

Project :

CULCAIRN BESS

Client :

NEOEN

EPC Contractor :



BOUYGUES CONSTRUCTION
AUSTRALIA PTY LTD



EQUANS SOLAR & STORAGE
AUSTRALIA PTY LTD

Consultant/Contractor :

Document Title:

Access Road Dilapidation report August 2026

Design Phase : N/A		Document no: NEO-CUBS-CV-REP-2707	Number of pages : 43		
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0	20/08/2026	First Issue	WSC	RAN	MPO

Culcairn - BESS - Road Dilapidation Aug 2026

REPORT DETAILS

Capture date: 10 Aug 2026
Captured by: Andrew Walton-Smith

CONTENTS

Report items: 40
Photos: 92

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online](#)



Bouygues Construction Australia Pty Ltd & Equans Solar & Storage Australia Pty Ltd
Level 9, 558 Pacific Highway, St Leonards, NSW 2065
Attention: Romain Antoine – PV Engineer

Dear Romain,

RE: Dilapidation Inspection and report - Culcairn BESS Solar Farm Surrounding roads:

- Benambra Road – 3.7km
- Weeamera Road -3.5km

In accordance with your instructions, we have conducted an inspection of the above roads and prepared a dilapidation report. This dilapidation has been conducted in accordance with, and to satisfy, planning permit condition B7:

The Applicant must:

- (a) undertake an independent dilapidation survey which records the condition of the road pavement, drainage structures and other road-related infrastructure, and assesses the:
- (ii) Condition of Benambra Road & Weeamera Road on the access route, prior to construction of the onsite BESS;

The Scope of Works is as follows: -

Phase 1: - Initial Dilapidation Inspection Report and Video record for road access and road-related infrastructure of the abovementioned roads and distances.

Site Inspection:

The visual inspection of the pavement was completed on the Day of the 10th August 2026; the weather conditions were a mix of constant drizzling rain/heavy rain, overcast, fine, and Clear.

The road is a Rural Arterial Road, with a single, uninform finish bitumen seal rural road

Existing Defects:

The following is a list of the typical defects which were encountered during the inspection (List compared to AGPT05 – 25 Guide to Pavement Technology Part 5 Pavement Evaluation – Appendix A – Page 178): -

1. Rectangle/Square patching to road seal
2. Cracking – Crocodile
3. Impact damage to Guardrail
4. Damage to Road Guideposts
5. Longitudinal cracking to surface

Methodology for the Preparation of Dilapidation Survey:

Photographic Record:

The roads were driven in both directions, and a Phone GPS unit was used to record longitude and latitude of damage or defects.

Provided GPS Coordinates are in WGS84 format. No geotechnical investigation of the existing pavement has been undertaken as part of this investigation.

Video Record:

Recorded from the front of a vehicle to give an overall scope of the road condition.

Note: The footage is not continuous, and one take due to prevailing rainy conditions.

Initial Assessment of Findings:

The most deteriorated areas were observed:

1. At the intersection of Benambra and Weeamera Roads, particularly on the north-eastern corner and at the entry to the BORAL quarry.
2. The road along Weeamera Rd has been upgraded (North of the BORAL quarry to the site entry) in late 2024 and is considered to be in good to excellent condition. With the exception of damage to a Guiderrail from a fallen tree limb.

Yours sincerely

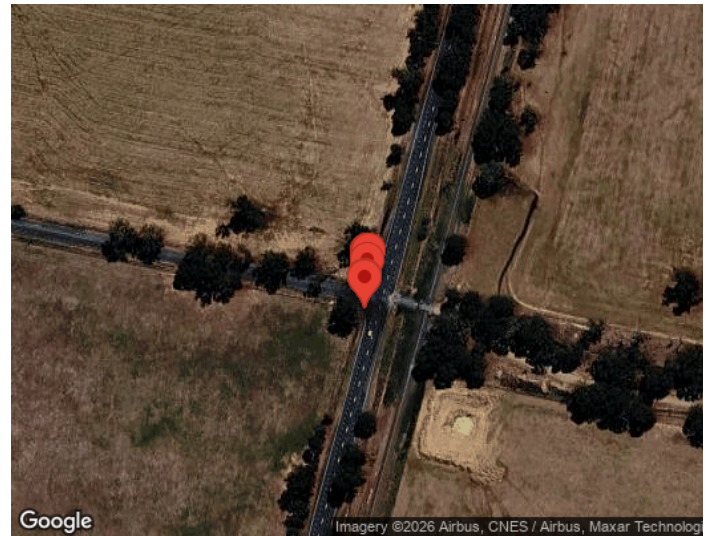
Andrew Walton-Smith - Senior Building Consultant
Cert IV Building Studies Residential

