Proposed Subdivision
Billy's Lookout - Stage 2
Site Classification

Pitt Street, Teralba

NEW15P-0070D-AA
17 October 2018

LABORATORY (NSW) PTY LTD

GEOTECHNICAL I LABORATORY I EARTHWORKS I QUARRY I CONSTRUCTION MATERIAL TESTING

17 October 2018

McCloy Development Management Pty Ltd
Suite 1, Level 3, 426 King Street
NEWCASTLE WEST NSW 2309

Attention: Harry Thomson

Dear Sir

RE: PROPOSED SUBDIVISION – BILLY'S LOOKOUT – STAGE 2
PITT STREET, TERALBA
SITE CLASSIFICATION (LOTS 201 TO 215)

Please find enclosed our geotechnical report for Stage 2 of the residential subdivision of Billy's Lookout, located at Pitt Street, Teralba.

The report provides site classification with respect to reactive soils, in accordance with the requirements of AS2870-2011 '*Residential Slabs and Footings*', for Stage 2 (Lots 201 to 215).

If you have any questions regarding this report, please do not hesitate to contact Shannon Kelly or the undersigned.

For and on behalf of Qualtest Laboratory (NSW) Pty Ltd

Jason Lee

Jason Lee
Principal Geotechnical Engineer

Table of Contents:

Attachments:

Figure AA1:	Site Plan and Approximate Test Pit Locations
Appendix A:	Engineering Logs of Test Pits
Appendix B:	Results of Laboratory Testing
Appendix C:	CSIRO Sheet BTF 18 - Foundation Maintenance and Footing Performance

1.0 Introduction

Qualtest Laboratory NSW Pty Ltd (Qualtest) is pleased to present this site classification report on behalf of McCloy Development Management Pty Ltd (McCloy), for Stage 2 of the residential subdivision of Billy's Lookout, located at Pitt Street, Teralba.

Based on the brief and drawing provided by the client, Stage 2 is understood to comprise of 15 residential allotments (Lots 201 to 215), as shown on Figure AA1.

The scope of work for the geotechnical investigation included providing site classification with respect to reactive soils, in accordance with the requirements of AS2870-2011 '*Residential Slabs and Footings*', for Stage 2 in its current condition.

This report presents the results of the field work investigations and laboratory testing, and provides recommendations for the scope outlined above.

2.0 Desktop Study

The scope of work has included a review of the following reports:

- Report on Geotechnical Investigation, 'Stage 2 Proposed Subdivision: Pitt Street, Teralba (Cardno Geotech Solutions Report Reference: CGS1785-006.0, 19 December 2014); and,
- Site Classification report, 'Proposed Subdivision, Billy's Lookout – Stages 3 & 4, Pitt Street, Teralba, (Qualtest Laboratory (NSW) Report Reference: NEW15P-0070-AA, Rev. 1, 28 August 2015).

This report includes a summary of selected results from the previous reports where applicable.

3.0 Field Work

Field work investigations were carried out on 24 August 2018, comprising of:

- Excavation of 8 test pits (TP201 to TP208) using a 22 tonne excavator with a 1.0m wide toothed bucket, to depths of between 0.55m – 1.05m;
- Undisturbed samples (U50 tubes) were taken for subsequent laboratory testing;
- Test pits were backfilled with the excavation spoil and compacted using the excavator bucket and tracks.

Investigations were carried out by an experienced Geotechnical Engineer from Qualtest who located the test pits, carried out the testing and sampling, produced field logs of the test pits, and made observations of the site surface conditions.

Approximate test pit locations are shown on the attached Figure AA1, which also includes approximate test pit locations from the previous investigations conducted on adjacent areas. Engineering logs of the test pits are presented in Appendix A.

4.0 Site Description

4.1 Surface Conditions

The site comprises Stage 2 of the Billy's Lookout subdivision, which comprises proposed lots 201 to 215. The site is located to the north and northeast of the existing Stages 3 & 4 of the subdivision development, and is bounded by Pitt Street to the west, proposed Stage 1 to the northwest, bushland on Lot 4 DP 705888 to the east, and by Outrigger Drive to the southeast.

The site is located within a region of moderately undulating topography, on the northeast facing mid slopes of a prominent hill which peaks to the west of the site. Site slopes generally vary from about 4° to 8° over the majority of the site, with some locally steeper slopes in the order of up to about 13° on the southern side of the site near Pitt Street, and near the north-western boundary.

With reference to survey plans provided by the client for previous Stages 3 & 4, and SIX Maps imagery, ground levels on the site are understood to be generally in the range from about RL 30m (AHD) at the northern end of the site, to about RL 48m (AHD) in the south-western area of the site.

The site is generally vegetated by sparse to moderate coverage of mature trees and native shrubs, bushes and grass cover. Access is provided by Pitt Street to the south.

On the day of the investigation, the site was judged to be reasonably well drained by way of surface runoff following the natural topography towards the north-east. Trafficability was judged to be good by way of 4WD vehicle.

Selected photographs of the site taken on the day of the site investigations are shown below.

Photograph 1: Facing southeast from near TPQ-203.

Photograph 2: Facing northwest from near TPQ-203. Test pit TPQ-203 visible in bottom right corner of photo.

Photograph 3: Facing northwest from front boundary of Lot 209 and Lot 210, Pitt Street visible.

Photograph 4: Facing southeast from front boundary of Lot 209 and Lot 210, Pitt Street visible.

Photograph 5: Facing southwest from near TPQ-208, Pitt Street visible.

Photograph 6: Facing northwest from near TPQ-208. TPQ-208 visible in right of photo.

4.2 Subsurface Conditions

Reference to the 1:100,000 Newcastle Coalfield Regional Geology Sheet indicates the site to be underlain by the Clifton Subgroup of the Narrabeen Group, and the Moon Island Beach Subgroup of the Newcastle Coal Measures, which are characterised by Conglomerate, Sandstone, Siltstone, Claystone, Tuff and Coal rock types.

Table 1 presents a summary of the typical soil types encountered on site during the field investigations, divided into representative geotechnical units.

TABLE 1 – SUMMARY OF GEOTECHNICAL UNITS AND SOIL TYPES

Unit	Soil Type	Description
1	FILL	Silty SAND Topsoil Fill, Sandy GRAVEL.
2	TOPSOIL	Silty SAND / Clayey SAND - fine to coarse grained, grey-brown, fines of low plasticity, root affected.
3	SLOPEWASH / COLLUVIUM	SAND / Clayey SAND - fine to coarse grained, pale grey to grey-brown, fines of low plasticity, with some fine to medium grained sub-angular gravel, with some roots.
4	RESIDUAL SOIL	Sandy CLAY / CLAY – medium to high plasticity, pale grey, grey, and pale brown to pale orange, fine to coarse grained sand, trace fine to medium grained rounded gravel, typically of very stiff or better consistency.
5	EXTREMELY WEATHERED (XW) ROCK	Extremely Weathered SANDSTONE with Soil Properties; breaks down into SAND / Clayey SAND – fine to coarse grained, orange-brown and pale grey, fines of low to medium plasticity, with some fine to medium grained sub-angular SANDSTONE fragments. Breaks down into Clayey SAND / SAND in places.
6	HIGHLY WEATHERED (HW) ROCK	SANDSTONE, Silty SANDSTONE, Sandy SILTSTONE - fine to medium grained, red-brown to orange-brown and grey, estimated low to high rock strength.

Table 2 contains a summary of the distribution of the above geotechnical units at the test pit locations.

