

# AUSDILAPS

## Australian Dilapidations

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### PROPERTY CONDITION SURVEY

**COMMISSIONED BY:**

Ray King  
IDM Partners Pty Ltd  
Level 15, 100 Edward Street  
Brisbane QLD 4000

**PROJECT:**

Old Punt Road  
TOMAGO NSW

**SITE SURVEYED:**

Old Punt Road  
TOMAGO NSW

**INSPECTION DATE:**

24 March 2015

**JOB REFERENCE:**

AD1475

**INSPECTOR:**

George Mkari  
Consultant

**WEATHER:**

Fine



## **BRIEF**

Australian Dilapidations was commissioned by IDM Partners Pty Ltd to carry out post-construction condition inspection and report in accordance with AS.4349.1 for the Old Punt Road TOMAGO NSW project.

## **PURPOSE OF THIS REPORT**

This visual post-construction inspection in accordance with AS. 4349.1 and is intended to record the post-construction condition of the property inspected and the surrounding areas. This is not a structural report; however it does include a photographic record of the main defects visible at the time of the inspection.

## **LIMITATIONS**

In accordance with AS.4349.1 clause 2.5:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, Vegetation, pavements or earth.
5. Australian Standard Inspection of Buildings. Part 1: Property Inspections – Residential Buildings recognises that a standard property inspection report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

## **EXCLUSIONS**

The Client acknowledges that this Report does not cover or deal with:

- (i) any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification;
  - (ii) solving or providing costs for any rectification or repair work;
  - (iii) the structural design or adequacy of any element of construction;
  - (iv) detection of wood destroying insects such as termites and wood borers;
  - (v) the operation of fireplaces and chimneys;
  - (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
  - (vii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
  - (viii) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
  - (ix) a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
  - (x) a review of environmental or health or biological risks such as toxic mould;
  - (xi) whether the building complies with the provision of any building act, code regulation(s) or by-laws;
- and
- (xii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

## TERMS AND CONDITIONS

**Important Information Regarding the Scope and Limitations of Inspection and this Report: Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.**

- 1. This report is not an all encompassing report dealing with the building or property from every aspect.** It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building or property inspected. This Report attempts to assist in judging a building or property according to its age and level of maintenance and in providing relative comparisons. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law or, as a warranty or an insurance policy against problems developing with the building or property in the future. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2. Only areas to which reasonable access is available were inspected.** The Australian Standard 4349.1 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.
- 3. This Report does not and cannot make comment upon:** defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns or systems; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; free or pay television cables or reception systems; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

4. **ASBESTOS, LEAD AND MOULD DISCLAIMER:** No inspection for asbestos lead or mould was carried out at the property and no report on the presence or absence of them is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert." Lead based paints may be present in the building or property. Further investigation would be required to determine if lead based products are present. Special precautions need to be taken where lead products are disturbed and further advice should be sought from suitable experts. Mildew and non-wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
5. **Estimating Disclaimer:** This report does not provide any estimates on repair or remedial works. We recommend you consult a licenced builder to give an estimate on any works required.
6. **DISCLAIMER OF LIABILITY:** No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report). No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.
7. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part does so at their own risk.

#### DEFINITIONS

- **Acceptable** - The item or area inspected appears to be in sound condition without any significant visible defects taking into account the apparent age of the structure and those aspects capable of visual inspection without purporting to comment on aspects not visible to the inspector.
- **Above Average** - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.
- **Average** - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with structures of similar age or construction.
- **Below Average** - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.
- **Fair** - The item or area inspected exhibits some minor defects, minor damage or deterioration and may require some minor repairs of maintenance.
- **Poor** - The item or area inspected may be in a badly neglected state of repair, finished in an untradesman like manner or deteriorated due to age or lack of maintenance.

## **PROPERTY DESCRIPTION**

### **Property Type:**

Public Road

### **Building type:**

Not applicable

### **Overall Condition:**

Noted to be in average condition.

Important Note: The building and/or property rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

## **SUMMARY OF AREAS INSPECTED**

### **Location:**

Old Punt Road TOMAGO NSW

Important Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

### **Summary of Areas considered to be High Risk that were Not Inspected/Not Accessible or Inspection Impaired and where access should be gained:**

None noted at this time.