Record type: ● General Tags: General View

10 Aug 2026

Chainage 0.000

Olympic Hwy / Benambra Road Intersection

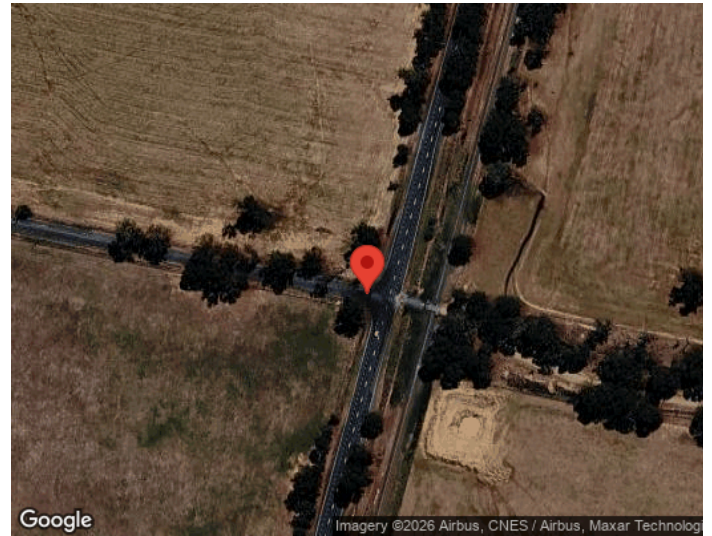




Record type: ● General Tags: General View

10 Aug 2026

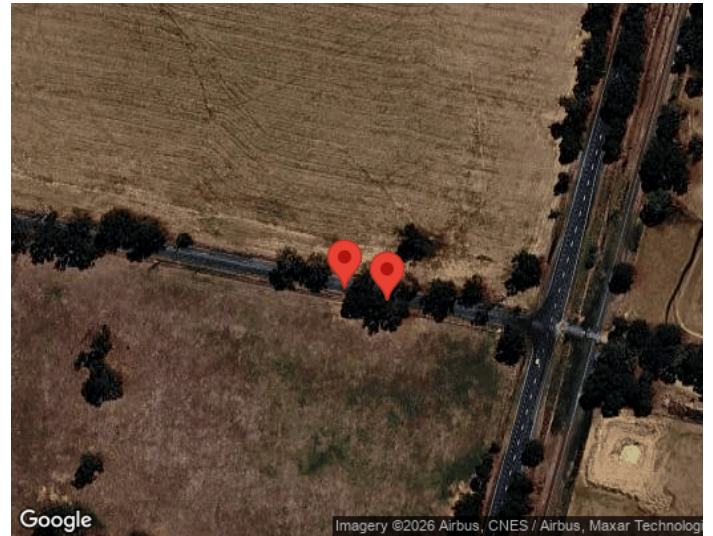
Benambra Road Intersection



Record type: ● Defect/Issue Tags: Edge Break-up

10 Aug 2026

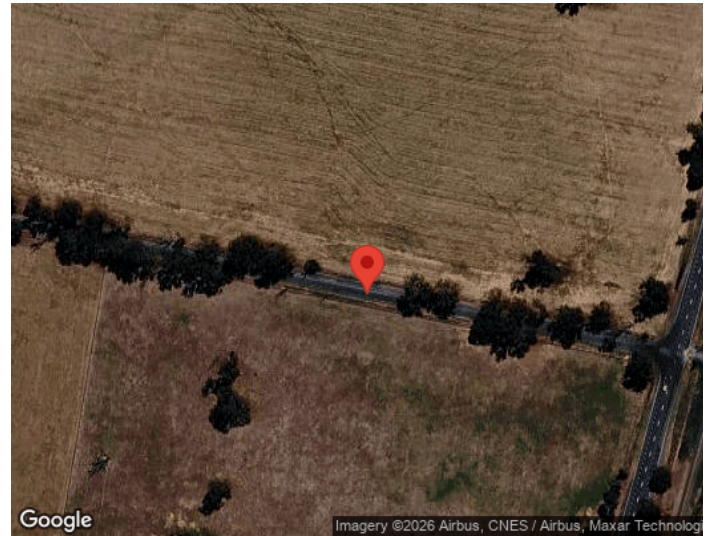
Edge Break-up to road



Record type: ● Defect/Issue Tags: Heaving

10 Aug 2026

Heaving of road edge



Record type: ● Defect/Issue Tags: Heaving, Surface Break-up

10 Aug 2026

Heaving

Surface break-up exposing roadbase

Standing water





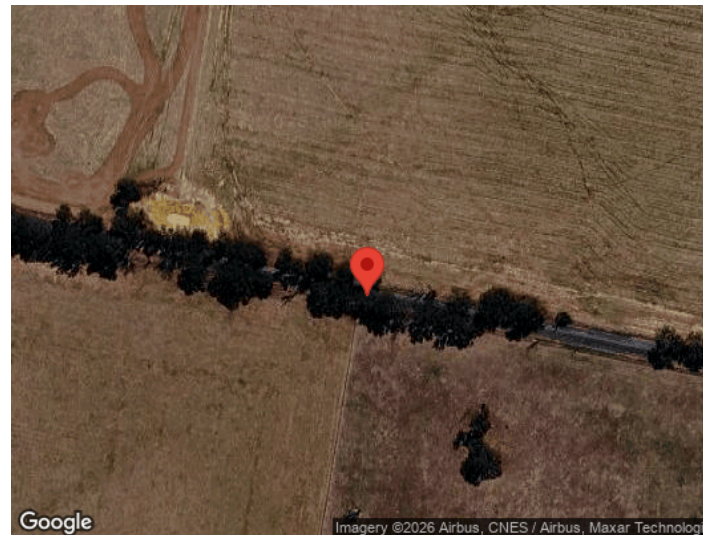
Item 6

ID: A006

Record type: ● Defect/Issue Tags: Damage

10 Aug 2026

Damage to Road Marker

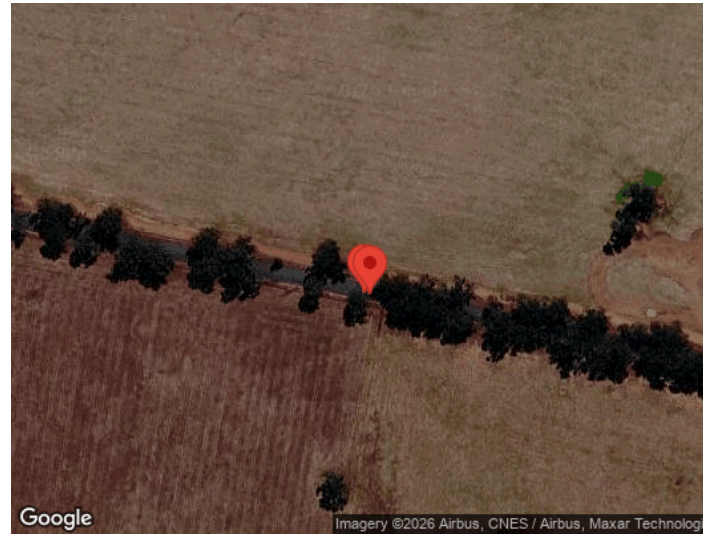


Record type: ● Defect/Issue Tags: Heaving, Surface Break-up

10 Aug 2026

Heaving to road surface

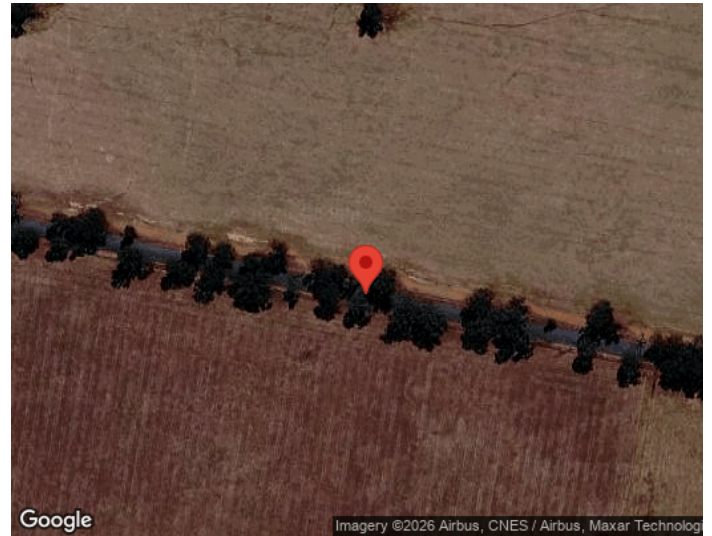
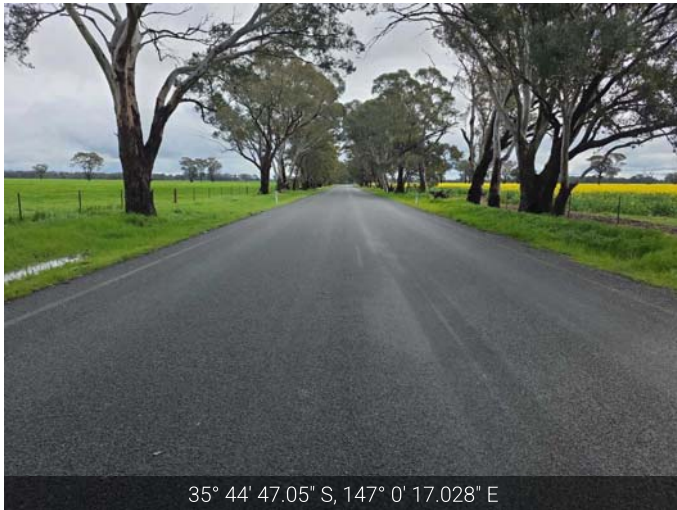
Small break-up to road surface



