Status: Confidential

ArchCo Corporation Street Highway Condition Survey Report

Stephen George

220601-PEV-XX-XX-RP-C-0001

24.09.2025

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Document History

Issue	Date	Comment	Author	Chk'd
P01	24.09.25	First Issue	TIV	MCH

Contents

1. Introduction 1
2. Scope of Services 1
3. Condition survey 1
4. Observations 2
Appendix A – Supporting Photographs 3

1. Introduction

Pick Everard was instructed by Stephen George to undertake a condition survey of the existing pavement outside the arch units on Corporation Street and Dantzic Street.

Scope of work – Site walkover for a visual inspection on the existing footway adjacent to the arch units within the proposed work boundary. The output will be a survey report with photos evidence and videos.



Figure 1 survey area outside the units red boundary including the area near unit 121.

2. Scope of Services

See Appendix A for a copy of the site photos and the descriptions of the existing highways.

3. Condition survey

The condition survey was conducted on Wednesday 10th September 2025 between the hours of 9:00 – 12:00 in accordance with the Scope of Work'

Weather conditions: Clear and mild

Road surface: Dry

4. Observations

The survey identified that the existing footway is in poor condition in places based on the defects identified below:

The existing carriageways are generally in good condition. No obvious defects were found during the survey.

Footway issues with photograph reference numbers

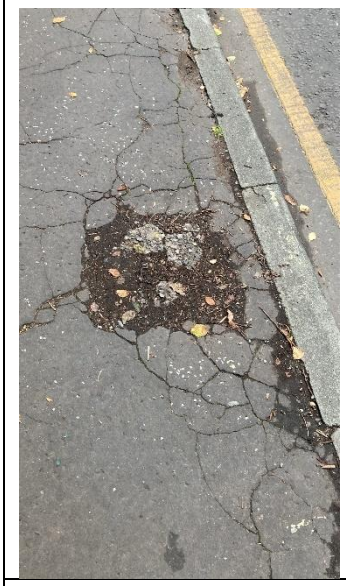
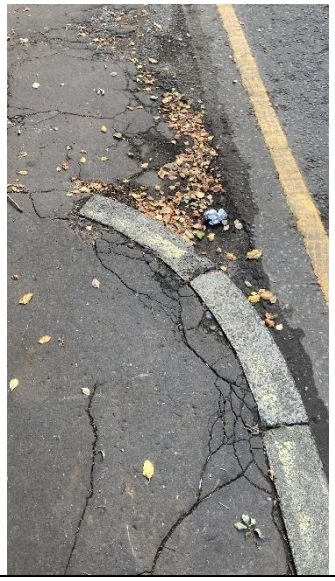
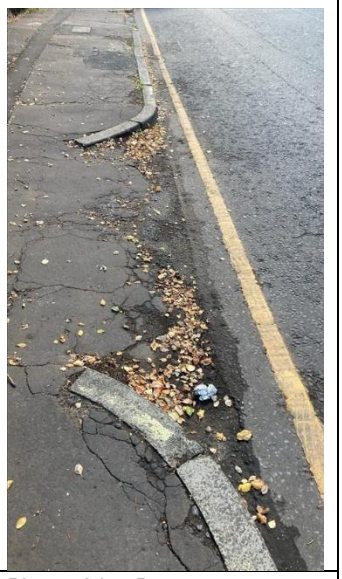
- There are damages to the kerbs and some misalignment – Photo references 8, 15, 21, 43, 48, 55 & 58
- Substantial cracking in the footway and the accesses – Photo references 4, 7, 11, 17, 19, 27, 36 & 37
- Existing pavement on footway has been broken off – Photo references 6, 9, 15, 18, 22, 25, 28, 30, 41, 42, 46, 47, 49, 50, 56, 57, 61, 62, 63 & 64
- Low hanging existing trees – Photo references 2, 13 & 14
- Low hanging existing electricity cable – Photo references 23 & 29
- One area is covered in bird droppings, and a utility box is marked with graffiti, both will need cleaning – Photo references 54 & 59

Drainage issues with photograph reference numbers

- Three road gullies have been blocked and require cleaning out, the rest of them are in good condition – Photo references 20, 45 & 48
- Standing water in front of access – Photo references 10, 16, 26, 40, 44 & 48