Important Note: Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

## **GENERAL INSPECTION RESTRICTIONS**

### **Description of Restrictions:**

1. No restrictions noted at the time of the inspection.

## **PROPERTY SITES INSPECTED**

### **Internal Walls:**

Type & Condition:

- Not applicable.

### **External Walls:**

Type & Condition:

- Not applicable.

### **Garage:**

Type & Condition:

- Not applicable.

### **Yard/Nature Strips:**

Type & Condition:

- Not applicable.

### **Driveway/Crossover:**

Type & Condition:

- Not applicable.

### **Fences /Gates:**

Type & Condition:

- Not applicable.

### **Paths/Paved Areas:**

Type & Condition:

- Not applicable.

### **Kerbs/Gutters/Footpaths:**

Type & Condition:

- Noted to be in average condition.

### **Roadway:**

Type & Condition:

- Showing new road signs. See photo 19-21.
- Showing missing reflector post. See photo 27.
- Showing replaced reflectors. See photo 29.
- Showing repainted road lines. See photo 30.
- Showing altered road lines. See photo 31-33.
- Showing missing reflectors. See photo 35.
- Showing missing reflector post. See photo 37-38.
- Showing missing reflector. See photo 39.
- Showing missing reflector post and altered sidelines. See photo 40.
- Showing altered sidelines. See photo 41-42.
- Showing missing rumble strip. See photo 48.
- Showing repainted sidelines. See photo 57-58.
- Showing missing hazard marker. See photo 60.
- Showing additional road sign. See photo 65-66.
- Showing additional reflector and road sign. See photo 68.
- Showing additional road sign. See photo 69-76.
- Showing additional road sign and missing reflector post. See photo 79.
- Showing additional road sign and pot-holes, and missing reflector post. See photo 80.
- Showing additional road sign and missing reflector post. See photo 81-83.
- Showing additional road sign. See photo 84-85.
- Showing additional road sign. See photo 88.

- Showing replacement of road signs. See photo 97-99.
- Showing additional road sign and power poles. See photo 102-104-
- Showing additional power poles, street lights and side road. See photo 105-112.
- Showing additional side road and sign posts. See photo 113
- Showing new sign posts. See photo 116-120.
- Showing new warning sign. See photo 123.
- Showing new road sign. See photo 124.
- Showing new hazard sign. See photo 126-128.
- Showing new hazard sign, street light and power pole. See photo 129.
- Showing additional road sign. See photo 130-131.
- Showing removal of road sign. See photo 133.
- Showing new street lights and side road. See photo 138.
- Showing additional street lights, power pole, and side road. See photo 139-141.
- Showing additional street lights, power pole, barrier and side road. See photo 142.
- Showing additional street lights, hazard sign, power pole, barrier and side road. See photo 143-144.
- Showing new street light, power poles and barrier. See photo 145.
- Showing new power poles, road sign and barrier. See photo 146.
- Showing new power poles and road sign. See photo 147-153.
- Showing additional power pole. See photo 154.
- Showing additional power poles and street sign. See photo 155.
- Showing additional power pole. See photo 156-157.
- New patching to the road. See photo 160-161.
- Showing additional road sign. See photo 165-166.
- Showing additional road sign. See photo 174-179.
- Showing new road signs. See photo 183.
- Showing new road sign. See photo 184.
- Shows removal of street sign. See photo 189.

#### **Drainage - Surface Water:**

Type & Condition:

- Not inspected

Important Notes: The site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

#### **Services:**

Type & Condition:

- Not inspected.

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and no comments are made to electrical or plumbing. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