Record type: ● General Tags: Chainage

10 Aug 2026

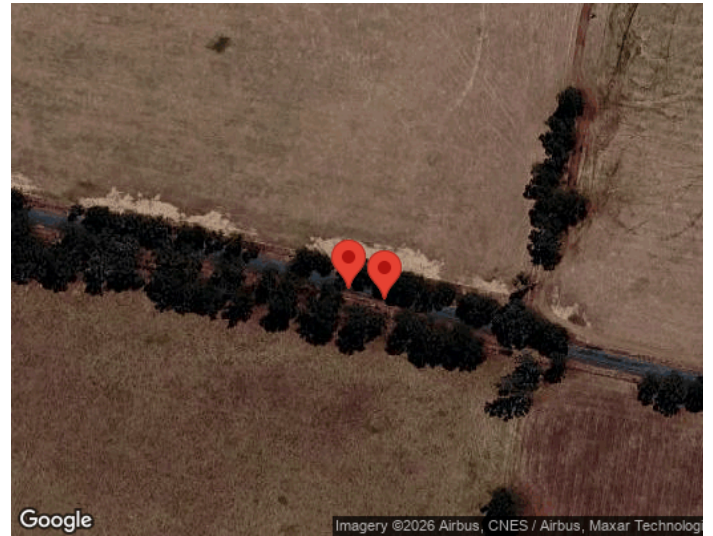
Chainage 1.000



Record type: ● Defect/Issue Tags: Surface Break-up

10 Aug 2026

Water on road over surface break-up



Record type: ● General Tags: Chainage

10 Aug 2026

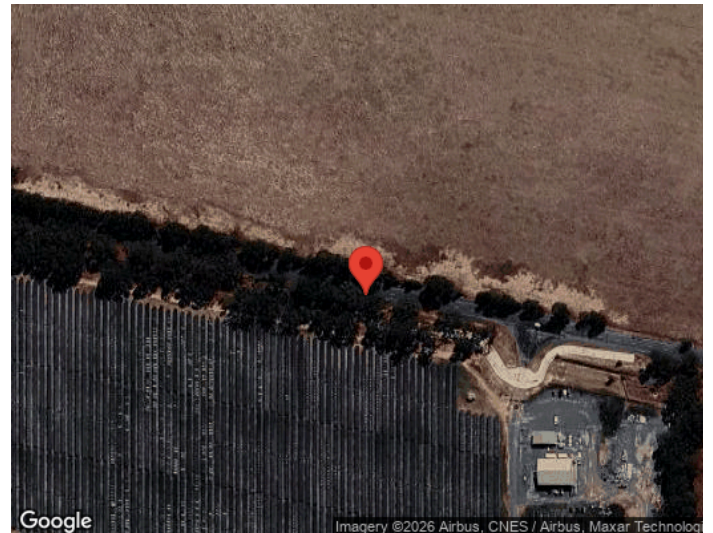
Chainage 2.000



Record type: ● Defect/Issue Tags: Damage

10 Aug 2026

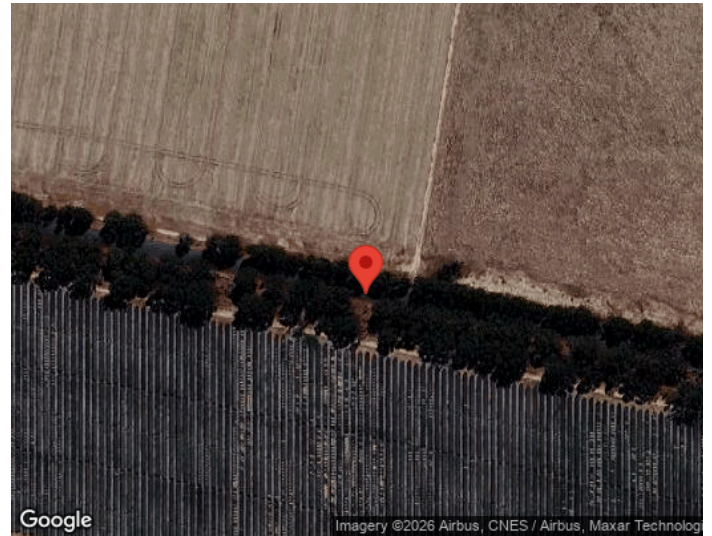
Damage to Road Marker



Record type: ● General Tags: Chainage

10 Aug 2026

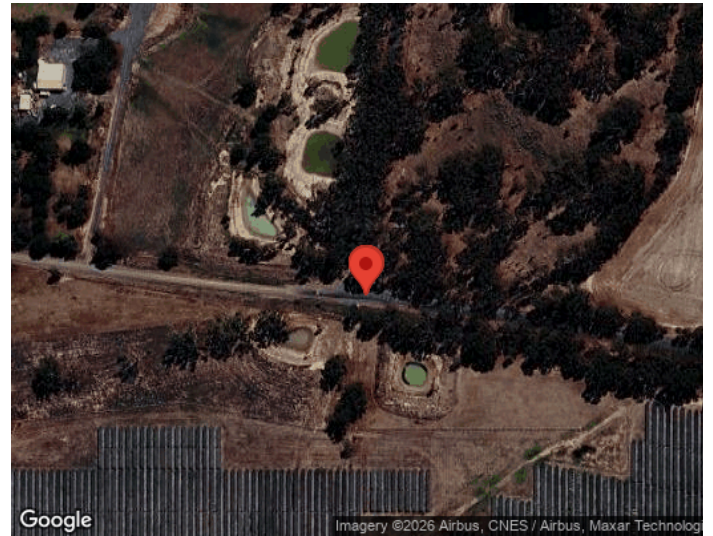
Chainage 3.000



Record type: ● General Tags: General View

10 Aug 2026

General view Benambra Rd / Weeamera Rd





Record type: ● Defect/Issue Tags: Crocodile Cracking, Potholing

10 Aug 2026

Benambra Rd / Weeamera Rd Intersection