Appendix A – Supporting Photographs

			
Photo 1 - Unit 1	Photo 2 - Overhanging trees	Photo 3 - Utilities reinstated in footway	Photo 4 – Lots of cracking on footway
			
Photo 5 – Gully appeared to be clean	Photo 6 – Pavement breaking off next to lighting column	Photo 7- Severe cracking on path	Photo 8 – Few damaged kerbs but generally in good condition

			
Photo 9 – Concrete causing a trip hazard	Photo 10 – Standing water in front of access	Photo 11 – Severe cracking on footway – 2x5m	Photo 12 – Second gully is clean
			
Photo 13 – Overhanging trees above unit 2	Photo 14 – Overhanging trees above unit 2	Photo 15 – Damaged kerb and footway outside unit 2, footway breaking off.	Photo 16 – Pavement depression has resulted in standing water/debris collection.

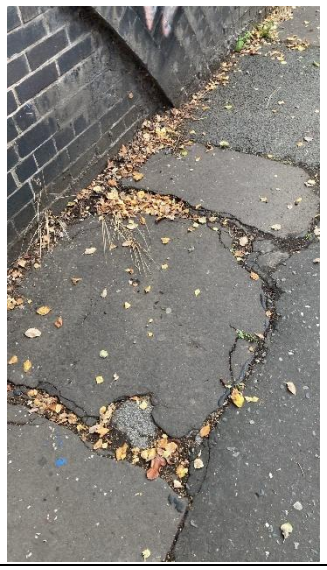
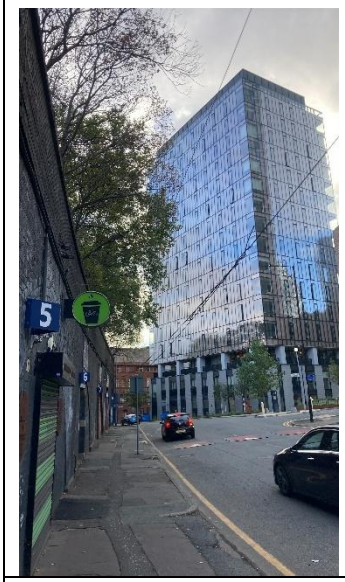
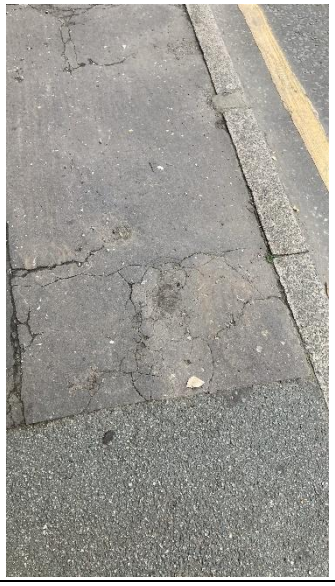
			
Photo 17 – Severe cracking on footway	Photo 18 – Surface patch repairs broken off	Photo 19 – Severe cracking on footway	Photo 20 – Third gully is to be cleaned
			
Photo 21 – Damaged kerbs outside unit 3	Photo 22 – Sharp stretches on footway Tarmac broke off at the access	Photo 23 – Low hanging electricity cables	Photo 24 – New lighting column in good condition

			
Photo 25 – Uneven pavement level between units 3 and 4	Photo 26 – Standing water at low point – new gully required	Photo 27 – Severe cracking on footway	Photo 28 – Tarmac broken off at the access
			
Photo 29 – Low cable overhanging	Photo 30 – Pavement broken off near unit 5	Photo 31 – Fourth gully good conditions	Photo 32 – Unit 5

			
Photo 33 – Pavement broken off at access	Photo 34 – Uneven surface between units 5 and 6	Photo 35 - Uneven surface between units 5 and 6	Photo 36 – Slight cracking at the access
			
Photo 37 – Cracks at access	Photo 38 – Sign in good condition	Photo 39 – Road in good condition	Photo 40 – Standing water at the access