## DEFECT ASSESSMENT

### **MINOR DEFECTS:**

1. Showing new road signs. See photo 19-21.
2. Showing missing reflector post. See photo 27.
3. Showing replaced reflectors. See photo 29.
4. Showing repainted road lines. See photo 30.
5. Showing altered road lines. See photo 31-33.
6. Showing missing reflectors. See photo 35.
7. Showing missing reflector post. See photo 37-38.
8. Showing missing reflector. See photo 39.
9. Showing missing reflector post and altered sidelines. See photo 40.
10. Showing altered sidelines. See photo 41-42.
11. Showing missing rumble strip. See photo 48.
12. Showing repainted sidelines. See photo 57-58.
13. Showing missing hazard marker. See photo 60.
14. Showing additional road sign. See photo 65-66.
15. Showing additional reflector and road sign. See photo 68.
16. Showing additional road sign. See photo 69-76.
17. Showing additional road sign and missing reflector post. See photo 79.
18. Showing additional road sign and pot-holes, and missing reflector post. See photo 80.
19. Showing additional road sign and missing reflector post. See photo 81-83.
20. Showing additional road sign. See photo 84-85.
21. Showing additional road sign. See photo 88.
22. Showing replacement of road signs. See photo 97-99.
23. Showing additional road sign and power poles. See photo 102-104-
24. Showing additional power poles, street lights and side road. See photo 105-112.
25. Showing additional side road and sign posts. See photo 113
26. Showing new sign posts. See photo 116-120.
27. Showing new warning sign. See photo 123.
28. Showing new road sign. See photo 124.
29. Showing new hazard sign. See photo 126-128.
30. Showing new hazard sign, street light and power pole. See photo 129.
31. Showing additional road sign. See photo 130-131.
32. Showing removal of road sign. See photo 133.
33. Showing new street lights and side road. See photo 138.
34. Showing additional street lights, power pole, and side road. See photo 139-141.
35. Showing additional street lights, power pole, barrier and side road. See photo 142.
36. Showing additional street lights, hazard sign, power pole, barrier and side road. See photo 143-144.
37. Showing new street light, power poles and barrier. See photo 145.
38. Showing new power poles, road sign and barrier. See photo 146.
39. Showing new power poles and road sign. See photo 147-153.
40. Showing additional power pole. See photo 154.
41. Showing additional power poles and street sign. See photo 155.
42. Showing additional power pole. See photo 156-157.
43. New patching to the road. See photo 160-161.
44. Showing additional road sign. See photo 165-166.
45. Showing additional road sign. See photo 174-179.
46. Showing new road signs. See photo 183.
47. Showing new road sign. See photo 184.
48. Shows removal of street sign. See photo 189.

**Important Note:** Per AS.4349.1 clause 4.2.4.2, minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of a normal ongoing maintenance.



## **MAJOR DEFECTS:**

1. None noted at the time of the inspection.

**Important Note:** Per AS.4349.1 clause 4.2.4.1, where a major defect is mentioned in the report, it should be clearly described, including a general statement as to any observed minor defects arising from that major defect, and an explanation given as to why it is a major defect, along with its specific locations. This will allow the client and others, as necessary, to locate the major defect and its consequent minor defect, to be aware of the justification for it being reported as a major defect and to be able to estimate the extent of the repairs likely to be required.

## **SAFETY ISSUES:**

1. None noted at the time of the inspection.

**Important Note:** Per AS.4349.1 Clause 4.2.4.3, the report shall identify any observed item that may constitute a present or imminent serious safety hazard.

Yours faithfully



Michael Burford

## **AUSTRALIAN DILAPIDATIONS**

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## PACIFIC HIGHWAY

General view of Pacific Highway looking south of the intersection with Old Punt Road.

Refer to photo 1.

No changes noted.



General view of Pacific Highway looking north of the intersection with Old Punt Road.

Refer to photo 2.

No changes noted.



General view of Pacific Highway at the intersection with Old Punt Road.

Refer to photo 3.

No changes noted.



General view of Pacific Highway at the intersection with Old Punt Road.

Refer to photo 4.

No changes noted.



General view of Pacific Highway at the intersection with Old Punt Road.

Refer to photo 5.

No changes noted.



General view of Pacific Highway at the intersection with Old Punt Road.

Refer to photo 6.

No changes noted.





General view of Old Punt Road at the intersection with Pacific Highway.

Refer to photo 7.

No changes noted.



General view of Old Punt Road at the intersection with Pacific Highway looking south.

Refer to photo 8.

No changes noted.



General view of Old Punt Road at the intersection with Pacific Highway.

Refer to photo 9.

No changes noted.



General view of Old Punt Road at the intersection with Pacific Highway looking north.

Refer to photo 10.

No changes noted.



East side of Pacific Highway at 10 metres to the north of the intersection with Old Punt Road.