Potholing

Crocodile Cracking



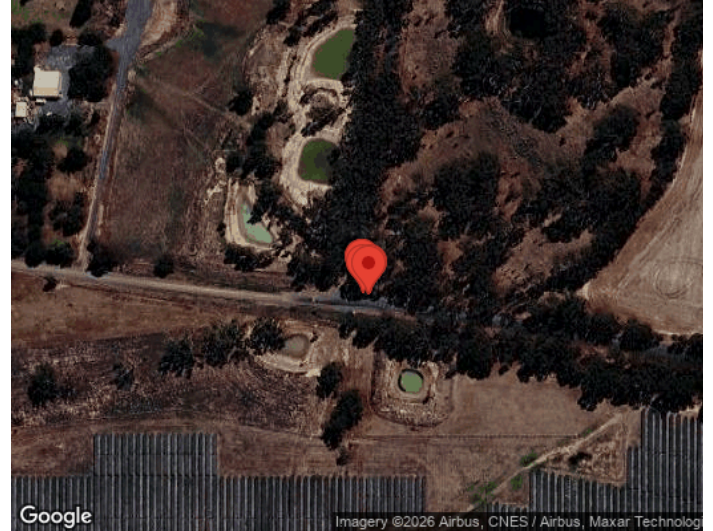
35° 44' 29.563" S, 146° 58' 34.985" E



35° 44' 29.569" S, 146° 58' 35.174" E



35° 44' 29.582" S, 146° 58' 35.129" E





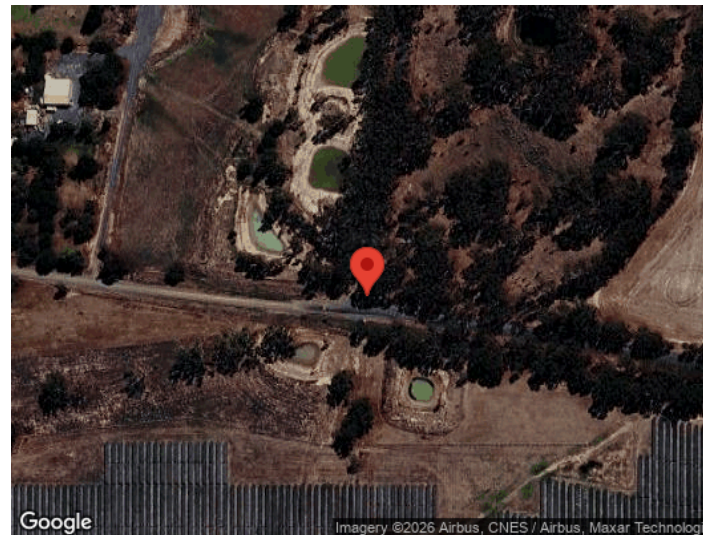
Item 15

ID: A015

Record type: ● General Tags: General View

10 Aug 2026

General view Weeamera Rd



Record type: ● Defect/Issue Tags: Surface Break-up

10 Aug 2026

Surface Break-up

Patch sealing Repairs





Item 17

ID: A017

Record type: ● Defect/Issue Tags: Damage

10 Aug 2026

Damage to Road Marker



Record type: ● General Tags: Chainage

10 Aug 2026

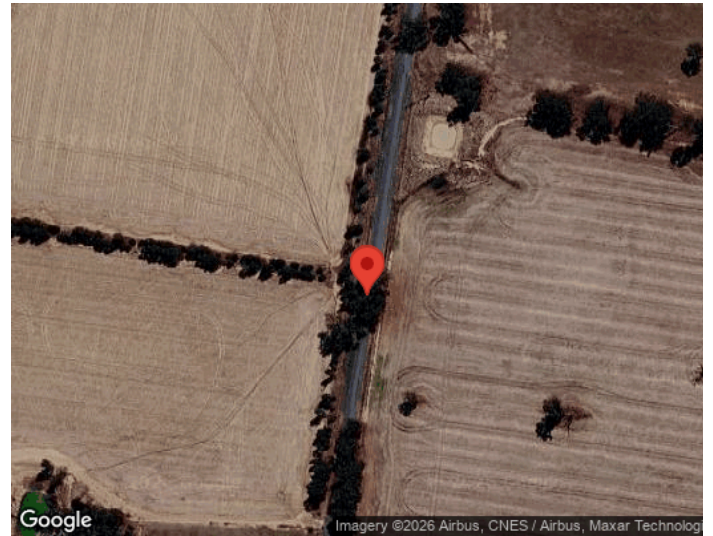
Chainage 4.000



Record type: ● Defect/Issue Tags: Surface Break-up

10 Aug 2026

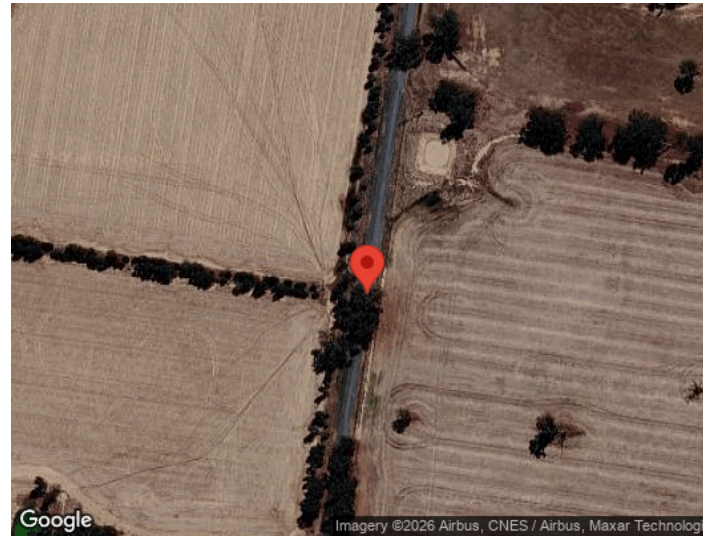