TABLE 2 – SUMMARY OF GEOTECHNICAL UNITS ENCOUNTERED AT TEST PIT LOCATIONS

TEST PIT NO.	UNIT 1 Fill	UNIT 2 Topsoil	Unit 3 Slopewash Colluvium	Unit 4 Residual Soil	Unit 5 XW Rock	Unit 6 HW Rock
	Depth (m)					
TPQ-201	-	0.00 - 0.15	-	0.15 - 0.50	-	0.50 - 0.60*
TPQ-202	-	0.00 - 0.02	0.02 - 0.25	0.25 - 0.60	0.60 - 0.70	0.70 - 0.75*
TPQ-203	-	0.00 - 0.02	0.02 - 0.20	0.20 - 0.40	-	0.40 - 0.55*
TPQ-204	-	0.00 - 0.05	0.05 - 0.20	0.20 - 0.65	-	0.65 - 0.70*
TPQ-205	-	0.00 - 0.13	0.13 - 0.35	0.35 - 0.45	0.45 - 0.55	0.55 - 0.57*
TPQ-206	-	0.00 - 0.04	0.04 - 0.40	0.40 - 0.65	0.65 - 0.80	0.80 - 0.81*
TPQ-207	0.00 - 0.16	-	0.16 - 0.25	0.25 - 0.35	0.35 - 1.00	1.00 - 1.05*
TPQ-208	0.00 - 0.10	-	0.10 - 0.30	0.30 - 0.70	0.70 - 0.75	0.75 - 0.76*
Previous Investigation (Qualtest, Ref: NEW15P-0070-AA.Rev1, 28 August 2015)						
TP01	-	0.00 - 0.30	-	0.30 - 3.00	-	-
TP02	-	0.00 - 0.20	-	0.20 - 0.60	-	0.60 - 0.70*
Previous Investigation (Cardno Geotech Solutions, Ref: CGS1785-006.0, 19 December 2014)						
TP201	-	0.00 - 0.15	-	-	0.15 - 0.40*	
TP202	-	0.00 - 0.15	-	0.15 - 1.60	1.60 - 2.00	-
TP203	-	0.00 - 0.20	-	0.20 - 0.38	0.38 - 1.50*	
TP204	-	0.00 - 0.20	-	0.20 - 1.80	-	-
TP205	-	0.00 - 0.15	-	0.15 - 0.25	0.25 - 1.00*	
TP206	-	0.00 - 0.15	-	0.15 - 0.30	0.30 - 1.50*	-
Notes:	* = Practical refusal of 22 / 20 tonne excavator on Highly Weathered Rock.					

No groundwater levels or water inflows were encountered in the test pits during the limited time that they remained open on the day of the field investigation.

It should be noted that groundwater conditions can vary due to rainfall and other influences including regional groundwater flow, temperature, permeability, recharge areas, surface condition, and subsoil drainage.

5.0 Laboratory Testing

Samples collected during the field investigations were returned to our NATA accredited Warabrook Laboratory for testing which comprised of:

- (3 no.) Shrink / Swell test;
- (5 no.) Atterberg Limits test.

Results of the laboratory testing are included in Appendix B, with a summary of the Shrink/Swell and Atterberg Limits tests presented in Tables 3 and 4.

TABLE 3 – SUMMARY OF SHRINK / SWELL TESTING RESULTS

Location	Depth (m)	Material Description	I_{ss} (%)
TPQ-201	0.30 - 0.40	(CH) Sandy CLAY	1.6
TPQ-202	0.40 - 0.60	(CH) Sandy CLAY	0.6
TPQ-204	0.30 - 0.50	(CI) Sandy CLAY	2.9
Previous Investigation (Cardno Geotech Solutions, Ref: CGS1785-006.0, 19 December 2014)			
TP202	0.80 - 1.20	(CH) Silty CLAY	3.1

TABLE 4 – SUMMARY OF ATTERBERG LIMITS TESTING RESULTS

Location	Depth (m)	Material Description	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Linear Shrinkage (%)
TPQ-203	0.30 - 0.40	(CH) Sandy CLAY	54	21	33	10.5
TPQ-205	0.35 - 0.45	(CH) Sandy CLAY	41	17	24	5.5
TPQ-206	0.40 - 0.60	(CH) Sandy CLAY	52	19	33	6.5
TPQ-207	0.25 - 0.35	(CH) Sandy CLAY	65	22	43	8.0
TPQ-208	0.40 - 0.60	(CH) Sandy CLAY	42	20	22	10.5

6.0 Site Classification to AS2870-2011

Based on the results of the field work and laboratory testing, residential lots located within Stage 2 of the Billy's Lookout subdivision located off Pitt Street, Teralba, as shown on Figure AA1, are classified in their current condition in accordance with AS2870-2011 *'Residential Slabs and Footings'*, as shown in Table 5.

TABLE 5 – SITE CLASSIFICATION TO AS2870-2011

Stage	Lot Numbers	Site Classification
2	201 to 215	**M**

A characteristic free surface movement in the range of 20mm to 40mm is estimated for lots classified as **Class 'M'**.

The effects of changes to the soil profile by additional cutting and filling and the effects of past and future trees should be considered in selection of the design value for differential movement.

If site re-grading works involving cutting or filling are performed after the date of this assessment the classification may change and further advice should be sought.

Final site classification will be dependent on the type of fill and level of supervision carried out. Re-classification of lots should be confirmed by the geotechnical authority at the time of construction following any site re-grade works.

Footings for the proposed development should be designed and constructed in accordance with the requirements of AS2870-2011.

The classification presented above assumes that:

- All footings are founded in controlled fill (if applicable) or in the residual clayey soils or rock below all non-controlled fill, topsoil material and root zones, and fill under slab panels meets the requirements of AS2870-2011, in particular, the root zone must be removed prior to the placement of fill materials beneath slabs.
- The performance expectations set out in Appendix B of AS2870-2011 are acceptable, and that site foundation maintenance is undertaken to avoid extremes of wetting and drying.
- Footings are to be founded outside of or below all zones of influence resulting from existing or future service trenches.
- The constructional and architectural requirements for reactive clay sites set out in AS2870-2011 are followed.
- Adherence to the detailing requirement outlined in Section 5 of AS2870-2011 '*Residential Slabs and Footings'* is essential, in particular Section 5.6, '*Additional requirements for Classes M, H1, H2 and E sites'* including architectural restrictions, plumbing and drainage requirements.
- Site maintenance complies with the provisions of CSIRO Sheet BTF 18, *"Foundation Maintenance and Footing Performance: A Homeowner's Guide"*, a copy of which is attached in Appendix C.

All structural elements on all lots regardless of their site classification should be supported on footings founded beneath all uncontrolled fill, layers of inadequate bearing capacity, soft/loose, or other potentially deleterious material.

If any areas of uncontrolled fill of depths greater than 0.4m are encountered during construction, footings should be designed in accordance with engineering principles for Class ‘P’ sites.

7.0 Limitations

The findings presented in the report and used as the basis for recommendations presented herein were obtained using normal, industry accepted geotechnical design practices and standards. To our knowledge, they represent a reasonable interpretation of the general conditions of the site.

The extent of testing associated with this assessment is limited to discrete test pit locations. It should be noted that subsurface conditions between and away from the test pit locations may be different to those observed during the field work and used as the basis of the recommendations contained in this report.

If subsurface conditions encountered during construction differ from those given in this report, further advice should be sought without delay.

Data and opinions contained within the report may not be used in other contexts or for any other purposes without prior review and agreement by Qualtest. If this report is reproduced, it must be in full.

If you have any further questions regarding this report, please do not hesitate to contact Shannon Kelly or the undersigned.

