



Supporting
document 5.22.2

Angle Park North Photographs

2020-25 Revised
Regulatory Proposal
10 December 2019



Angle Park Asset Condition Photographs

- 1** Angle Park - 500 Grand Junction Road
- 1A** Logistics
 - 1AW** Warehouse
 - 1AS** Redundant Office (Storage)
 - 1AO** Office
 - 1AE** Logistics External Works
 - 1AC** Control Centre Building (not inspected)



Angle Park Asset Condition Photographs
Old Admin Building and Amenities Building





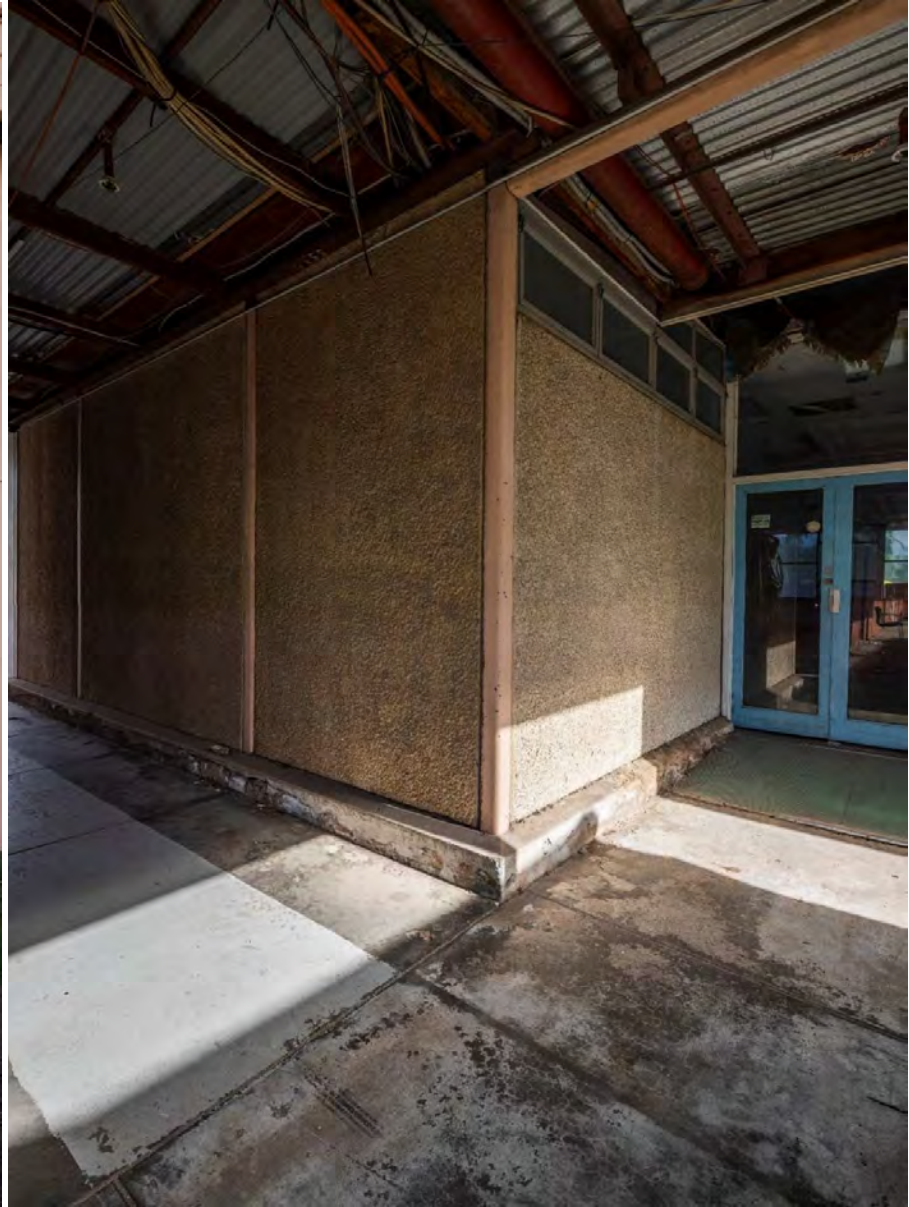
Southern side of the old Admin building – timber fascia rot and degradation



Western façade of Old Admin building and toilet block, Pavement degradation and cracking to light vehicle car park



- Original Fibre Cement cladding and fascia to the Amenities block with previous repair sections, refurbished roller doors.