Foliage Growth through road base



Record type: ● General Tags: Chainage

10 Aug 2026

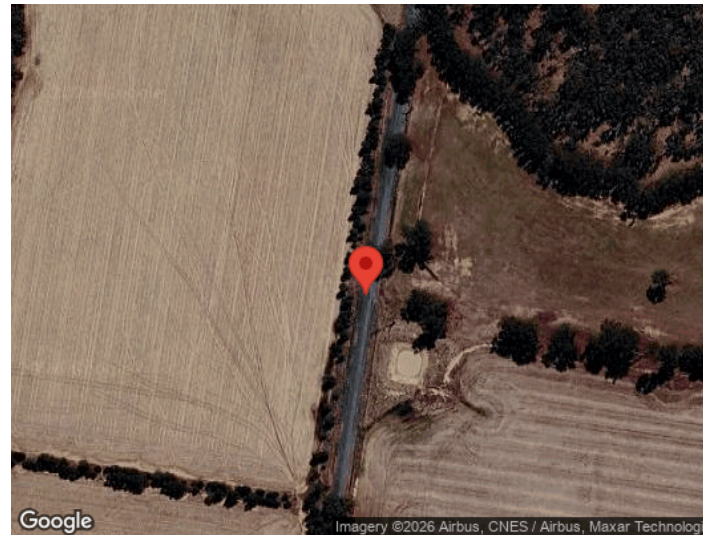
Chainage 5.000



Record type: ● Defect/Issue Tags: Damage

10 Aug 2026

Damage to Road Marker

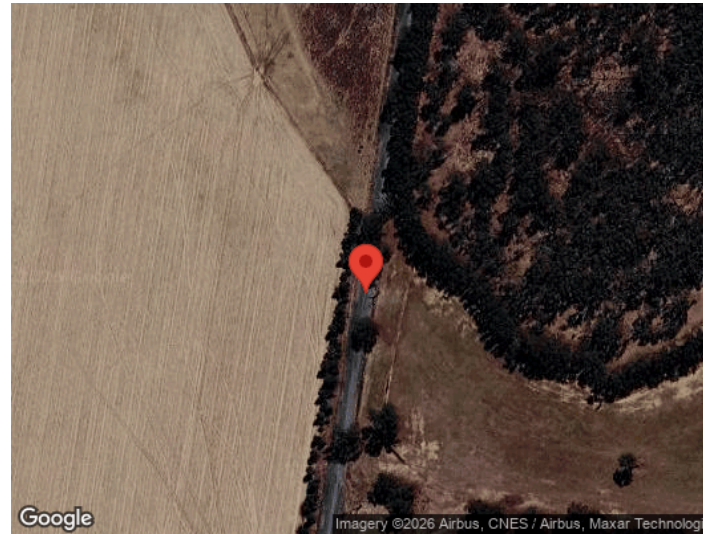


Record type: ● Defect/Issue Tags: Surface Break-up, Potholing

10 Aug 2026

Surface Break-up

Potholing



Record type: ● Defect/Issue

10 Aug 2026



10 Aug 2026

Longitudinal Cracking

Crocodile Cracking

Damage to Road Markers

Tags: Surface Cracking, Crocodile Cracking, Damage





35° 43' 23.921" S, 146° 58' 47.273" E



35° 43' 23.741" S, 146° 58' 47.297" E



35° 43' 23.551" S, 146° 58' 47.295" E



35° 43' 23.466" S, 146° 58' 47.294" E



35° 43' 23.322" S, 146° 58' 47.388" E



35° 43' 23.143" S, 146° 58' 47.316" E