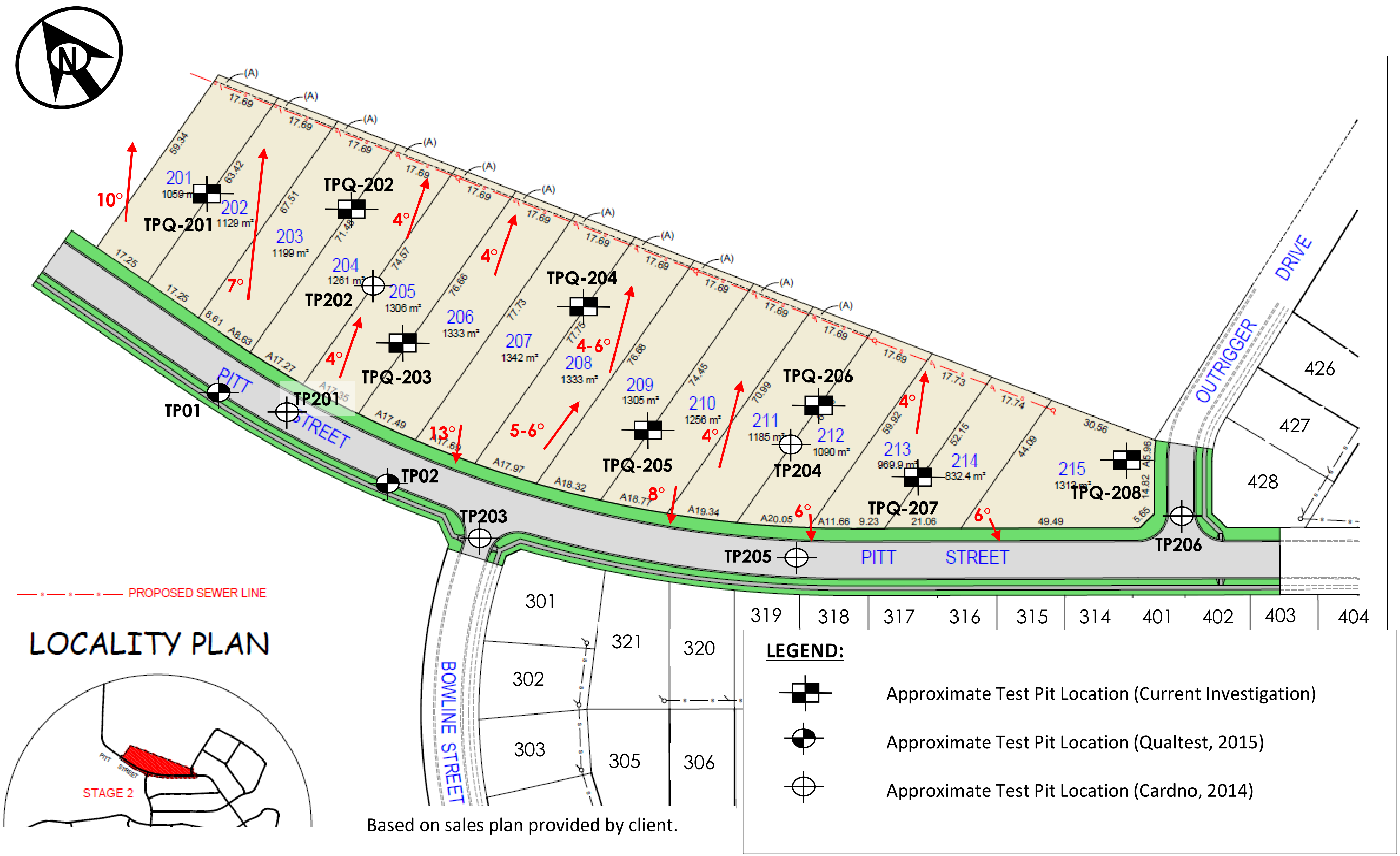
For and on behalf of Qualtest Laboratory (NSW) Pty Ltd.

Jason Lee

Jason Lee
Principal Geotechnical Engineer

FIGURES:

Figure AA1 – Site Plan and Approximate Test Pit Locations



Based on sales plan provided by client.

LEGEND:

Approximate Test Pit Location (Current Investigation)

Approximate Test Pit Location (Qualtest, 2015)

Approximate Test Pit Location (Cardno, 2014)

Qualtest
LABORATORY (NSW) PTY LTD

Client:	MCCLOYS DEVELOPMENT MANAGEMENT	Drawing No:	FIGURE AA1
Project:	BILLY'S LOOKOUT - STAGE 2	Project No:	NEW15P-0070D
Location:	PITT STREET, TERALBA	Scale:	N.T.S.
Title:	SITE PLAN AND APPROXIMATE TEST PIT LOCATIONS	Date:	12/09/2018

APPENDIX A:

Engineering Logs of Test Pits

ENGINEERING LOG - TEST PIT

CLIENT:	McCLOY DEVELOPMENT MANAGEMENT PTY LTD	**TEST PIT NO:**	**TPQ-201**
PROJECT:	PROPOSED SUBDIVISION - STAGE 2	**PAGE:**	1 OF 1
LOCATION:	PITT STREET, TERALBA	**JOB NO:**	NEW15P-0070D
		LOGGED BY:	BE
		DATE:	24/8/18

EQUIPMENT TYPE:	22 TONNE EXCAVATOR			**SURFACE RL:**	
TEST PIT LENGTH:	2.0 m	**WIDTH:**	1.0 m	**DATUM:**	

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered					SM	TOPSOIL: Silty SAND - fine to coarse grained, dark grey-brown, fines of low plasticity, with some fine to medium grained sub-rounded gravel, root affected.	D				TOPSOIL
		0.30m U50 0.40m		0.5		CH	0.15m Sandy CLAY - medium to high plasticity, pale orange and pale grey, fine to coarse grained sand, trace fine grained rounded gravel.	M < W_P	H	HP HP	>600 >600	RESIDUAL SOIL
							0.50m SANDSTONE - fine to coarse grained, orange to red-brown and pale grey, estimated medium to high strength. 0.60m	D				HIGHLY WEATHERED ROCK
				1.0 1.5			Hole Terminated at 0.60 m Practical Refusal					

LEGEND:

Water

- Water Level (Date and time shown)
- Water Inflow
- Water Outflow

Strata Changes

- Gradational or transitional strata
- Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		**UCS (kPa)**
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition	
D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density		
V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

ENGINEERING LOG - TEST PIT

CLIENT:	McCLOY DEVELOPMENT MANAGEMENT PTY LTD	**TEST PIT NO:**	**TPQ-202**
PROJECT:	PROPOSED SUBDIVISION - STAGE 2	**PAGE:**	1 OF 1
LOCATION:	PITT STREET, TERALBA	**JOB NO:**	NEW15P-0070D
		LOGGED BY:	BE
		DATE:	24/8/18

EQUIPMENT TYPE: 22 TONNE EXCAVATOR **SURFACE RL:**
TEST PIT LENGTH: 2.0 m **WIDTH:** 1.0 m **DATUM:**

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered					SM	0.02m TOPSOIL: Silty SAND - fine to coarse grained, dark grey-brown, fines of low plasticity, with some fine to medium grained sub-rounded gravel, root affected.	D				TOPSOIL
						SP-SM	SAND / Silty SAND - fine to coarse grained, pale grey, with some fines of low plasticity, with some fine to medium grained sub-angular gravel.					SLOPE WASH
		0.40m U50 0.60m		0.5		CH	0.25m Sandy CLAY - medium to high plasticity, pale orange and pale grey, fine to coarse grained sand, trace fine grained rounded gravel.	M ~ W_P	H	HP HP	>600 >600	RESIDUAL SOIL
						SC	0.60m Extremely Weathered Sandstone with soil properties; breaks down into Clayey SAND - fine to coarse grained, pale orange and pale grey, fines of medium plasticity, with some fine to medium grained SANDSTONE fragments.	D	VD			EXTREMELY WEATHERED ROCK
							0.70m					HIGHLY WEATHERED SANDSTONE
				1.0 1.5			0.75m SANDSTONE - fine to coarse grained, pale orange and pale grey, estimated low to medium strength. Hole Terminated at 0.75 m Practical Refusal					4 SCRAPES / 50MM PROGRESS.