Refer to photo 11.

No changes noted.



East side of Pacific Highway at 20 metres to the north of the intersection with Old Punt Road.

Refer to photo 12.

No changes noted.





East side of Pacific Highway at 20 metres to the north of the intersection with Old Punt Road.

Refer to photo 12.

No changes noted.



East side of Pacific Highway at 30 metres to the north of the intersection with Old Punt Road.

Refer to photo 13.

No changes noted.



East side of Pacific Highway at 40 metres to the north of the intersection with Old Punt Road.

Refer to photo 14.

No changes noted.



East side of Pacific Highway at 50 metres to the north of the intersection with Old Punt Road.

Refer to photo 15.

No changes noted.



East side of Pacific Highway at 60 metres to the north of the intersection with Old Punt Road.

Refer to photo 16.

No changes noted.



East side of Pacific Highway at 70 metres to the north of the intersection with Old Punt Road.

Refer to photo 17.

No changes noted.





East side of Pacific Highway at 80 metres to the north of the intersection with Old Punt Road.

Refer to photo 18.

Showing new road signs.



East side of Pacific Highway at 90 metres to the north of the intersection with Old Punt Road.

Refer to photo 19.

Showing new road signs.



East side of Pacific Highway at 100 metres to the north of the intersection with Old Punt Road.

Showing new road signs.





General view of the traffic signals on Pacific Highway at the intersection with Old Punt Road.

Refer to photo 21.

No changes noted.



General view of the west side of the Pacific Highway at 10 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 22.

No changes noted.



General view of the west side of the Pacific Highway at 20 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 23.

No changes noted.





General view of the west side of the Pacific Highway at 30 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 24.

No changes noted.



General view of the west side of the Pacific Highway at 40 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 25.

No changes noted.



General view of the west side of the Pacific Highway at 50 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 26.

Showing missing reflector post.





General view of the west side of the Pacific Highway at 60 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 27.

No changes noted.



General view of the west side of the Pacific Highway at 80 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 29.

Showing replaced reflectors.



General view of the west side of the Pacific Highway at 90 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 30.

Showing repainted road lines.





General view of the west side of the Pacific Highway at 100 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 31.

Showing altered road lines.



General view of the west side of the Pacific Highway at 110 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 32.

Showing altered road lines.



General view of the west side of the Pacific Highway at 110 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 32.

Showing altered road lines.





General view of the west side of the Pacific Highway at 140 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 35.

No changes noted.



General view of the west side of the Pacific Highway at 150 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 36.

Showing missing reflectors.



General view of the west side of the Pacific Highway at 160 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 37.

No changes noted.





General view of the west side of the Pacific Highway at 170 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 38.

Showing missing reflector post.



General view of the west side of the Pacific Highway at 180 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 39.

Showing missing reflector post.



General view of the west side of the Pacific Highway at 190 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 40.

Showing missing reflector.





General view of the west side of the Pacific Highway at 210 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 42.

Showing missing reflector post and altered sidelines.



General view of the west side of the Pacific Highway at 220 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 43.

Showing altered sidelines.



General view of the west side of the Pacific Highway at 240 metres to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.

Refer to photo 45.

Showing altered sidelines.



East side of Pacific Highway at 10 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 46.

No changes noted.



East side of Pacific Highway at 20 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 47.

No changes noted.



East side of Pacific Highway at 30 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 48.

No changes noted.





East side of Pacific Highway at 40 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 49.

No changes noted.



East side of Pacific Highway at 40 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 50.

No changes noted.



East side of Pacific Highway at 60 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 51.

Showing missing rumble strip.





East side of Pacific Highway at 70 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 52.

No changes noted.



East side of Pacific Highway at 80 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 53.

No changes noted.



East side of Pacific Highway at 90 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 54.

No changes noted.



East side of Pacific Highway at 100 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 55.

No changes noted.



East side of Pacific Highway at 110 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 56.

No changes noted.



East side of Pacific Highway at 120 metres to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.

Refer to photo 57.

No changes noted.





Paving kerb and gutter on the south east side of Pacific Highway at the intersection with Old Punt Road.

Refer to photo 58.

No changes noted.



