

# Lot 69 Marong Run Stage 9 Marong

## Geotechnical Investigation for Arbor Estates

Report 22C 0766 (Lot 69)  
November 2022

# Lot 69 Marong Run Stage 9 Marong

## Geotechnical Investigation for Arbor Estates

### Revision

Revision	Authorised	Date
22C 0766 (Lot 69)	SEH	29/11/2022

### Distribution (this version only)

Recipient	Format	Date
GTS	On file	29/11/2022
Arbor Estates Attn: Darren Pitson	Email PDF darren@kpdgroup.com.au	29/11/2022



## 1 INTRODUCTION

Arbor Estates commissioned Geotechnical Testing Services (GTS) to conduct a geotechnical investigation for the proposed development at Lot 69 Marong Run Stage 9, Marong.

The investigation has been conducted for the purpose of assessing general subsurface conditions at the site and consequently assigning a Site Classification in accordance with *AS2870 – 2011 Residential Slabs and Footings*.

## 2 INVESTIGATION

The investigation was conducted on the 21<sup>st</sup> of October 2022 using a vehicle mounted drill rig to drill 2 boreholes to depths of 3.0 metres within the designated area. The soil profiles and borehole locations are presented at the end of this report.

At the time of this investigation, the type of development proposed is understood by GTS to be a new residential building. If the actual construction varies from this, then changes may be necessary to this classification report.

## 3 SITE CONDITION

The site has a slight fall to the east and is currently vacant. At the time of the investigation, the surface of the site was moist with no grass cover. There are several large trees to the rear of the lot. There was no visual evidence of surface cracking. There was no visual evidence of surface rock. No groundwater seepage was encountered over the investigated depths.

Full details of the soil conditions are presented in the borehole logs.

## 4 SITE CLASSIFICATION

After allowing due consideration to the site geology, soil conditions, drainage, vegetation including trees, controlled fill and known details of the proposed development, the site has been classified as **Class P**, due to the presence of trees which may cause abnormal moisture conditions across the site.

The general reactivity of the site is Class M-D. Class M-D sites have an expected characteristic surface movement ( $y_s$ ) of 20 to 40mm.

Foundations designed in accordance with this classification are to be subject to the overriding conditions of Section 5.

## 5 DISCUSSION

Particular attention should be paid to the design of footings as required by *AS2870 – 2011*.

In addition to the normal founding requirements arising from the above classification, particular conditions at the site dictate that the founding medium and minimum depth below existing surface levels for all footings should be as follows:

- **Controlled FILL:** Silty CLAY, medium plasticity, brown, trace fine to coarse sand, trace fine gravel, firm  
At surface level in the region of BHs 1 and 2.

Or

- Silty CLAY, medium plasticity, pale orange/brown, with fine to coarse sand, stiff  
At depths below 0.3 metres in the region of BHs 1 and 2.

An allowable bearing pressure of 100kPa is available for edge beams, strips and stump footings founded in the undisturbed natural silty clays. All foundations should extend a minimum of 100mm into the above foundation material. The base of all footing excavations must be free of tree roots.

It is noted that, as per GTS Level 1 Report 22C 0571, controlled fill has been placed across the lot. The controlled fill is a suitable founding medium for waffle pod construction with an allowable bearing pressure of 50kPa. In addition, it is understood the site will undergo topsoiling. This layer of topsoil is unsuitable as a founding medium and the thickness of this layer should be taken into account with the above founding recommendations.

The proposed development should be located a minimum distance of 1 x the mature height of all trees. This distance should be increased by 50% for groups or lines of trees. If this distance is impeded, then the size and distance from the development of the tree(s) needs to be taken into account when designing the foundation.

## 6 IMPORTANT NOTES ABOUT THIS REPORT

- The site classification presented in Section 4 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.
- Attention is drawn to Appendix B of AS2870 and CSIRO document *BTF 18 – Foundation Maintenance and Footing Performance: A Homeowner's Guide* as a guide to maintenance requirement for the proposed structure.

- This is not a comprehensive investigation nor is it economic or practical to determine every subsurface feature on the site. Although this investigation indicates that soil conditions are relatively uniform across the site, it is recommended that the base of all footing excavations be inspected to ensure that the founding medium meets that requirements referenced herein with respect to type and strength of founding materials. If further variations in descriptions in soil types, colour or depths are discovered during construction, this office should be notified immediately so that potential influence on the footings may be assessed.
- The soil colours provided in the borehole logs attached may vary with soil moisture content and individual interpretation, therefore colour alone should not be used to identify these soils.
- Strength characteristics of soils often exhibit a large variation between wet and dry conditions. Soil characteristics of a soil profile are given on the soil conditions at the time of the investigation.
- In the event of significant earthworks being undertaken on the site after this investigation, this report may require an amendment if appropriate.

Should you have any further queries concerning these results, please do not hesitate to contact GTS on 03 5441 4881.

