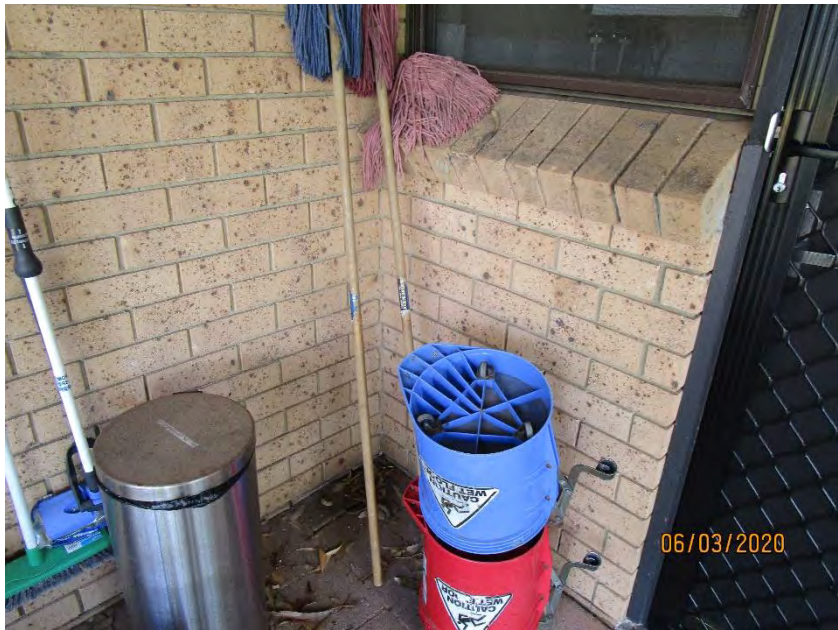


Photo 24





Photo 25



Photo 27



Photo 26



Photo 28





Photo 29



Photo 31



Photo 30



Photo 32





Photo 33



Photo 35

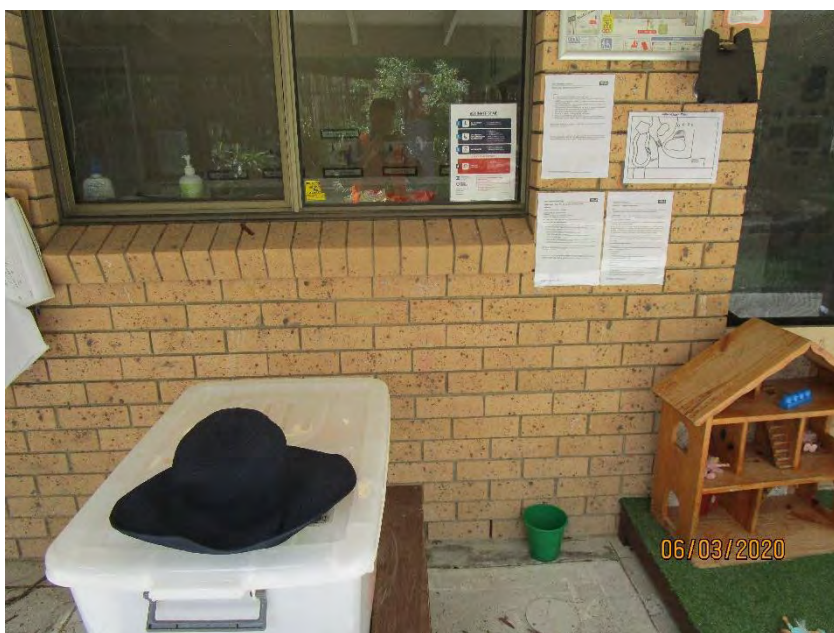


Photo 34



Photo 36





Photo 37

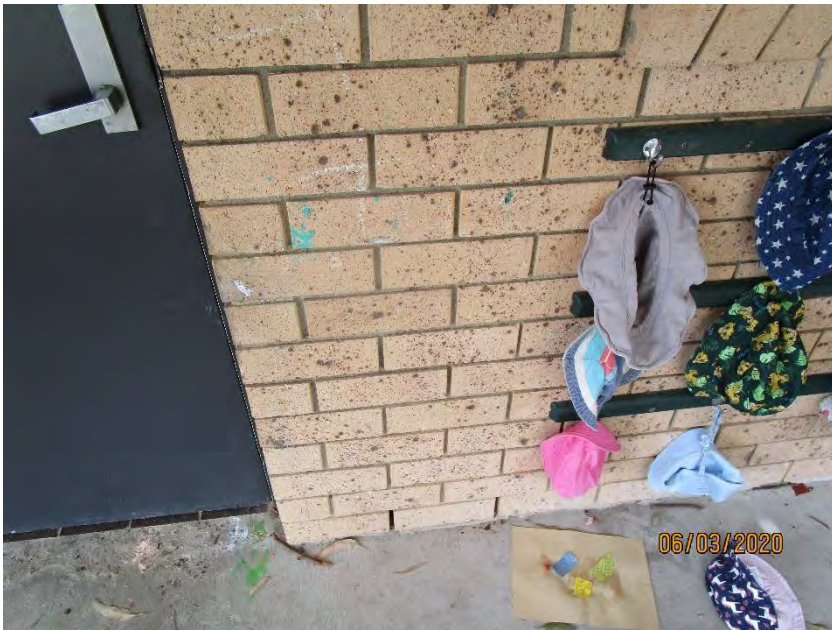


Photo 38





Photo 39



Photo 41



Photo 40



Photo 42





Photo 43



Photo 45



Photo 44



Photo 46





Photo 47



Photo 49



Photo 48



Photo 50





Photo 51



Photo 53



Photo 52



Photo 54





Photo 55



Photo 57



Photo 56



Photo 58





Photo 59



Photo 61



Photo 60



Photo 62





Photo 63



Photo 65



Photo 64



Photo 66





Photo 67



Photo 69



Photo 68



Photo 70