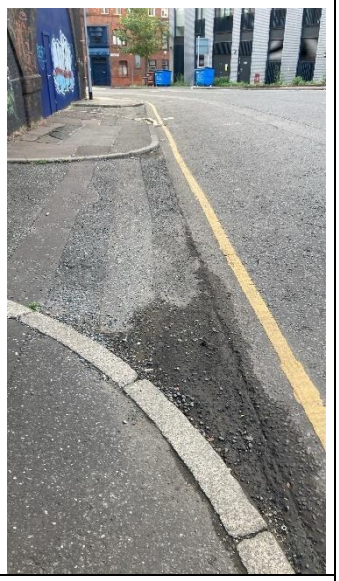
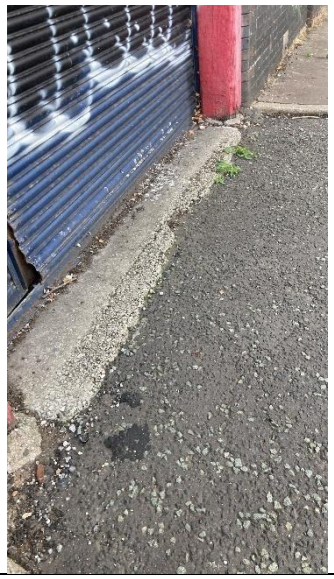
			
Photo 41 – Tarmac surface broke off	Photo 42 – Uneven surface on footway	Photo 43 – Kerb upstand is very low - 30mm	Photo 44 – Low point causing wet surface
			
Photo 45 – Gully in footway needs cleaning out	Photo 46 – Concrete slab broken	Photo 47 – Uneven surface near unit 9	Photo 48 – Standing water – sixth gully needs cleaning out. Radius kerbs need relining



Photo 49 – 2x2m tarmac severely damaged



Photo 50 – Tarmac surface on access damaged



Photo 51 – Good condition

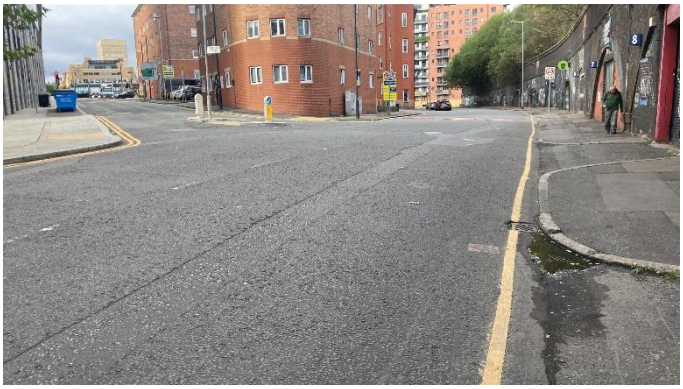


Photo 52 – Road is in good condition



Photo 53 – Footway is in good condition



Photo 54 – Graffiti on box

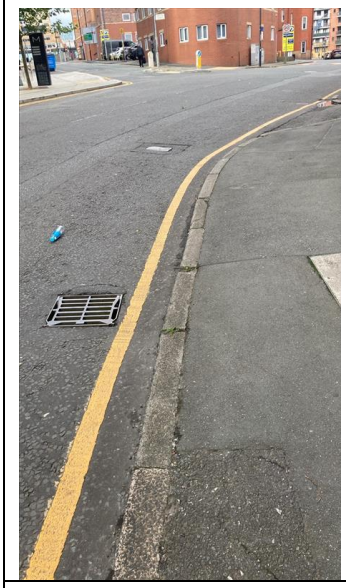
			
Photo 55 – Two kerbs slightly lower	Photo 56 – Damaged pavement outside unit 10	Photo 57 – Access conditions are okay but the pavement is starting to deteriorate	Photo 58 – Kerbs too low and causing trip hazard – needs relevelling
			
Photo 59 – Bird droppings need cleaning up outside unit 11	Photo 60 – Good condition outside unit 11 access	Photo 61 – Crack appears in tarmac after unit 11	Photo 62 – Poor tarmac condition outside carpark

			
Photo 63 - Poor tarmac condition outside carpark	Photo 64 – Pavement depression outside bay 1	Photo 65 – Good condition at the pedestrian crossing	

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