**Reviewed by**



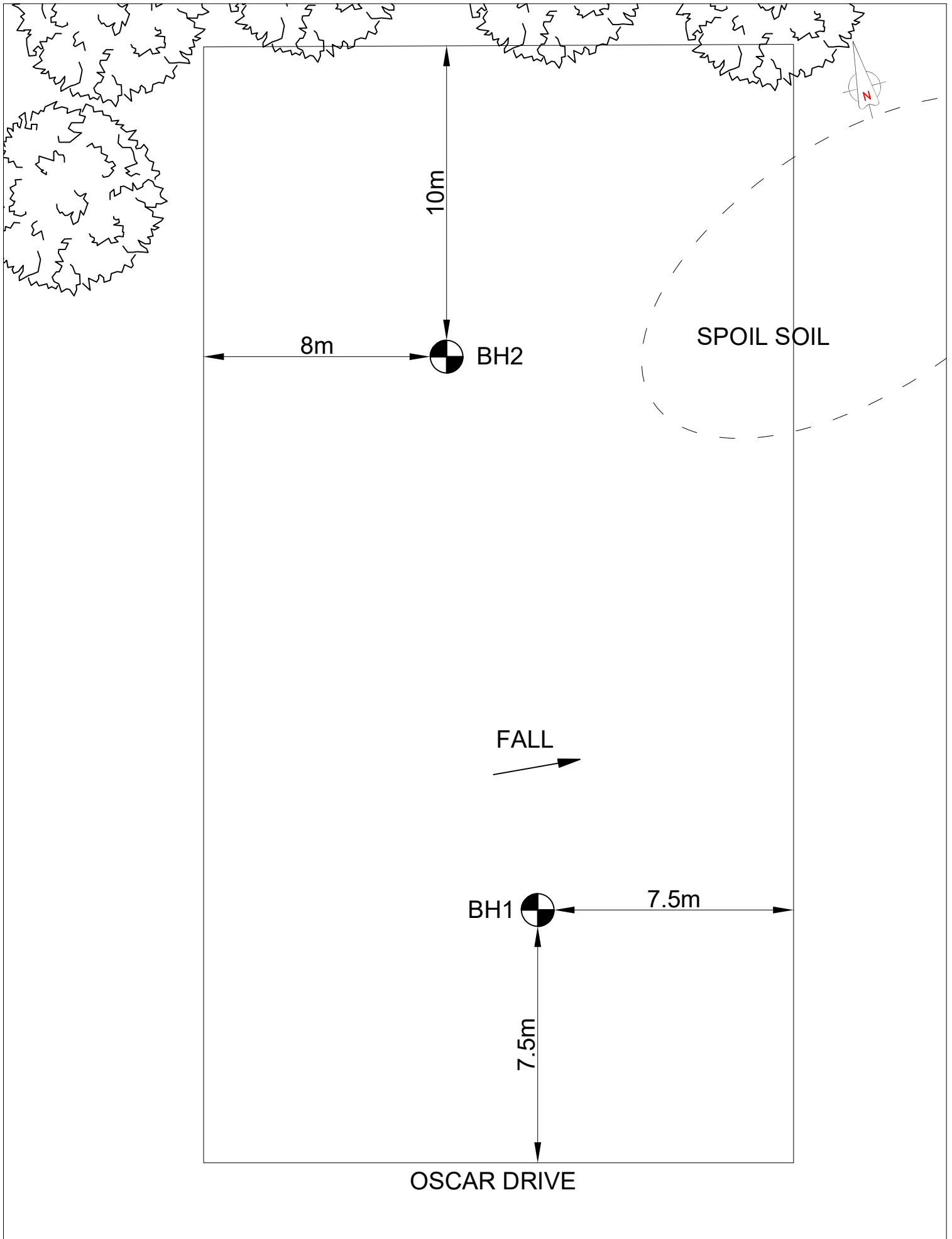
**Shane Hampton** BE (Hons), MIEAust

***Principal Geotechnical Engineer***

Client:	Arbor Estates	Borehole log no:	1-2
		Report number:	22C 0766 (Lot 69)
		Date drilled:	21/10/22
Project:	Lot 69, Marong Run Stage 9 Marong	Logged by:	PB
		Drilling method:	AS

Profile (mm):	* Structure: (see key)	Material Description:	Moisture Description:	Cohesion Density:	Plasticity:	Testing / Sampling:
0 To 300	Controlled FILL	<b>BH1</b> Silty CLAY Brown, trace fine to coarse sand, trace fine gravel	M	F	Medium	-
		Silty CLAY Pale orange/brown, with fine to coarse sand	D	St	Medium	-
	To 1500 To 3000	Soil Profile	Silty CLAY Pale brown, with fine to coarse sand	D	St	Medium
0 To 300	Controlled FILL	<b>BH2</b> Silty CLAY Brown, trace fine to coarse sand, trace fine gravel	M	F	Medium	-
		Silty CLAY Pale orange/brown, with fine to coarse sand	D	St	Medium	-
	To 1400 To 3000	Soil Profile	Silty CLAY Pale brown, with fine to coarse sand	D	St	Medium

Drilling Method	Moisture Condition	Cohesion	Density	Testing/Sampling
AS – auger screwing	D – dry	VS – very soft	VL – vey loose	PP – pocket penetrometer
HA – hand auger	M – moist	S – soft	L – loose	V – hand vane sheer
	W – wet	F – firm	MD – medium dense	DCP – dynamic cone penetrometer
		St – stiff	D – dense	SPT – standard penetration test
		VSt – very stiff	VD – very dense	US – undisturbed sampling
		H – hard		DS – disturbed sampling
		VH – very hard		* see notes on bore location page



**GEOTECHNICAL INVESTIGATION**

APPROXIMATE LOCATIONS  
NOT TO SCALE

**CLIENT:** ARBOR ESTATES  
**PROJECT:** LOT 69 MARONG RUN STAGE 9,  
MARONG

GTS REF: 22C 0766 (LOT 69)  
CLIENT REF:

DRAWN BY: CP  
DATE: 27 OCTOBER 2022