Photo 71



Photo 73



Photo 72



Photo 74





Photo 75



Photo 77



Photo 76



Photo 78





Photo 79



Photo 81



Photo 80



Photo 82





Photo 83



Photo 85



Photo 84



Photo 86





Photo 87



Photo 89



Photo 88



Photo 90





Photo 91



Photo 93



Photo 92



Photo 94





Photo 95



Photo 97



Photo 96



Photo 98





Photo 99



Photo 101



Photo 100



Photo 102





Photo 103



Photo 105



Photo 104



Photo 106





Photo 107



Photo 109



Photo 108



Photo 110





Photo 111



Photo 113



Photo 112



Photo 114





Photo 115



Photo 117



Photo 116



Photo 118





Photo 119



Photo 121



Photo 120



Photo 122





Photo 123



Photo 125



Photo 124



Photo 126





Photo 127

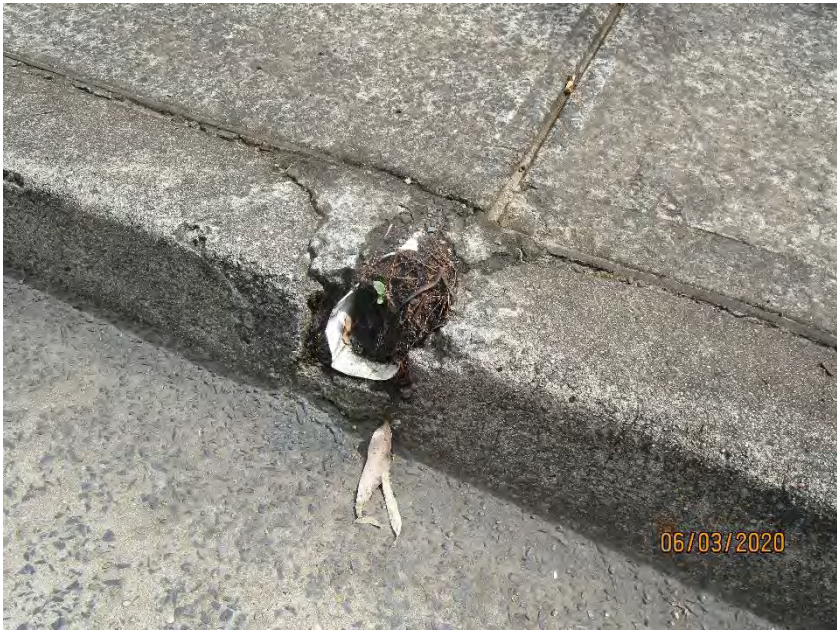


Photo 129



Photo 128



Photo 130





Photo 131



Photo 133



Photo 132



Photo 134





Photo 135

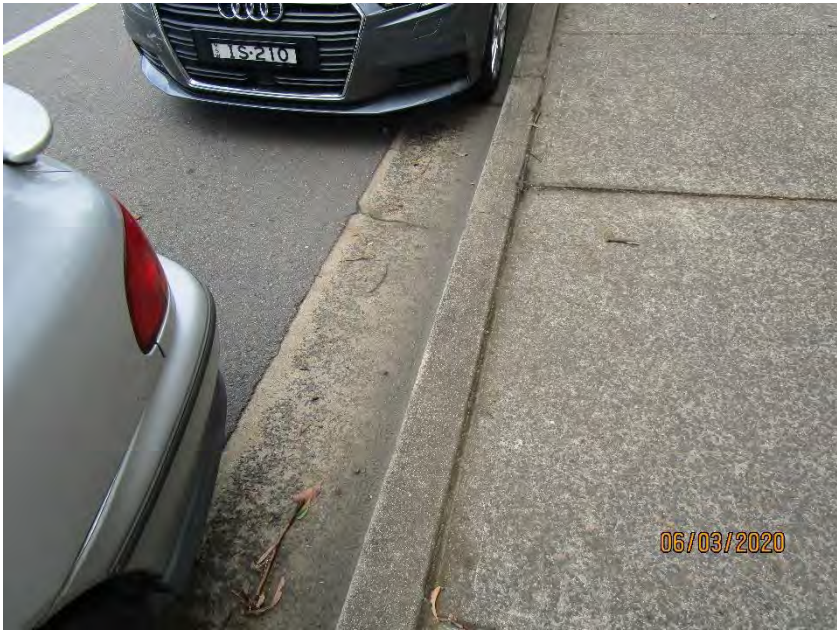


Photo 137



Photo 136



Photo 138



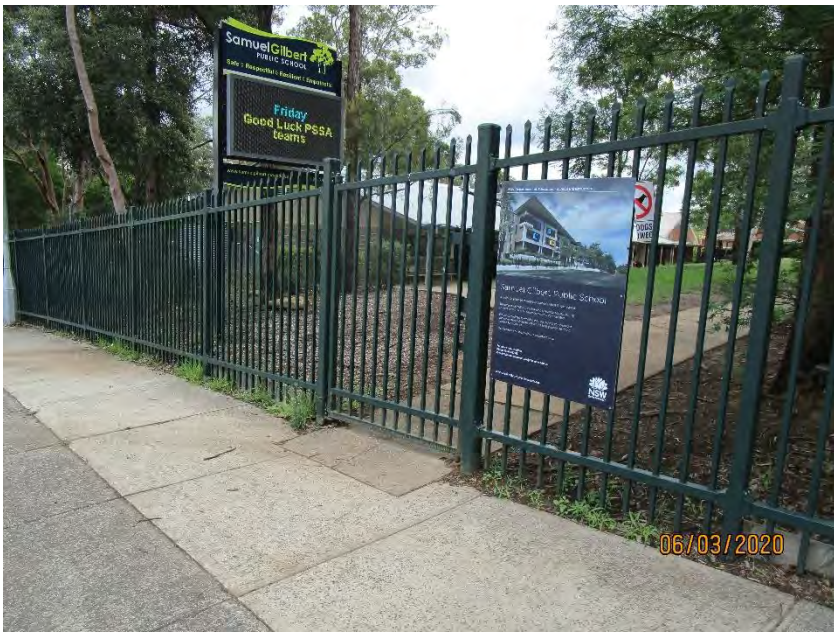


Photo 139

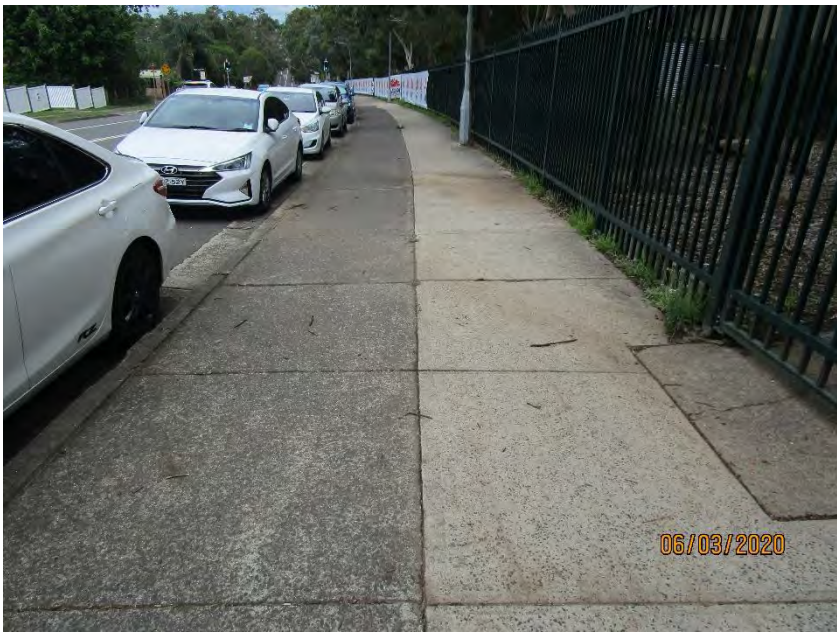


Photo 141



Photo 140



Photo 142





Photo 143



Photo 145



Photo 144



Photo 146





Photo 147



Photo 149



Photo 148



Photo 150





Photo 151



Photo 153



Photo 152



Photo 154





Photo 155



Photo 157

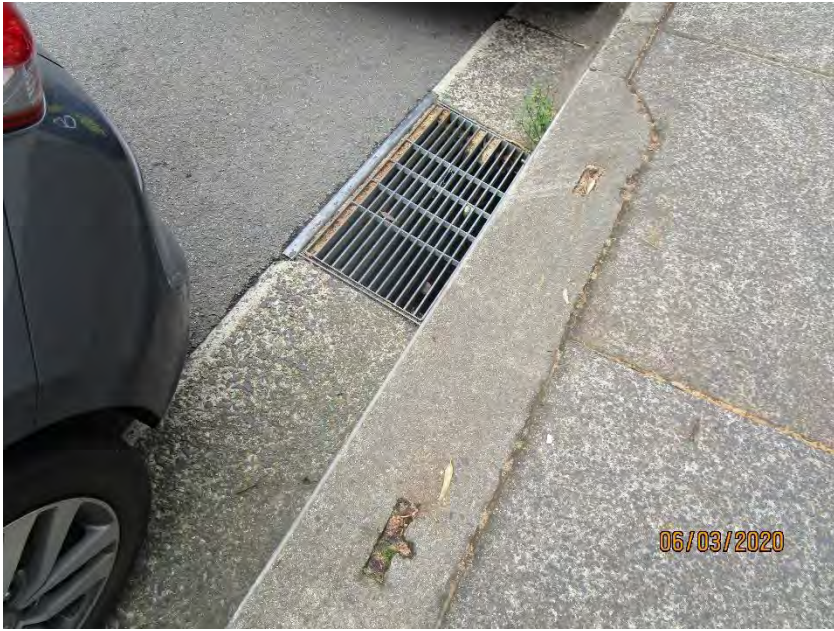


Photo 156



Photo 158





Photo 159



Photo 161



Photo 160



Photo 162





Photo 163



Photo 165



Photo 164



Photo 166





Photo 167



Photo 169



Photo 168



Photo 170





Photo 171



Photo 173



Photo 172



Photo 174





Photo 175



Photo 177



Photo 176



Photo 178





Photo 179



Photo 181



Photo 180



Photo 182





Photo 183



Photo 185



Photo 184



Photo 186





Photo 187



Photo 189



Photo 188



Photo 190





Photo 191



Photo 193



Photo 192



Photo 194





Photo 195



Photo 197



Photo 196



Photo 198





Photo 199



Photo 201



Photo 200



Photo 202





Photo 203



Photo 205



Photo 204



Photo 206





Photo 207



Photo 209



Photo 208



Photo 210





Photo 211



Photo 213



Photo 212



Photo 214





Photo 215



Photo 216