Footpath, paving kerb and gutter on the south east side of Pacific Highway at the intersection with Old Punt Road.

Refer to photo 59.

No changes noted.



Footpath, paving kerb and gutter on the south east side of Pacific Highway at the intersection with Old Punt Road.

Refer to photo 60.

Showing repainted sidelines.





Footpath, paving kerb and gutter on the south east side of Pacific Highway at the intersection with Old Punt Road.

Refer to photo 61.

Showing repainted side lines.



General view of the road signs on the east side of Pacific Highway, south of the intersection with Old Punt Road.

Refer to photo 62.

No changes noted.



Traffic signals on the south side the intersection.

Refer to photo 63.

Showing missing hazard marker.



**OLD PUNT ROAD.**



Island and speed signs on Old Punt Road near the intersection with Pacific Highway.

Refer to photo 65.

No changes noted.



Island on Old Punt Road near the intersection with Pacific Highway.

Refer to photo 66.

No changes noted.





Island on Old Punt Road near the intersection with Pacific Highway.

Refer to photo 67.

No changes noted.



Island on Old Punt Road near the intersection with Pacific Highway.

Refer to photo 68.

Showing additional road sign.



Speed signs on Old Punt Road near the intersection.

Refer to photo 69.

Showing additional road sign.





North side of Old Punt Road at 10 metres from the intersection with the Pacific Highway.

Refer to photo 70.

No changes noted.



North side of Old Punt Road at 20 metres from the intersection with the Pacific Highway.

Refer to photo 71.

Showing additional reflector and road sign.



North side of Old Punt Road at 30 metres from the intersection with the Pacific Highway.

Refer to photo 72.

Showing additional road sign.





North side of Old Punt Road at 40 metres from the intersection with the Pacific Highway.

Refer to photo 73.

Showing additional road sign.



North side of Old Punt Road at 50 metres from the intersection with the Pacific Highway.

Refer to photo 74.

Showing additional road sign.



North side of Old Punt Road at 60 metres from the intersection with the Pacific Highway.

Refer to photo 75.

Showing additional road sign.





North side of Old Punt Road at 70 metres from the intersection with the Pacific Highway.

Refer to photo 76.

Showing additional road sign.



North side of Old Punt Road at 80 metres from the intersection with the Pacific Highway.

Refer to photo 77.

Showing additional road sign.



North side of Old Punt Road at 90 metres from the intersection with the Pacific Highway.

Refer to photo 78.

Showing additional road sign.





North side of Old Punt Road at 100 metres from the intersection with the Pacific Highway.

Refer to photo 79

Showing additional road sign.



North side of Old Punt Road at 110 metres from the intersection with the Pacific Highway.

Refer to photo 80.

No changes noted.



North side of Old Punt Road at 120 metres from the intersection with the Pacific Highway.

Refer to photo 81.

No changes noted.





North side of Old Punt Road at 130 metres from the intersection with the Pacific Highway.

Refer to photo 82.

Showing additional road sign and missing reflector post.



North side of Old Punt Road at 140 metres from the intersection with the Pacific Highway.

Refer to photo 83.

Showing additional road sign and pot-holes, and missing reflector post.



North side of Old Punt Road at 150 metres from the intersection with the Pacific Highway.

Refer to photo 84.

Showing additional road sign and missing reflector post.





North side of Old Punt Road at 160 metres from the intersection with the Pacific Highway.

Refer to photo 85.

Showing additional road sign and missing reflector post.



North side of Old Punt Road at 170 metres from the intersection with the Pacific Highway.

Refer to photo 86.

Showing additional road sign and missing reflector post.



North side of Old Punt Road at 180 metres from the intersection with the Pacific Highway.

Refer to photo 87.

Showing additional road sign.





North side of Old Punt Road at 190 metres from the intersection with the Pacific Highway.

Refer to photo 88.

Showing additional road sign.



North side of Old Punt Road at 200 metres from the intersection with the Pacific Highway.

Refer to photo 89.

No changes noted.



North side of Old Punt Road at 210 metres from the intersection with the Pacific Highway.

Refer to photo 90.

No changes noted.





North side of Old Punt Road at 220 metres from the intersection with the Pacific Highway.

Refer to photo 91.

Showing additional road sign.