35° 43' 23.026" S, 146° 58' 47.359" E



35° 43' 23.033" S, 146° 58' 47.402" E

10 Aug 2026
Damage to Road Marker

Tags: Damage



Item 24

ID: A024

Record type: ● General Tags: Chainage

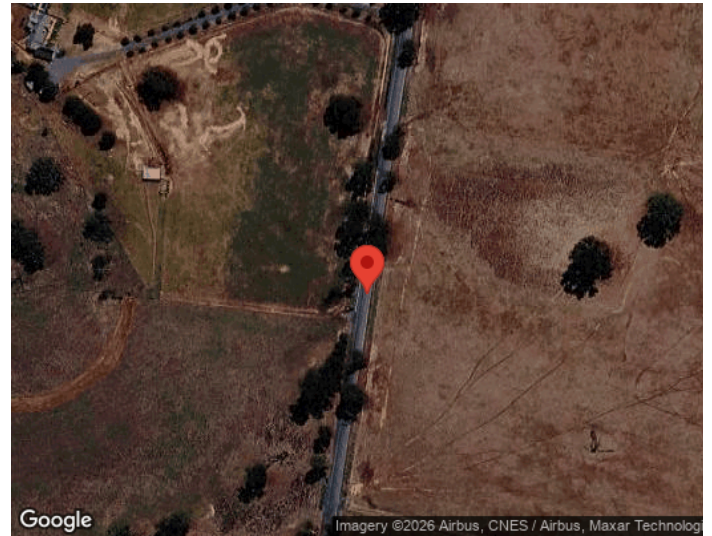
10 Aug 2026
Chainage 6.000



Record type: ● Defect/Issue Tags: Damage

10 Aug 2026

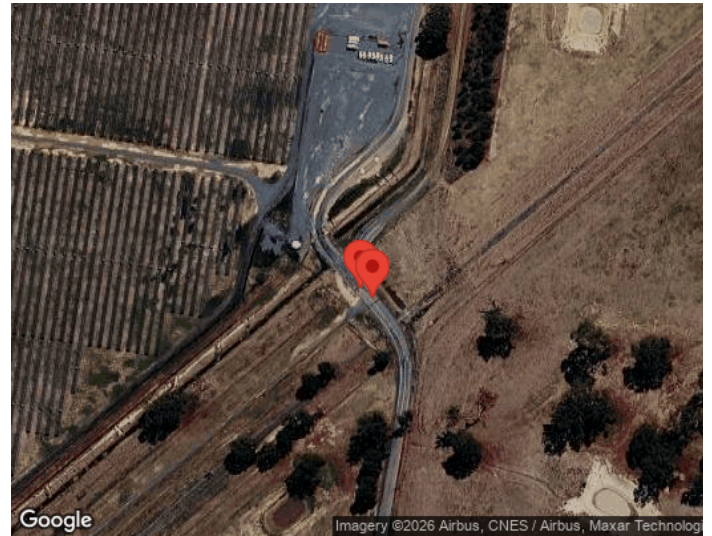
Damage to Guardrail



Record type: ● General Tags: General View

10 Aug 2026

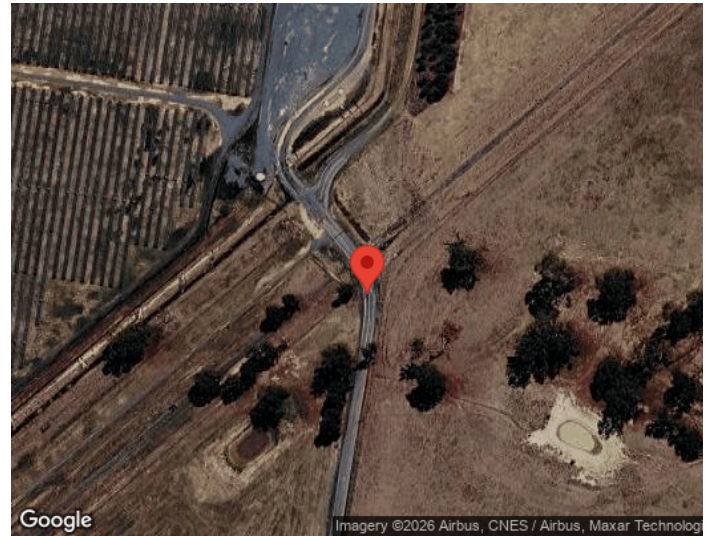
General view



Record type: ● Defect/Issue Tags: Heaving

10 Aug 2026

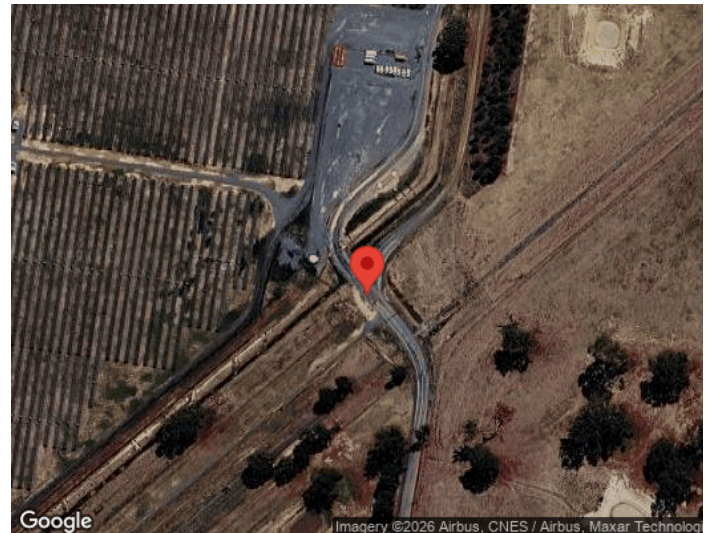
Slight Heaving to surface



Record type: ● Defect/Issue Tags: Damage

10 Aug 2026

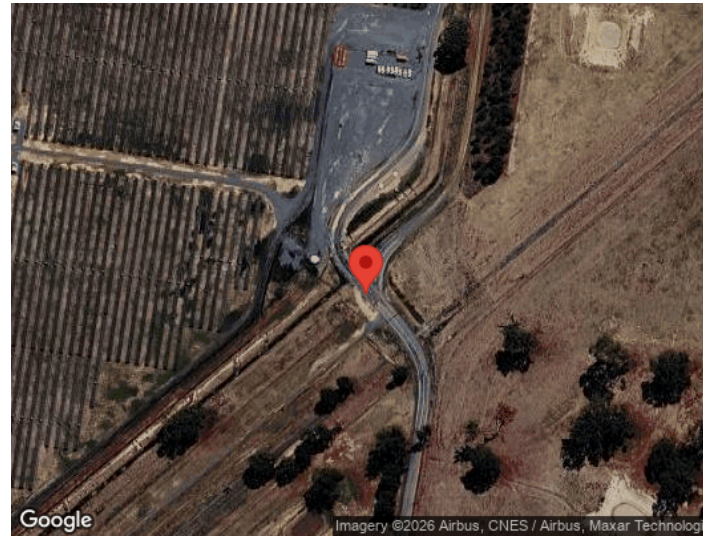
Damage tp signage adjacent to site entry