- Cement fibre cladding in various states of rot and disrepair and damage. Concrete cancer and rising damp damage.



- Transmission area in the rear of the old admin guttering and timbers in very poor condition.



- Gutters and down-pipes in very poor condition, rising damp and concrete cancer to floor and wall foundations, timber rot to roofing beams.



- Rising Damp and Concrete cancer to original admin building foundations.



- Collapsed ceiling sections, wall damage and floor condition inside old admin building.



- Extensive floor cracking, rising damp and concrete cancer throughout interior of the old admin building.



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- Significant termite damage to internal timberwork in old admin building.



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- Transmission breakout area, bag storage and toilets all in the same area with no dedicated female facilities. All in poor condition.



- Locker rooms in poor condition



- Toilet and shower cubicles all original 1950's fit-out in very poor condition.



- Small Break out area with Microwave in very poor condition

Logistics Pavement Degradation Areas and Pedestrian/Vehicle Interactions





- Pedestrian Walkway between Transmission Area and Logistics Admin building. Crosses main driveway for two-way Heavy Vehicle Flow.



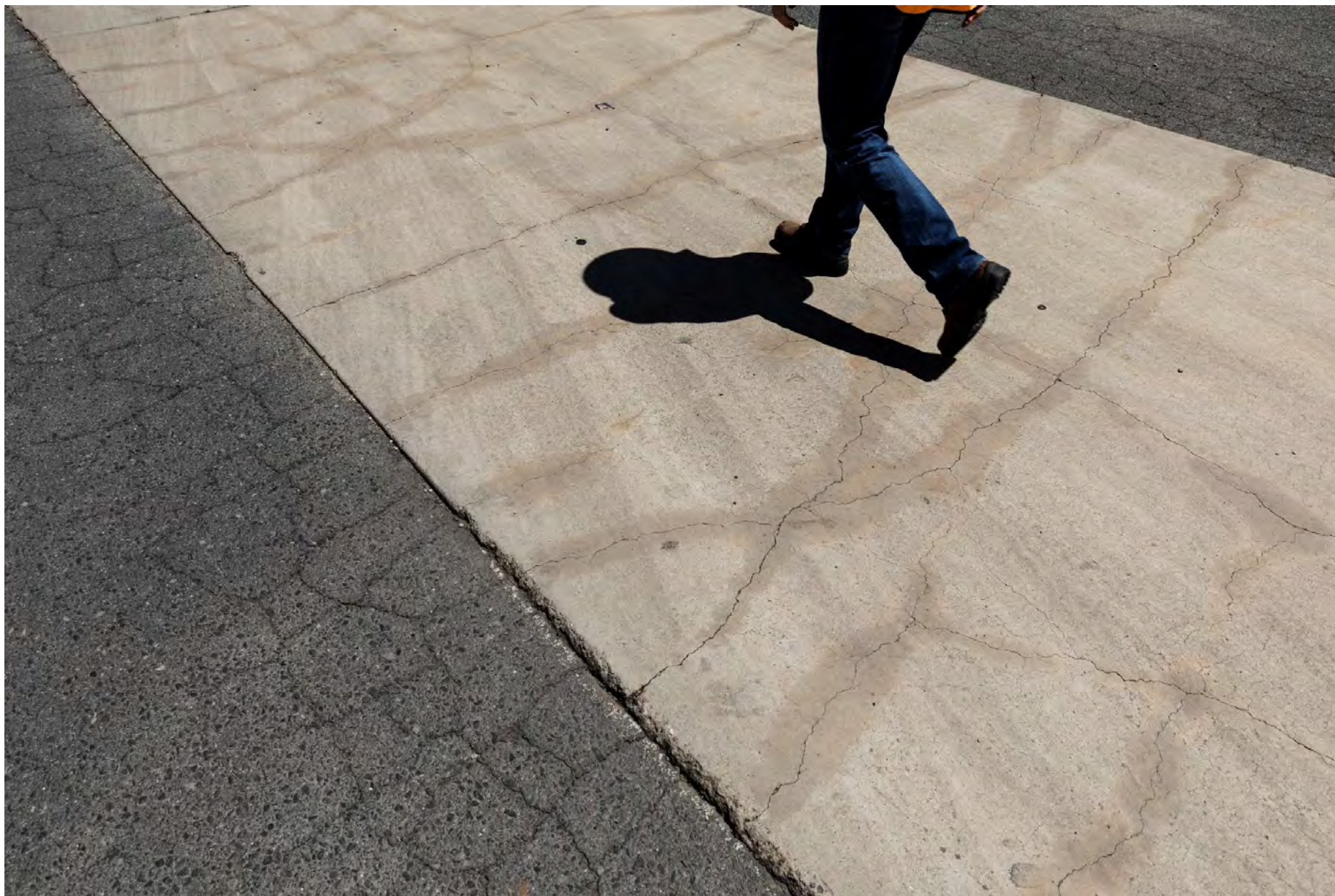
- Cracking and damage to pedestrian walkways, thoroughfares and concrete drainage areas.