North side of Old Punt Road at 230 metres from the intersection with the Pacific Highway.

Refer to photo 92.

Showing additional road sign.



North side of Old Punt Road at 240 metres from the intersection with the Pacific Highway.

Refer to photo 93.

No changes noted.





North side of Old Punt Road at 250 metres from the intersection with the Pacific Highway.

Refer to photo 94.

No changes noted.



North side of Old Punt Road at 260 metres from the intersection with the Pacific Highway.

Refer to photo 95.

No changes noted.



North side of Old Punt Road at 270 metres from the intersection with the Pacific Highway.

Refer to photo 96.

No changes noted.





North side of Old Punt Road at 280 metres from the intersection with the Pacific Highway.

Refer to photo 97.

No changes noted.



North side of Old Punt Road at 290 metres from the intersection with the Pacific Highway.

Refer to photo 98.

No changes noted.



North side of Old Punt Road at 300 metres from the intersection with the Pacific Highway.

Refer to photo 99.

No changes noted.





North side of Old Punt Road at 310 metres from the intersection with the Pacific Highway.

Refer to photo 100.

Showing replacement of road signs.



North side of Old Punt Road at 320 metres from the intersection with the Pacific Highway.

Refer to photo 101.

Showing replacement of road sign.



North side of Old Punt Road at 320 metres from the intersection with the Pacific Highway.

Refer to photo 101.

Showing replacement of road sign.





North side of Old Punt Road at 340 metres from the intersection with the Pacific Highway.

Refer to photo 103.

No changes noted.



North side of Old Punt Road at 350 metres from the intersection with the Pacific Highway.

Refer to photo 104.

No changes noted.



North side of Old Punt Road at 360 metres from the intersection with the Pacific Highway.

Refer to photo 105.

Showing additional road sign and power poles.





North side of Old Punt Road at 370 metres from the intersection with the Pacific Highway.

Refer to photo 106.

Showing additional road sign and power poles.



North side of Old Punt Road at 380 metres from the intersection with the Pacific Highway.

Refer to photo 107.

Showing additional road sign and power poles.



North side of Old Punt Road at 390 metres from the intersection with the Pacific Highway.

Refer to photo 108.

Showing additional power poles, street lights and side road.





North side of Old Punt Road at 400 metres from the intersection with the Pacific Highway.

Refer to photo 109.

Showing additional power poles, street lights and side road.



North side of Old Punt Road at 410 metres from the intersection with the Pacific Highway.

Refer to photo 110.

Showing additional power poles, street lights and side road.



North side of Old Punt Road at 420 metres from the intersection with the Pacific Highway.

Refer to photo 111.

Showing additional power poles, street lights and side road.





North side of Old Punt Road at 430 metres from the intersection with the Pacific Highway.

Refer to photo 112.

Showing additional power pole, street lights, and side road.



North side of Old Punt Road at 440 metres from the intersection with the Pacific Highway.

Refer to photo 113.

Showing additional street lights, road signs and side road.



North side of Old Punt Road at 460 metres from the intersection with the Pacific Highway.

Refer to photo 115.

Showing additional street lights, road signs and side road.





North side of Old Punt Road at 470 metres from the intersection with the Pacific Highway.

Refer to photo 116.

Showing additional street light, road signs and side road.



North side of Old Punt Road at 460 metres from the intersection with the Pacific Highway.

Refer to photo 116.

Showing additional side road and sign posts.



North side of Old Punt Road at 480 metres from the intersection with the Pacific Highway.

Refer to photo 117.

No changes noted.





North side of Old Punt Road at 490 metres from the intersection with the Pacific Highway.

Refer to photo 118.

No changes noted.



North side of Old Punt Road at 500 metres from the intersection with the Pacific Highway.

Refer to photo 119.

Showing new sign posts.



North side of Old Punt Road at 510 metres from the intersection with the Pacific Highway.

Refer to photo 120.

Showing new sign posts.





North side of Old Punt Road at 520 metres from the intersection with the Pacific Highway.

Refer to photo 121.

Showing new sign posts.



North side of Old Punt Road at 530 metres from the intersection with the Pacific Highway.

Refer to photo 122.

Showing new sign posts.