LEGEND:

Water

- Water Level (Date and time shown)
- ▶— Water Inflow
- —◀ Water Outflow

Strata Changes

- — — Gradational or transitional strata
- —— Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		**UCS (kPa)**
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition

D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density

V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

ENGINEERING LOG - TEST PIT

TEST PIT NO: TPQ-203
CLIENT: McCLOY DEVELOPMENT MANAGEMENT PTY LTD
PAGE: 1 OF 1
PROJECT: PROPOSED SUBDIVISION - STAGE 2
JOB NO: NEW15P-0070D
LOCATION: PITT STREET, TERALBA
LOGGED BY: BE
DATE: 24/8/18

EQUIPMENT TYPE: 22 TONNE EXCAVATOR
SURFACE RL:
TEST PIT LENGTH: 2.0 m **WIDTH:** 1.0 m
DATUM:

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered					SM	0.02m TOPSOIL: Silty SAND - fine to coarse grained, dark grey-brown, fines of low plasticity, with some fine to medium grained sub-rounded gravel, root affected.	D - M				TOPSOIL
						SP	SAND - fine to coarse grained, pale grey, with some fines of low plasticity, with some fine to medium grained sub-angular gravel. 0.20m					SLOPE WASH
		0.30m U50 0.40m				CH	Sandy CLAY - medium to high plasticity, pale grey, fine to coarse grained sand, trace fine grained rounded gravel. 0.40m	M ~ W_P	H	HP HP	>600 >600	RESIDUAL SOIL
				0.5			Silty SANDSTONE - fine to medium grained, orange to brown and pale grey, estimated medium to high strength, fractured. 0.55m	D				HIGHLY WEATHERED ROCK
				1.0 1.5			Hole Terminated at 0.55 m Practical Refusal					12 SCRAPES/100MM

LEGEND:

Water

- ▼ Water Level (Date and time shown)
- ▶— Water Inflow
- —◀ Water Outflow

Strata Changes

- — — Gradational or transitional strata
- —— Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		UCS (kPa)
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition	
D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density		
V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

ENGINEERING LOG - TEST PIT

CLIENT:	McCLOY DEVELOPMENT MANAGEMENT PTY LTD	**TEST PIT NO:**	**TPQ-204**
PROJECT:	PROPOSED SUBDIVISION - STAGE 2	**PAGE:**	1 OF 1
LOCATION:	PITT STREET, TERALBA	**JOB NO:**	NEW15P-0070D
		LOGGED BY:	BE
		DATE:	24/8/18

EQUIPMENT TYPE: 22 TONNE EXCAVATOR **SURFACE RL:**
TEST PIT LENGTH: 2.0 m **WIDTH:** 1.0 m **DATUM:**

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered					SM	0.05m TOPSOIL: Silty SAND - fine to coarse grained, dark grey-brown, fines of low plasticity, with some fine to medium grained sub-rounded gravel, root affected.	D - M				TOPSOIL
						SP	0.20m SAND - fine to coarse grained, pale grey, trace fines of low plasticity, with fine to medium grained rounded to sub-angular gravel, trace silt, root affected.					SLOPE WASH
		0.30m U50 0.50m		0.5		CI	0.65m Sandy CLAY - medium plasticity, orange-brown to dark orange and pale grey, fine to medium grained sand, trace tree roots.	M ~ W_P	H	HP HP	>600 >600	RESIDUAL SOIL
							0.70m Silty SANDSTONE - fine to medium grained, orange to red-brown and pale grey, estimated medium to high strength.	D				HIGHLY WEATHERED ROCK 2 - 3 SCRAPES / 10MM
				1.0 1.5			Hole Terminated at 0.70 m Practical Refusal					

LEGEND:

Water
- Water Level (Date and time shown)
- Water Inflow
- Water Outflow

Strata Changes
- — — Gradational or transitional strata
- —— Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		**UCS (kPa)**
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition	
D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density		
V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

Qualtest
LABORATORY (NSW) PTY LTD

ENGINEERING LOG - TEST PIT

TEST PIT NO: TPQ-205
CLIENT: McCLOY DEVELOPMENT MANAGEMENT PTY LTD
PAGE: 1 OF 1
PROJECT: PROPOSED SUBDIVISION - STAGE 2
JOB NO: NEW15P-0070D
LOCATION: PITT STREET, TERALBA
LOGGED BY: BE
DATE: 24/8/18

EQUIPMENT TYPE: 22 TONNE EXCAVATOR
SURFACE RL:
TEST PIT LENGTH: 2.0 m **WIDTH:** 1.0 m
DATUM:

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered					SM	TOPSOIL: Silty SAND - fine to coarse grained, dark grey-brown, fines of low plasticity, with some fine to medium grained sub-rounded gravel, root affected. 0.13m	D - M				TOPSOIL
						SP	SAND - fine to coarse grained, pale grey to white, trace fines of low plasticity, with fine to medium grained rounded to sub-angular gravel. 0.35m					SLOPE WASH
		0.35m U50 0.45m				CH	Sandy CLAY - medium to high plasticity, pale orange and pale grey, fine to coarse grained sand, trace fine grained rounded gravel. 0.45m	M ~ W_P	H	HP	>600	RESIDUAL SOIL
				0.5		SP	Extremely Weathered Sandstone with soil properties; breaks down into SAND - fine to coarse grained, pale orange and pale grey, fines of medium plasticity, with some fine to medium grained rock fragments. 0.55m	D	VD			EXTREMELY WEATHERED ROCK
							0.57m SANDSTONE - fine to coarse grained, pale orange to red-brown and pale grey, estimated low to medium strength.					HIGHLY WEATHERED ROCK
							Hole Terminated at 0.57 m Practical Refusal					
				1.0								
				1.5								

LEGEND:

Water

▼	Water Level (Date and time shown)
▶—	Water Inflow
—◀	Water Outflow

Strata Changes

— —	Gradational or transitional strata
——	Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		UCS (kPa)
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition	
D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density		
V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

ENGINEERING LOG - TEST PIT

TEST PIT NO: TPQ-206

CLIENT: McCLOY DEVELOPMENT MANAGEMENT PTY LTD
PROJECT: PROPOSED SUBDIVISION - STAGE 2
LOCATION: PITT STREET, TERALBA

PAGE: 1 OF 1
JOB NO: NEW15P-0070D
LOGGED BY: BE
DATE: 24/8/18

EQUIPMENT TYPE: 22 TONNE EXCAVATOR
TEST PIT LENGTH: 2.0 m **WIDTH:** 1.0 m
SURFACE RL:
DATUM:

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered			0.04m		SM	TOPSOIL: Silty SAND - fine to coarse grained, dark grey-brown, fines of low plasticity, with some fine to medium grained sub-rounded gravel, root affected.	D - M				TOPSOIL
		0.30m D 0.40m		0.40m		SM	Silty SAND - fine to coarse grained, pale grey to white, fines of low plasticity, with fine to medium grained rounded to sub-angular gravel.					SLOPE WASH
		D 0.60m		0.5 0.65m		CH	Sandy CLAY - medium to high plasticity, pale orange and pale grey, fine to coarse grained sand, trace fine grained rounded gravel.	$M \sim W_P$	H	HP HP	>600 >600	RESIDUAL SOIL
				0.80m		SP	Extremely Weathered Sandstone with soil properties; breaks down into SAND - fine to coarse grained, pale orange to dark orange-brown and pale grey, with some fine to medium grained sandstone fragments, with some pockets of Sandy CLAY.	D	VD			EXTREMELY WEATHERED ROCK
				0.81m			SANDSTONE - fine to coarse grained, pale orange to dark orange and pale grey, estimated low to medium strength.					HIGHLY WEATHERED ROCK 1 SCRAPE / 10MM PROGRESS
				1.0			Hole Terminated at 0.81 m Practical Refusal					
				1.5								

LEGEND:

Water

- Water Level (Date and time shown)
- Water Inflow
- Water Outflow

Strata Changes

- — — Gradational or transitional strata
- —— Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		UCS (kPa)
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition	
D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density		
V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

ENGINEERING LOG - TEST PIT

TEST PIT NO: TPQ-207
CLIENT: McCLOY DEVELOPMENT MANAGEMENT PTY LTD
PAGE: 1 OF 1
PROJECT: PROPOSED SUBDIVISION - STAGE 2
JOB NO: NEW15P-0070D
LOCATION: PITT STREET, TERALBA
LOGGED BY: BE
DATE: 24/8/18

EQUIPMENT TYPE: 22 TONNE EXCAVATOR
SURFACE RL:
TEST PIT LENGTH: 2.0 m **WIDTH:** 1.0 m
DATUM:

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered			0.12m		SM	TOPSOIL FILL: Silty SAND - fine to coarse grained, dark grey-brown, fines of low plasticity, with some fine to medium grained sub-rounded gravel, root affected.	D - M				FILL - TOPSOIL
				0.16m		GP	FILL: Sandy GRAVEL - fine to medium grained angular to sub-angular (charcoal), black, fine to coarse grained sand.					FILL
				0.25m		SP	SAND - fine to coarse grained, grey, with some fine to medium grained rounded to sub-rounded gravel, trace fines of low to medium plasticity.					SLOPE WASH
		0.25m D 0.35m		0.35m		CH	Sandy CLAY - medium to high plasticity, pale orange and pale grey, fine to coarse grained sand, trace fine grained rounded gravel. Tree roots at 0.50m.	M ~ W_P	H	HP	>600	RESIDUAL SOIL
				0.5 1.0 1.00m		SC	Extremely Weathered Sandstone with soil properties; breaks down into Clayey SAND - fine to coarse grained, pale orange to dark orange-brown and pale grey, with some fine to medium grained sandstone fragments, with some pockets of Sandy CLAY.	D	VD			EXTREMELY WEATHERED ROCK
				1.05m			Pebbly SANDSTONE - fine to coarse grained, pale orange to dark orange and pale grey, estimated low to medium strength.					HIGHLY WEATHERED ROCK
				1.5			Hole Terminated at 1.05 m Practical Refusal					

LEGEND:

Water

- Water Level (Date and time shown)
- ▶ Water Inflow
- ◀ Water Outflow

Strata Changes

- — — Gradational or transitional strata
- —— Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		UCS (kPa)
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition	
D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density		
V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

ENGINEERING LOG - TEST PIT

CLIENT:	McCLOY DEVELOPMENT MANAGEMENT PTY LTD	**TEST PIT NO:**	**TPQ-208**
PROJECT:	PROPOSED SUBDIVISION - STAGE 2	**PAGE:**	1 OF 1
LOCATION:	PITT STREET, TERALBA	**JOB NO:**	NEW15P-0070D
		LOGGED BY:	BE
		DATE:	24/8/18

EQUIPMENT TYPE:	22 TONNE EXCAVATOR	**SURFACE RL:**	
TEST PIT LENGTH:	2.0 m **WIDTH:** 1.0 m	**DATUM:**	

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered			0.08m		SM	TOPSOIL FILL: Silty SAND - fine to coarse grained, dark grey-brown, fines of low plasticity, with some fine to medium grained sub-rounded gravel, root affected.	M				FILL - TOPSOIL
				0.10m		GP	FILL: Sandy GRAVEL - fine to medium grained angular to sub-angular (charcoal), black, fine to coarse grained sand.					FILL
				0.30m		SC	Clayey SAND - fine to coarse grained, grey, fines of low to medium plasticity, with some fine to medium grained rounded to sub-rounded gravel (charcoal).					SLOPE WASH / COLLUVIUM
		0.40m U50 0.60m		0.5 0.70m		CH	Sandy CLAY - medium to high plasticity, pale orange and pale grey, fine to coarse grained sand, trace fine grained rounded gravel. Tree roots at 0.50m.	M > w_P	VSt	HP HP HP HP	210 250 210 250	RESIDUAL SOIL
				0.75m		SC	Extremely Weathered Sandstone with soil properties; breaks down into Clayey SAND - fine to coarse grained, pale grey and pale orange, fines of medium plasticity, with some fine to medium grained rock fragments.	D - M	VD			EXTREMELY WEATHERED ROCK
				0.76m			SANDSTONE - fine to coarse grained, pale orange to dark orange and pale grey, estimated low to medium strength.	D				HIGHLY WEATHERED ROCK
				1.0 1.5			Hole Terminated at 0.76 m Practical Refusal					

LEGEND:

Water

▼ Water Level (Date and time shown)

► Water Inflow

◄ Water Outflow

Strata Changes

— — Gradational or transitional strata

—— Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		**UCS (kPa)**
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition

D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density

V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

ENGINEERING LOG - TEST PIT

CLIENT:	MCCLOY GROUP	**TEST PIT NO:**	**TP01**
PROJECT:	PROPOSED SUBDIVISION	**PAGE:**	1 OF 1
LOCATION:	STAGE 3 & 4 TERALBA	**JOB NO:**	NEW15P-0070
		LOGGED BY:	AAC
		DATE:	22-6-15

EQUIPMENT TYPE:	Volvo ECR235CL 20T Excavator			**SURFACE RL:**	47.5 m
TEST PIT LENGTH:	2.0 m	**WIDTH:**	0.6 m	**DATUM:**	

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered					SM	Silty Clayey SAND - fine to medium grained, brown, fines of little to low plasticity, with some tree roots.	M	MD			TOPSOIL / COLLUVIUM
		0.50m B 0.90m	47.0	0.5	▨	CI	0.30m Sandy CLAY - medium plasticity, pale grey brown, sand fine to coarse grained.	M > W_P	St / VSt			RESIDUAL SOIL
			46.5	1.0								
			46.0	1.5			Becoming Silty Sandy CLAY with rock structure with depth, some ironstone staining.	M < W_P				
		2.00m B 2.30m	45.5	2.0								
			45.0	2.5								
			44.5	3.0			3.00m Hole Terminated at 3.00 m					
			44.0	3.5								

LEGEND:

Water

- ▼ Water Level (Date and time shown)
- ► Water Inflow
- ◄ Water Outflow

Strata Changes

- — — Gradational or transitional strata
- —— Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		**UCS (kPa)**
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition	
D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density		
V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

Qualtest
LABORATORY (NSW) PTY LTD

ENGINEERING LOG - TEST PIT

CLIENT:	MCCLOY GROUP	**TEST PIT NO:**	**TP02**
PROJECT:	PROPOSED SUBDIVISION	**PAGE:**	1 OF 1
LOCATION:	STAGE 3 & 4 TERALBA	**JOB NO:**	NEW15P-0070
		LOGGED BY:	AAC
		DATE:	22-6-15

EQUIPMENT TYPE:	Volvo ECR235CL 20T Excavator	**SURFACE RL:**	51.0 m
TEST PIT LENGTH:	2.0 m **WIDTH:** 0.6 m	**DATUM:**	

Drilling and Sampling					Material description and profile information					Field Test		
METHOD	WATER	SAMPLES	RL (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MATERIAL DESCRIPTION: Soil type, plasticity/particle characteristics,colour,minor components	MOISTURE CONDITION	CONSISTENCY DENSITY	Test Type	Result	Structure and additional observations
E	Not Encountered					SM	Silty Clayey SAND - fine to medium grained, brown, fines of low plasticity.	M	MD			TOPSOIL / COLLUVIUM
				0.20m		CH	Sandy CLAY - medium to high plasticity, pale grey brown, sand fine to coarse grained.	M > W_P	St / VSt			RESIDUAL SOIL
			50.5	0.5								
				0.60m			SANDSTONE - fine to medium grained, red ironstone stained.					HIGHLY WEATHERED ROCK
				0.70m			Hole Terminated at 0.70 m Excavator Refusal					
			50.0	1.0								
			49.5	1.5								
			49.0	2.0								
			48.5	2.5								
			48.0	3.0								
			47.5	3.5								

LEGEND:

Water

- Water Level (Date and time shown)
- ▶— Water Inflow
- —◀ Water Outflow

Strata Changes

- — — Gradational or transitional strata
- —— Definitive or distict strata change

Notes, Samples and Tests

U_{50}	50mm Diameter tube sample
CBR	Bulk sample for CBR testing
E	Environmental sample (Glass jar, sealed and chilled on site)
ASS	Acid Sulfate Soil Sample (Plastic bag, air expelled, chilled)
B	Bulk Sample

Field Tests

PID	Photoionisation detector reading (ppm)
DCP(x-y)	Dynamic penetrometer test (test depth interval shown)
HP	Hand Penetrometer test (UCS kPa)

Consistency		**UCS (kPa)**
VS	Very Soft	<25
S	Soft	25 - 50
F	Firm	50 - 100
St	Stiff	100 - 200
VSt	Very Stiff	200 - 400
H	Hard	>400
Fb	Friable	

Moisture Condition	
D	Dry
M	Moist
W	Wet
W_p	Plastic Limit
W_L	Liquid Limit

Density		
V	Very Loose	Density Index <15%
L	Loose	Density Index 15 - 35%
MD	Medium Dense	Density Index 35 - 65%
D	Dense	Density Index 65 - 85%
VD	Very Dense	Density Index 85 - 100%

APPENDIX B:

Results of Laboratory Testing

QUALTEST Laboratory (NSW) Pty Ltd (20708)
8 Ironbark Close Warabrook NSW 2304
T: 02 4968 4468
F: 02 4960 9775
E: admin@qualtest.com.au
W: www.qualtest.com.au
ABN: 98 153 268 896

Report No: SSI:NEW18W-2837--S01
Issue No: 1

Shrink Swell Index Report

Client: McCloy Development Management Pty Ltd
Suite 1 Level 3, 426 King Street
Newcastle West NSW 2300

Principal:
Project No.: NEW15P-0070D
Project Name: Billy's Lookout - Stage 2

Accredited for compliance with ISO/IEC 17025 - Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

B. Cullen
Approved Signatory: Brent Cullen
(Senior Geotechnician)
NATA Accredited Laboratory Number: 18686
Date of Issue: 11/09/2018

Sample Details

Sample ID:	NEW18W-2837--S01	**Client Sample ID:**	-
Test Request No.:	-	**Sampling Method:**	AS1289.1.2.1 cl 6.5
Material:	Sandy Clay	**Date Sampled:**	24/08/2018
Source:	On Site	**Date Submitted:**	27/08/2018
Specification:	No Specification		
Project Location:	Teralba, NSW		
Sample Location:	TPQ-201 - (0.3 - 0.4m)		
Borehole Number:	TPQ-201		
Borehole Depth (m):	0.3 - 0.4		

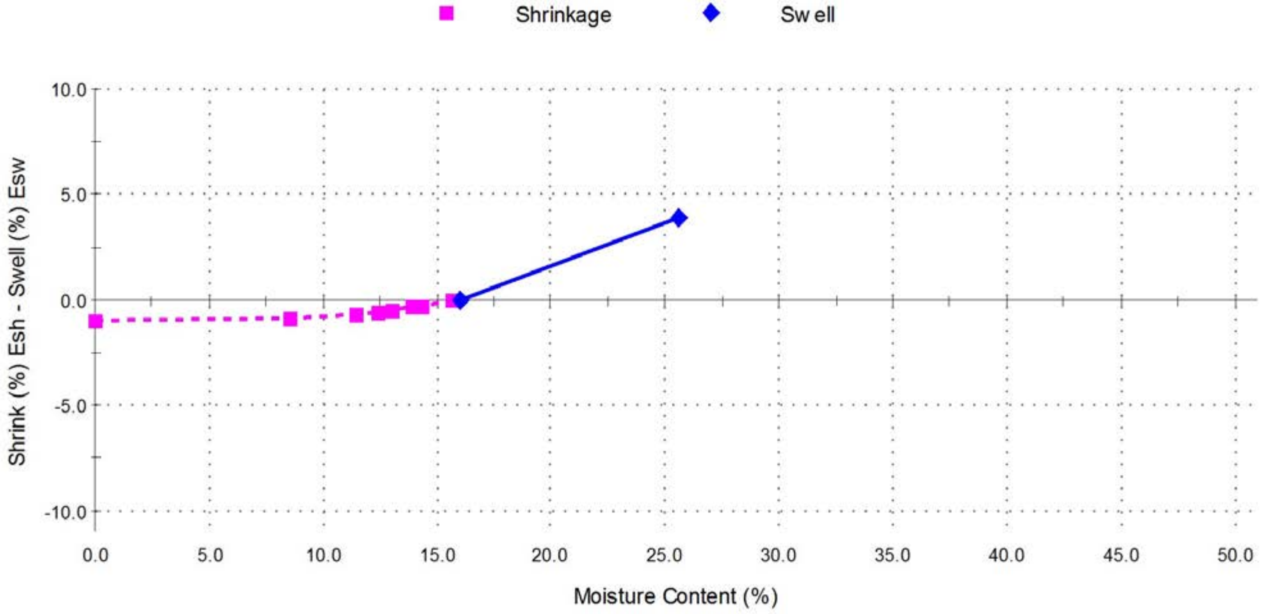
Swell Test AS 1289.7.1.1

Swell on Saturation (%):	3.9
Moisture Content before (%):	16.0
Moisture Content after (%):	25.5
Est. Unc. Comp. Strength before (kPa):	>600
Est. Unc. Comp. Strength after (kPa):	440

Shrink Test AS 1289.7.1.1

Shrink on drying (%):	1.0
Shrinkage Moisture Content (%):	15.7
Est. inert material (%):	5%
Crumbling during shrinkage:	Nil
Cracking during shrinkage:	Minor

Shrink Swell



Shrink Swell Index - Iss (%): 1.6

Comments

QUALTEST Laboratory (NSW) Pty Ltd (20708)
8 Ironbark Close Warabrook NSW 2304
T: 02 4968 4468
F: 02 4960 9775
E: admin@qualtest.com.au
W: www.qualtest.com.au
ABN: 98 153 268 896

Shrink Swell Index Report

Report No: SSI:NEW18W-2837--S02
Issue No: 1

Client:	McCloy Development Management Pty Ltd Suite 1 Level 3, 426 King Street Newcastle West NSW 2300
Principal:	
Project No.:	NEW15P-0070D
Project Name:	Billy's Lookout - Stage 2

Accredited for compliance with ISO/IEC 17025 - Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

B. Cullen

Approved Signatory: Brent Cullen
(Senior Geotechnician)
NATA Accredited Laboratory Number: 18686
Date of Issue: 11/09/2018

Sample Details

Sample ID:	NEW18W-2837--S02	**Client Sample ID:**	-
Test Request No.:	-	**Sampling Method:**	AS1289.1.2.1 cl 6.5
Material:	Sandy Clay	**Date Sampled:**	24/08/2018
Source:	On Site	**Date Submitted:**	27/08/2018
Specification:	No Specification		
Project Location:	Teralba, NSW		
Sample Location:	TPQ-202 - (0.4 - 0.6m)		
Borehole Number:	TPQ-202		
Borehole Depth (m):	0.4 - 0.6		

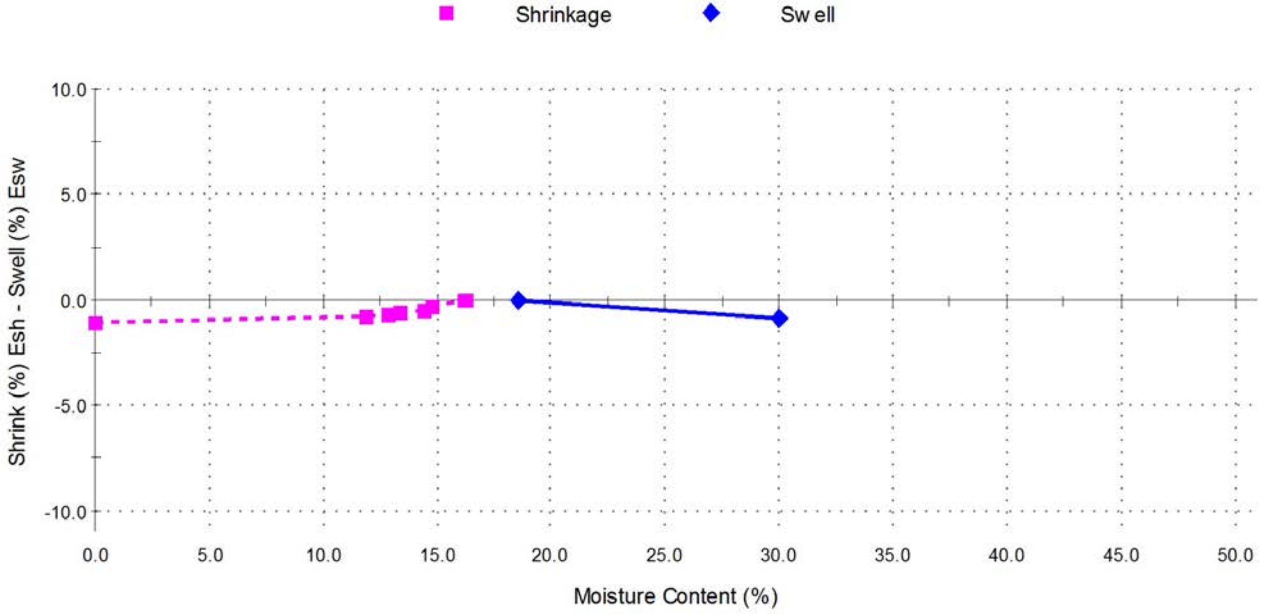
Swell Test AS 1289.7.1.1

Swell on Saturation (%):	-0.9
Moisture Content before (%):	18.6
Moisture Content after (%):	30.0
Est. Unc. Comp. Strength before (kPa):	>600
Est. Unc. Comp. Strength after (kPa):	150