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- Significant bitumen damage to semi-trailer route and turning circles and Transmission Heavy Vehicle Parking and Storage areas



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- Further cracking and potholing and subsidence of sub-grade to logistics salvage area.



- Extensive full-thickness bitumen cracking to salvage bin storage, loading and unloading areas (9m storage bins can be over 3 tonne in weight).



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Logistics Warehouse Floor





- Concrete Cracking and de-lamination to large areas of the logistics warehouse floor.



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- Detailed views of cracking and de-lamination



- Detailed views of cracking and de-lamination



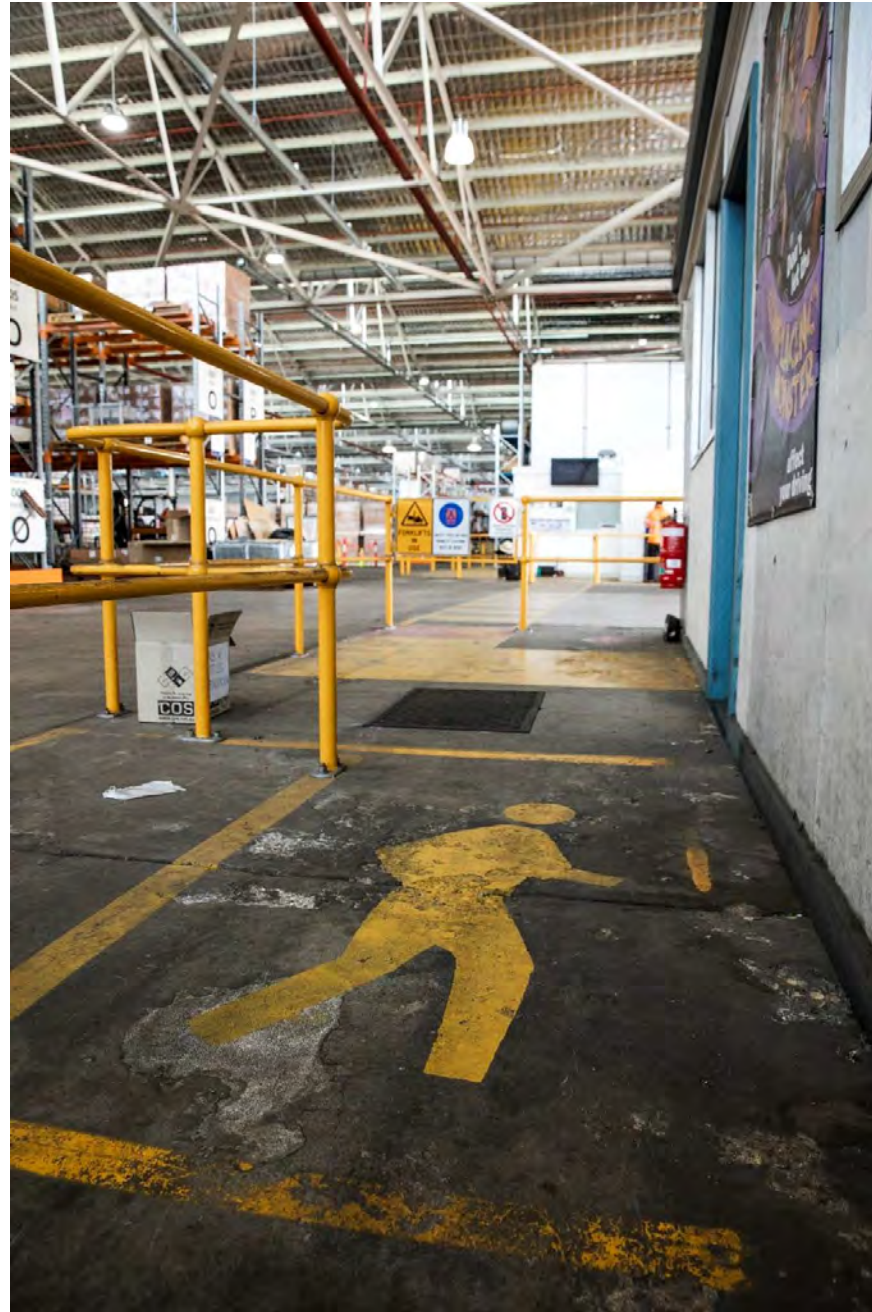
- Concrete Cracking and de-lamination to large areas of the logistics warehouse floor.