Record type: ● Defect/Issue Tags: Potholing

10 Aug 2026

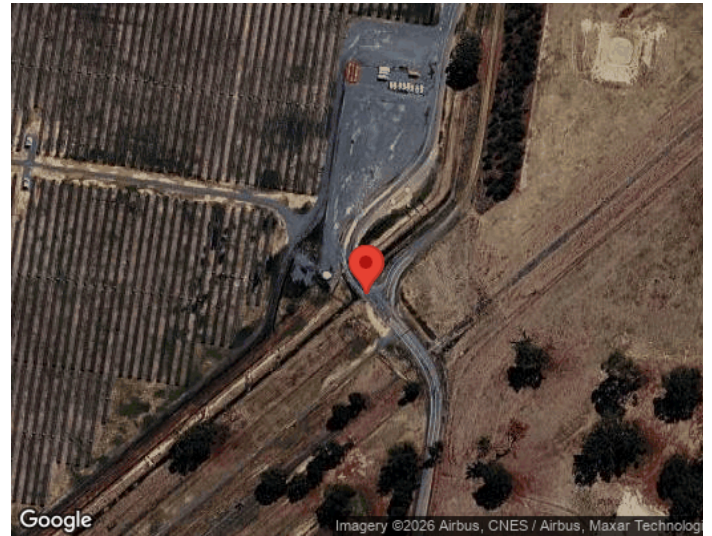
Potholing



Record type: ● Defect/Issue Tags: Surface Break-up

10 Aug 2026

Surface Break-up exposing roadbase at site entry



Record type: ● Defect/Issue Tags: Potholing

10 Aug 2026

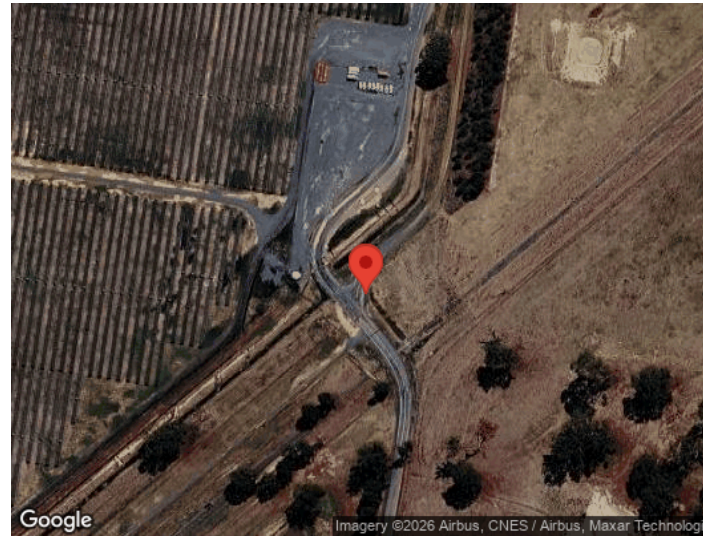
Potholing



Record type: ● Defect/Issue Tags: Gouging

10 Aug 2026

Gouging to Road Surface



Record type: ● Defect/Issue Tags: Surface Break-up

10 Aug 2026

Surface Break-up exposing roadbase





35° 42' 37.511" S, 146° 58' 54.456" E



35° 42' 37.545" S, 146° 58' 54.472" E

Item 34

ID: A034

Record type: ● Defect/Issue Tags: Surface Break-up, Edge Break-up

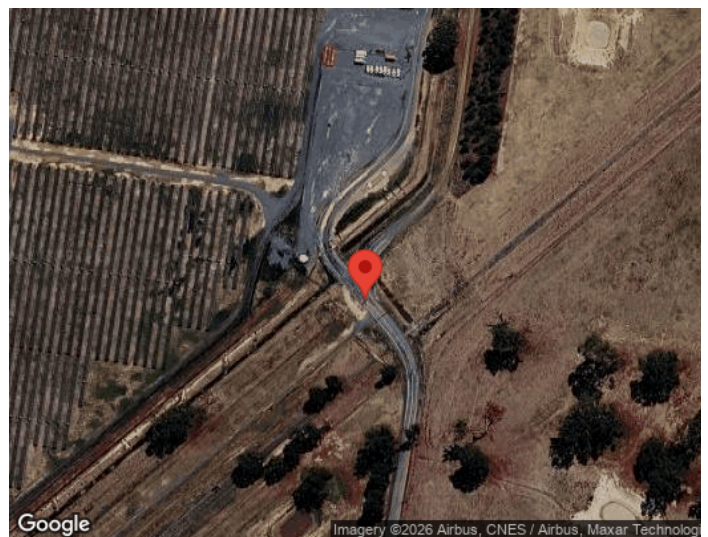
10 Aug 2026

Edge Break-up

Surface Break-up exposing roadbase is



35° 42' 37.761" S, 146° 58' 54.314" E



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technolog