Shrink Test AS 1289.7.1.1

Shrink on drying (%):	1.1
Shrinkage Moisture Content (%):	16.3
Est. inert material (%):	10
Crumbling during shrinkage:	Nil
Cracking during shrinkage:	Minor

Shrink Swell



Shrink Swell Index - Iss (%): 0.6

Comments

QUALTEST Laboratory (NSW) Pty Ltd (20708)
8 Ironbark Close Warabrook NSW 2304
T: 02 4968 4468
F: 02 4960 9775
E: admin@qualtest.com.au
W: www.qualtest.com.au
ABN: 98 153 268 896

Report No: MAT:NEW18W-2837--S03
Issue No: 1

Material Test Report

Client: McCloy Development Management Pty Ltd
Suite 1 Level 3, 426 King Street
Newcastle West NSW 2300

Principal:
Project No.: NEW15P-0070D
Project Name: Billy's Lookout - Stage 2

Accredited for compliance with ISO/IEC 17025 - Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Approved Signatory: Dane Cullen
(Senior Geotechnician)
NATA Accredited Laboratory Number: 18686
Date of Issue: 11/09/2018

Sample Details

Sample ID:	NEW18W-2837--S03
Sampling Method:	AS1289.1.2.1 cl 6.5
Date Sampled:	24/08/2018
Source:	On Site
Material:	Sandy Clay
Specification:	No Specification
Project Location:	Teralba, NSW
Sample Location:	TPQ-203 - (0.3 - 0.4m)

Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Air-dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	10.5	
Mould Length (mm)		250	
Crumbling		No	
Curling		No	
Cracking		No	
Liquid Limit (%)	AS 1289.3.1.1	54	
Method		Four Point	
Plastic Limit (%)	AS 1289.3.2.1	21	
Plasticity Index (%)	AS 1289.3.3.1	33	

Comments

N/A

QUALTEST Laboratory (NSW) Pty Ltd (20708)
8 Ironbark Close Warabrook NSW 2304
T: 02 4968 4468
F: 02 4960 9775
E: admin@qualtest.com.au
W: www.qualtest.com.au
ABN: 98 153 268 896

Shrink Swell Index Report

Report No: SSI:NEW18W-2837--S04
Issue No: 1

Client:	McCloy Development Management Pty Ltd Suite 1 Level 3, 426 King Street Newcastle West NSW 2300
Principal:	
Project No.:	NEW15P-0070D
Project Name:	Billy's Lookout - Stage 2

NATA
WORLD RECOGNISED ACCREDITATION

Accredited for compliance with ISO/IEC 17025 - Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

B. Cullen
Approved Signatory: Brent Cullen
(Senior Geotechnician)
NATA Accredited Laboratory Number: 18686
Date of Issue: 11/09/2018

Sample Details

Sample ID:	NEW18W-2837--S04	**Client Sample ID:**	-
Test Request No.:	-	**Sampling Method:**	AS1289.1.2.1 cl 6.5
Material:	Sandy Clay	**Date Sampled:**	24/08/2018
Source:	On Site	**Date Submitted:**	27/08/2018
Specification:	No Specification		
Project Location:	Teralba, NSW		
Sample Location:	TPQ-204 - (0.3 - 0.5m)		
Borehole Number:	TPQ-204		
Borehole Depth (m):	0.3 - 0.5		

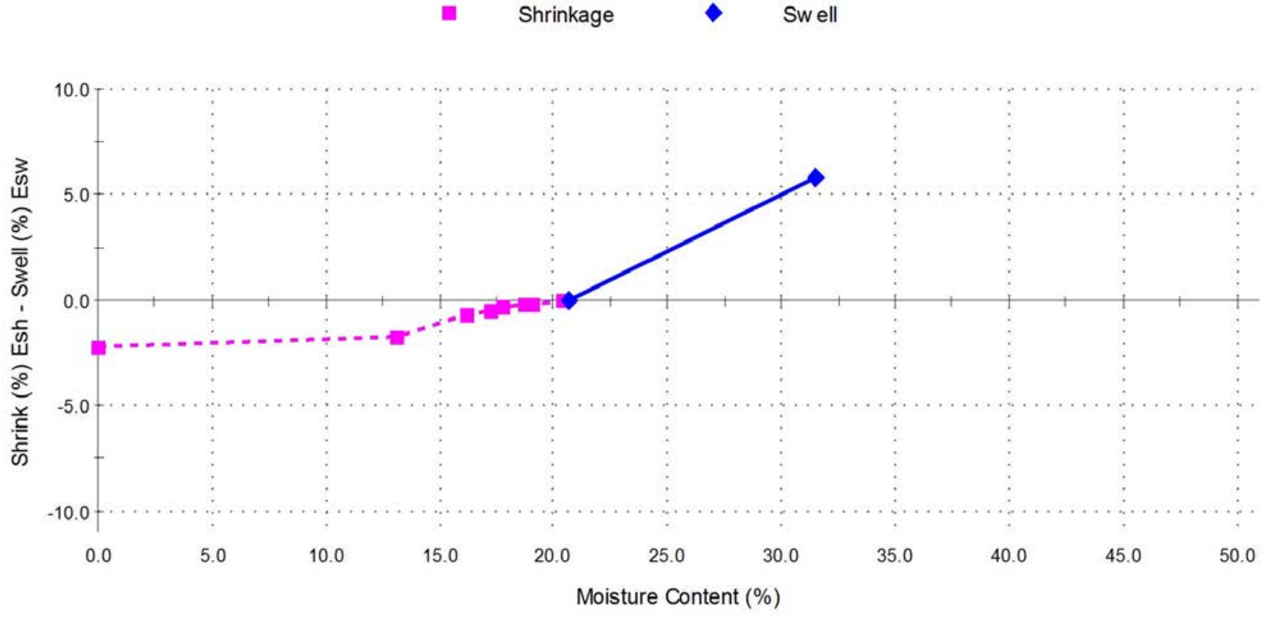
Swell Test AS 1289.7.1.1

Swell on Saturation (%):	5.8
Moisture Content before (%):	20.6
Moisture Content after (%):	31.5
Est. Unc. Comp. Strength before (kPa):	>600
Est. Unc. Comp. Strength after (kPa):	280

Shrink Test AS 1289.7.1.1

Shrink on drying (%):	2.2
Shrinkage Moisture Content (%):	20.4
Est. inert material (%):	5%
Crumbling during shrinkage:	Nil
Cracking during shrinkage:	Minor

Shrink Swell



Shrink Swell Index - Iss (%): 2.9

Comments

QUALTEST Laboratory (NSW) Pty Ltd (20708)
8 Ironbark Close Warabrook NSW 2304
T: 02 4968 4468
F: 02 4960 9775
E: admin@qualtest.com.au
W: www.qualtest.com.au
ABN: 98 153 268 896

Report No: MAT:NEW18W-2837--S05
Issue No: 1

Material Test Report

Client: McCloy Development Management Pty Ltd
Suite 1 Level 3, 426 King Street
Newcastle West NSW 2300

Principal:
Project No.: NEW15P-0070D
Project Name: Billy's Lookout - Stage 2

Accredited for compliance with ISO/IEC 17025 - Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Approved Signatory: Dane Cullen
(Senior Geotechnician)
NATA Accredited Laboratory Number: 18686
Date of Issue: 11/09/2018

Sample Details

Sample ID: NEW18W-2837--S05
Sampling Method: AS1289.1.2.1 cl 6.5
Date Sampled: 24/08/2018
Source: On Site
Material: Sandy Clay
Specification: No Specification
Project Location: Teralba, NSW
Sample Location: TPQ-205 - (0.35 - 0.45m)

Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Air-dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	5.5	
Mould Length (mm)		250	
Crumbling		No	
Curling		No	
Cracking		No	
Liquid Limit (%)	AS 1289.3.1.1	41	
Method		Four Point	
Plastic Limit (%)	AS 1289.3.2.1	17	
Plasticity Index (%)	AS 1289.3.3.1	24	

Comments

N/A

QUALTEST Laboratory (NSW) Pty Ltd (20708)
8 Ironbark Close Warabrook NSW 2304
T: 02 4968 4468
F: 02 4960 9775
E: admin@qualtest.com.au
W: www.qualtest.com.au
ABN: 98 153 268 896

Report No: MAT:NEW18W-2837--S06
Issue No: 1

Material Test Report

Client: McCloy Development Management Pty Ltd
Suite 1 Level 3, 426 King Street
Newcastle West NSW 2300

Principal:
Project No.: NEW15P-0070D
Project Name: Billy's Lookout - Stage 2

Accredited for compliance with ISO/IEC 17025 - Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Approved Signatory: Dane Cullen
(Senior Geotechnician)
NATA Accredited Laboratory Number: 18686
Date of Issue: 11/09/2018

Sample Details

Sample ID: NEW18W-2837--S06
Sampling Method: AS1289.1.2.1 cl 6.5
Date Sampled: 24/08/2018
Source: On Site
Material: Sandy Clay
Specification: No Specification
Project Location: Teralba, NSW
Sample Location: TPQ-206 - (0.4 - 0.6m)

Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Air-dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	6.5	
Mould Length (mm)		250	
Crumbling		No	
Curling		No	
Cracking		Yes	
Liquid Limit (%)	AS 1289.3.1.1	52	
Method		Four Point	
Plastic Limit (%)	AS 1289.3.2.1	19	
Plasticity Index (%)	AS 1289.3.3.1	33	

Comments

N/A

QUALTEST Laboratory (NSW) Pty Ltd (20708)
8 Ironbark Close Warabrook NSW 2304
T: 02 4968 4468
F: 02 4960 9775
E: admin@qualtest.com.au
W: www.qualtest.com.au
ABN: 98 153 268 896

Report No: MAT:NEW18W-2837--S07
Issue No: 1

Material Test Report

Client:	McCloy Development Management Pty Ltd Suite 1 Level 3, 426 King Street Newcastle West NSW 2300
Principal:	
Project No.:	NEW15P-0070D
Project Name:	Billy's Lookout - Stage 2

Accredited for compliance with ISO/IEC 17025 - Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

WORLD RECOGNISED ACCREDITATION

Approved Signatory: Dane Cullen
(Senior Geotechnician)
NATA Accredited Laboratory Number: 18686
Date of Issue: 11/09/2018

Sample Details

Sample ID:	NEW18W-2837--S07
Sampling Method:	AS1289.1.2.1 cl 6.5
Date Sampled:	24/08/2018
Source:	On Site
Material:	Sandy Clay
Specification:	No Specification
Project Location:	Teralba, NSW
Sample Location:	TPQ-207 - (0.25 - 0.35m)

Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Air-dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	8.0	
Mould Length (mm)		250	
Crumbling		No	
Curling		No	
Cracking		Yes	
Liquid Limit (%)	AS 1289.3.1.1	65	
Method		Four Point	
Plastic Limit (%)	AS 1289.3.2.1	22	
Plasticity Index (%)	AS 1289.3.3.1	43	

Comments

N/A

QUALTEST Laboratory (NSW) Pty Ltd (20708)
8 Ironbark Close Warabrook NSW 2304
T: 02 4968 4468
F: 02 4960 9775
E: admin@qualtest.com.au
W: www.qualtest.com.au
ABN: 98 153 268 896

Report No: MAT:NEW18W-2837--S08
Issue No: 1

Material Test Report

Client:	McCloy Development Management Pty Ltd Suite 1 Level 3, 426 King Street Newcastle West NSW 2300
Principal:	
Project No.:	NEW15P-0070D
Project Name:	Billy's Lookout - Stage 2

Accredited for compliance with ISO/IEC 17025 - Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Approved Signatory: Dane Cullen
(Senior Geotechnician)
NATA Accredited Laboratory Number: 18686
Date of Issue: 11/09/2018

Sample Details

Sample ID:	NEW18W-2837--S08
Sampling Method:	AS1289.1.2.1 cl 6.5
Date Sampled:	24/08/2018
Source:	On Site
Material:	Sandy Clay
Specification:	No Specification
Project Location:	Teralba, NSW
Sample Location:	TPQ-208 - (0.4 - 0.6m)

Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Air-dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	10.5	
Mould Length (mm)		250	
Crumbling		No	
Curling		No	
Cracking		No	
Liquid Limit (%)	AS 1289.3.1.1	42	
Method		Four Point	
Plastic Limit (%)	AS 1289.3.2.1	20	
Plasticity Index (%)	AS 1289.3.3.1	22	

Comments

N/A

APPENDIX C:

CSIRO Sheet BTF 18

Foundation Maintenance and Footing Performance: A Homeowner's Guide

Foundation Maintenance and Footing Performance:

A Homeowner's Guide

CSIRO

BTF 18
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

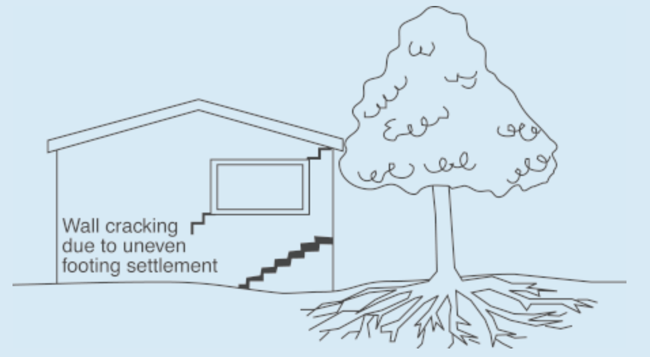
Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

Trees can cause shrinkage and damage



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures
Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures
Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.
Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing
Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage
In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

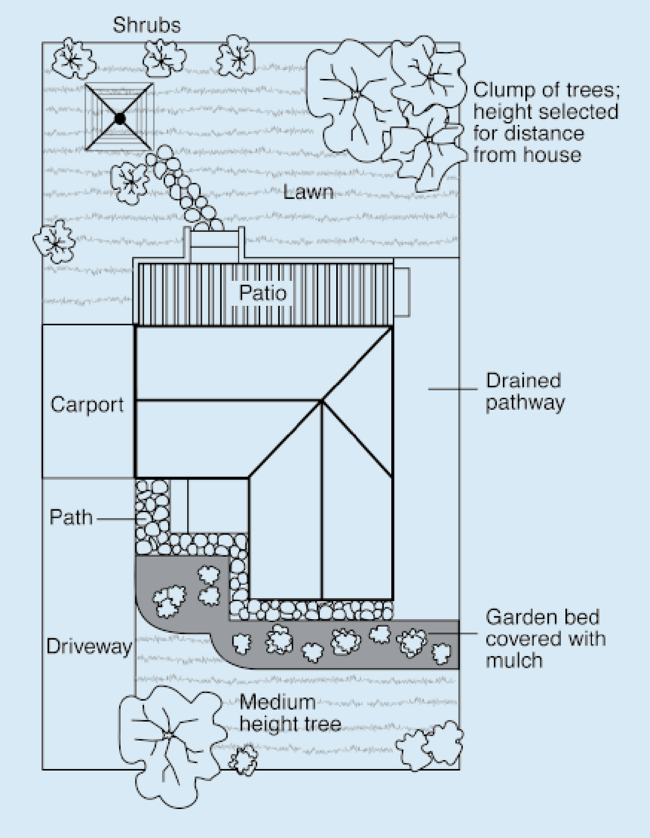
Protection of the building perimeter
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4

Gardens for a reactive site



should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

Distributed by

CSIRO PUBLISHING PO Box 1139, Collingwood 3066, Australia

Freecall 1800 645 051 Tel (03) 9662 7666 Fax (03) 9662 7555 www.publish.csiro.au

Email: publishing.sales@csiro.au