- Previous repairs with levelling compounds and epoxy/composite coverings



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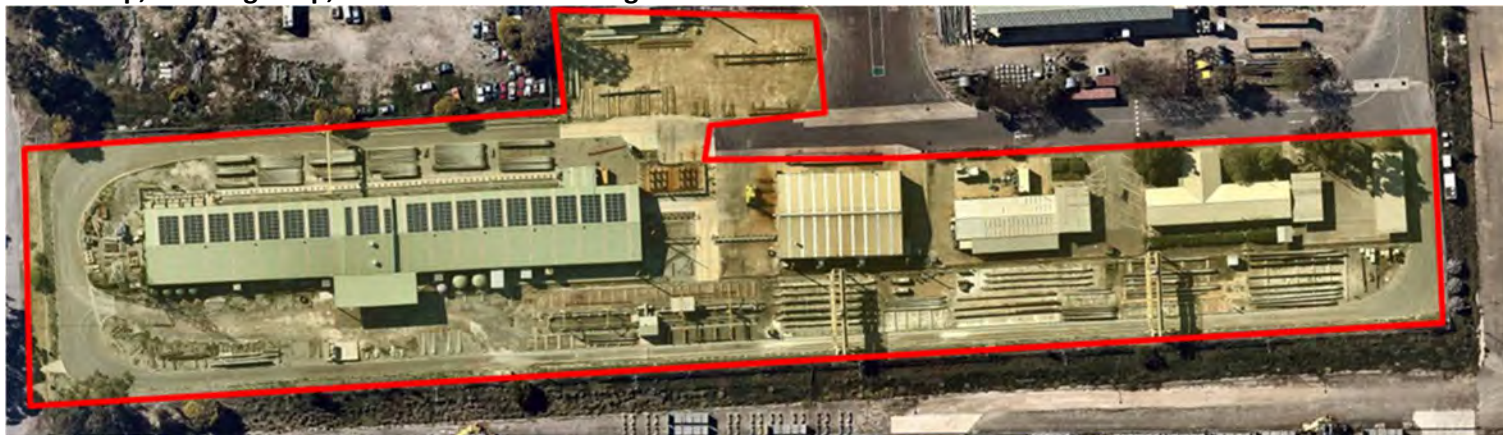


1 Angle Park - 500 Grand Junction Road

- 1B Pole Construction
- 1BW Welding Shop
- 1BP Pole Production Workshop
- 1BO Administration Building
- 1BM Maintenance Workshop
- 1BC Carpark



Pole Construction Workshop, Welding Shop, Administration Building and Amenities





- Welding Workshop



- Maintenance Workshop



- Pole construction office and admin



- Pole construction toilets, lockers and lunchroom



- Pole construction showers all in very poor condition and original fit-out



- Pole Construction Locker Room – Original 1950's fit-out



- Pole construction toilets all in very poor condition and original fit-out



- Pole construction showers all in very poor condition and original fit-out



Pole Construction Ladies Toilet – No Female Shower



- Original timber framework rot to admin building and amenities.



- Rising damp and concrete blockwork degradation



- Original timber framework rot to admin building and amenities and internal blockwork damage