Record type: ● Defect/Issue Tags: Surface Cracking

10 Aug 2026

Directional Cracking to road surface





35° 43' 29.2" S, 146° 58' 46.268" E



35° 43' 29.238" S, 146° 58' 46.399" E

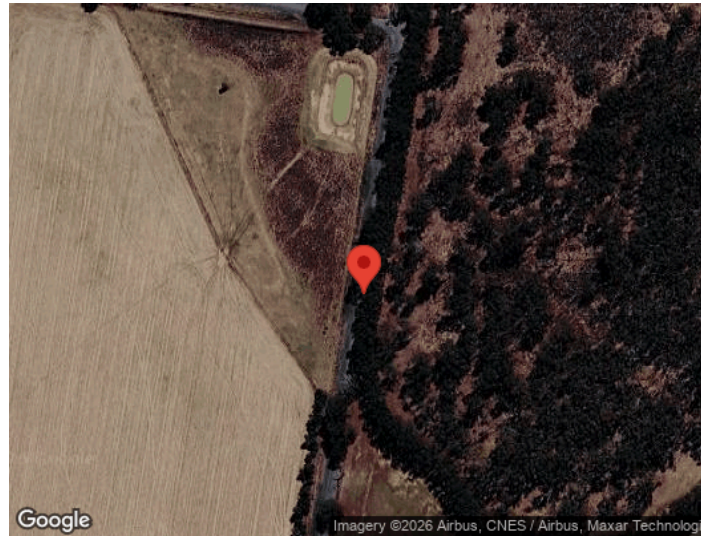


35° 43' 29.434" S, 146° 58' 46.395" E

Record type: ● Defect/Issue Tags: Damage

10 Aug 2026

Signage on lean

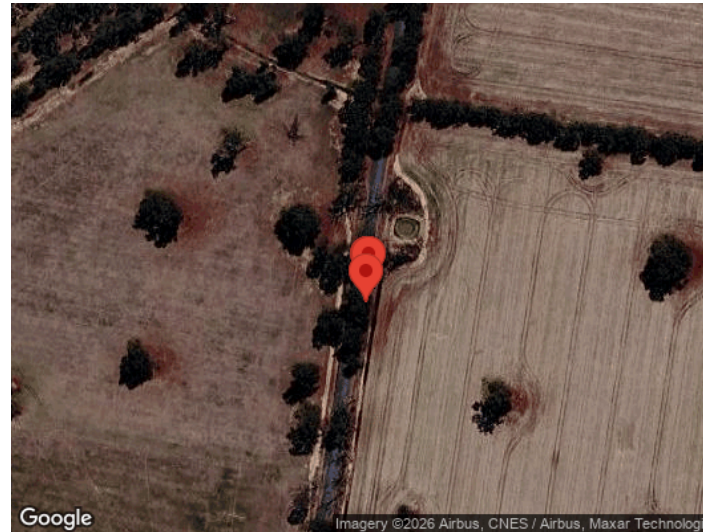


Record type: ● Defect/Issue Tags: Surface Cracking

10 Aug 2026

Foliage Growth through road base

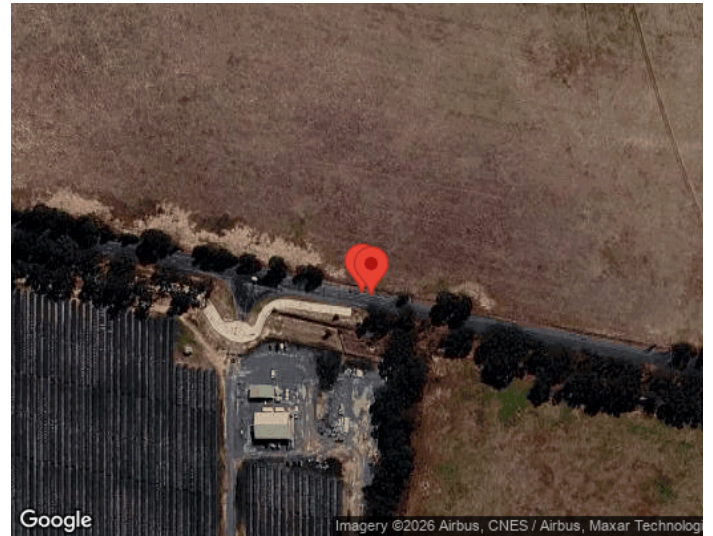
Surface Cracking



Record type: ● Defect/Issue Tags: Heaving

10 Aug 2026

Heaving to road seal

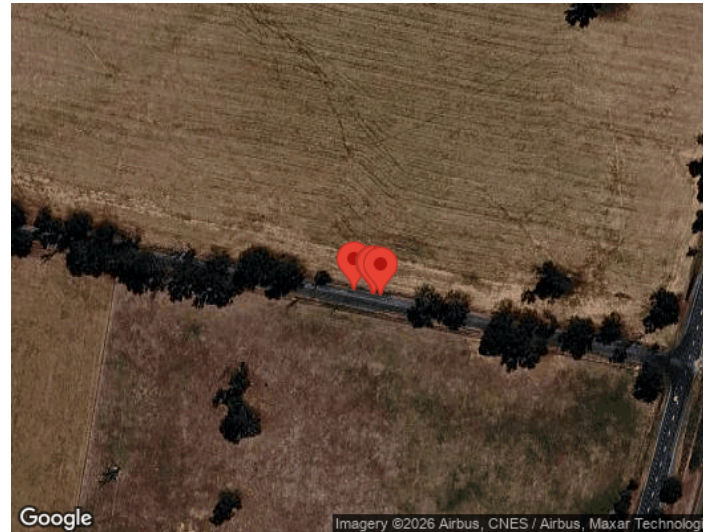


Record type: ● Defect/Issue Tags: Heaving, Surface Cracking

10 Aug 2026

Heaving to edge of road

Spray seal repairs





Item 40

ID: A040

Record type: ● Defect/Issue Tags: Edge Break-up

10 Aug 2026

Typical edge Break-up