North side of Old Punt Road at 535 metres from the intersection with the Pacific Highway.

Refer to photo 122.

Showing new sign post.





General view of the north side of the road adjacent to the construction site.

Refer to photo 123.

No changes noted.



General view of the north side of the road adjacent to the construction site.

Refer to photo 125.

No changes noted.



General view of the north side of the road adjacent to the construction site.

Refer to photo 126.

Showing new warning sign.





General view of the north side of the road adjacent to the construction site.

Refer to photo 127.

Showing new road sign.



General view of the south side of the road adjacent to the construction site.

Refer to photo 128.

No changes noted.



General view of the south side of the road adjacent to the construction site.

Refer to photo 129.

Showing new hazard sign.





General view of the south side of the road adjacent to the construction site.

Refer to photo 130.

Showing new hazard sign.



General view of the south side of the road adjacent to the construction site.

Refer to photo 130.

Showing new hazard sign.



General view of the south side of the road adjacent to the construction site.

Refer to photo 132.

Showing new hazard sign, street light and power pole.





General view of the south side of the road adjacent to the construction site.

Refer to photo 133.

Showing additional road sign.



Guard rail on the north side of the road.

Refer to photo 134.

Showing additional road sign.



Guard rail on the north side of the road.

Refer to photo 135.

No changes noted.





Guard rail on the north side of the road.

Refer to photo 136.

Showing removal of road sign.



Guard rail on the north side of the road.

Refer to photo 137.

No changes noted.



Cracking in the roadway near the guard rail.

Refer to photo 138.

No changes noted.





Expansion joint in the roadway near the guard rail.

Refer to photo 139.

No changes noted.



Expansion joint in the roadway near the guard rail.

Refer to photo 140.

No changes noted.



West side of the roadway at 10 metres to the north of the guard rail near site.

Refer to photo 141.

Showing new street lights and side road.





West side of the roadway at 20 metres to the north of the guard rail near site.

Refer to photo 142.

Showing additional street lights, power pole, and side road.



West side of the roadway at 30 metres to the north of the guard rail near site.

Refer to photo 143.

Showing additional street lights, power pole, and side road..



West side of the roadway at 40 metres to the north of the guard rail near site.

Refer to photo 144.

Showing additional street lights, power pole and side road.





West side of the roadway at 50 metres to the north of the guard rail near site.

Refer to photo 145.

Showing additional street lights, power pole, barrier and side road.



West side of the roadway at 60 metres to the north of the guard rail near site.

Refer to photo 146.

Showing additional street lights, hazard sign, power pole, barrier and side road.



West side of the roadway at 70 metres to the north of the guard rail near site.

Refer to photo 147.

Showing additional street lights, hazard sign, power pole, barrier and side road.





West side of the roadway at 80 metres to the north of the guard rail near site.

Refer to photo 148.

Showing new street light, power poles and barrier.



West side of the roadway at 90 metres to the north of the guard rail near site.

Refer to photo 149.

Showing new power poles, road sign and barrier.



West side of the roadway at 110 metres to the north of the guard rail near site.

Refer to photo 150.

Showing new power poles and road sign.





West side of the roadway at 120 metres to the north of the guard rail near site.

Refer to photo 151.

Showing new power poles and street sign.



West side of the roadway at 130 metres to the north of the guard rail near site.

Refer to photo 152.

Showing new power poles and street sign.



West side of the roadway at 140 metres to the north of the guard rail near site.

Refer to photo 153.

Showing new power poles and street sign.





West side of the roadway at 150 metres to the north of the guard rail near site.

Refer to photo 154.

Showing new power poles and street sign.



West side of the roadway at 160 metres to the north of the guard rail near site.

Refer to photo 155.

Showing new power poles and street sign.



West side of the roadway at 160 metres to the north of the guard rail near site.

Refer to photo 155.

Showing new power poles and street sign.





West side of the roadway at 160 metres to the north of the guard rail near site.

Refer to photo 155.

Showing additional power pole.



West side of the roadway at 160 metres to the north of the guard rail near site.

Refer to photo 155.

Showing additional power poles and street sign.



West side of the roadway at 170 metres to the north of the guard rail near site.

Refer to photo 156.

Showing additional power pole.





West side of the roadway at 180 metres to the north of the guard rail near site.

Refer to photo 157.

Showing additional power pole.



West side of the roadway at 190 metres to the north of the guard rail near site.

Refer to photo 158.

No changes noted.



West side of the roadway at 200 metres to the north of the guard rail near site.

Refer to photo 159.

No changes noted.





West side of the roadway at 210 metres to the north of the guard rail near site.

Refer to photo 160.

New patching to the road.



West side of the roadway at 220 metres to the north of the guard rail near site.

Refer to photo 161.

New patching to the road.



West side of the roadway at 230 metres to the north of the guard rail near site.

Refer to photo 162.

No changes noted.





West side of the roadway at 240 metres to the north of the guard rail near site.

Refer to photo 163.

No changes noted.



West side of the roadway at 250 metres to the north of the guard rail near site.

Refer to photo 164.

No changes noted.



West side of the roadway at 260 metres to the north of the guard rail near site.

Refer to photo 165.

Showing additional road sign.





West side of the roadway at 270 metres to the north of the guard rail near site.

Refer to photo 166.

Showing additional road sign.



West side of the roadway at 280 metres to the north of the guard rail near site.

Refer to photo 167.

No changes noted.



West side of the roadway at 290 metres to the north of the guard rail near site.

Refer to photo 168.

No changes noted.





West side of the roadway at 290 metres to the north of the guard rail near site.

Refer to photo 168.

No changes noted.



West side of the roadway at 300 metres to the north of the guard rail near site.

Refer to photo 169.

No changes noted.



West side of the roadway at 310 metres to the north of the guard rail near site.

Refer to photo 170.

No changes noted.





West side of the roadway at 330 metres to the north of the guard rail near site.

Refer to photo 172.

No changes noted.



West side of the roadway at 340 metres to the north of the guard rail near site.

Refer to photo 173.

No changes noted.



West side of the roadway at 350 metres to the north of the guard rail near site.

Refer to photo 174.

Showing additional road sign.





West side of the roadway at 360 metres to the north of the guard rail near site.

Refer to photo 175.

Showing additional road sign.



West side of the roadway at 370 metres to the north of the guard rail near site.

Refer to photo 176.

Showing additional road sign.



West side of the roadway at 380 metres to the north of the guard rail near site.

Refer to photo 177.

Showing additional road sign.





West side of the roadway at 390 metres to the north of the guard rail near site.

Refer to photo 178.

Showing additional road sign.



West side of the roadway at 400 metres to the north of the guard rail near site.

See photo 179.

Showing additional road sign.



West side of the roadway at 410 metres to the north of the guard rail near site.

Refer to photo 180.

No changes noted.





West side of the roadway at 420 metres to the north of the guard rail near site.

Refer to photo 181.

No changes noted.



West side of the roadway at 430 metres to the north of the guard rail near site.

Refer to photo 182.

No changes noted.



West side of the roadway at 440 metres to the north of the guard rail near site.

Refer to photo 183.

Showing new road signs.





West side of the roadway at 440 metres to the north of the guard rail near site.

Refer to photo 183.

Showing new road sign.



West side of the roadway at 450 meters to the north of the guard rail near site.

See photo 184.

No changes noted.



West side of the roadway at 450 metres to the north of the guard rail near site.

Refer to photo 185.

No changes noted.





West side of the roadway at 460 metres to the north of the guard rail near site.

Refer to photo 185.

No changes noted.



West side of the roadway at 480 metres to the north of the guard rail near site.

Refer to photo 187.

Not changes noted.



West side of the roadway at 500 meters to the north of the guard rail near site.

See photo 189.

Shows removal of street sign.





West side of the roadway at 500 metres to the north of the guard rail near site.

Refer to photo 189.

No changes noted.



West side of the roadway at 510 metres to the north of the guard rail near site.

Refer to photo 190.

No changes noted.



West side of the roadway at 530 metres to the north of the guard rail near site.

Refer to photo 192.

No changes noted.



West side of the roadway at 540 metres to the north of the guard rail near site.

Refer to photo 193.

Showing additional road sign



West side of the roadway at 550 metres to the north of the guard rail near site.

Refer to photo 194.

Showing removal of hazard sign.