

Our ref: 7757-R1
28 February 2025



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Greenseason Property Service Pty Ltd
By email: sguo@greenseason.com.au

Attention: Steve Guo

Dear Steve,

Residential Development, 1A Coonawarra Road, Terrey Hills NSW

Geotechnical investigation

1. Introduction

1.1 General

This report presents the results of a geotechnical investigation for a proposed Residential Development at 1A Coonawarra Road, Terrey Hills NSW (the Site). The investigation was commissioned on 25 February 2025 by Steven Guo of Greenseason Property Service Pty Ltd. The work was carried out in accordance with the proposal by AssetGeoEnviro (Asset) dated 25 February 2025, reference 7757-P1.

Documents supplied to us for this investigation included:

- Works As Executed plans (by Fortey & Grant Architecture Pty Ltd, reference 2429, drawings WAE-01-04, dated 13 February 2025)
- Architectural Plans (by Fortey & Grant Architecture Pty Ltd, reference 2429, drawings PRE-01-08, dated 13 February 2025)

Based on the supplied documents, we understand that the project involves the construction of a new single level brick dwelling with metal roof within the previous building footprint. The aim of the Geotechnical Investigation is to provide information on the subsurface conditions and to provide geotechnical recommendations to support a Development Application and to verify the ground conditions are suitable for the new dwelling being constructed.

1.2 Scope of Work

The main aims of the investigation were to assess the surface and subsurface conditions and to provide comments and recommendations relating to:

- Key geotechnical constraints to the development.
- Site Classification to AS2870-2011 "Residential Slabs and Footings".
- Suitable foundation options.
- Allowable bearing pressure for shallow foundation

The following scope of work was carried out to achieve the project objectives:

- A review of existing regional maps and reports relevant to the Site held within our files.
- Clearance of underground services at proposed test locations.
- Visual observations of surface features.

- Subsurface investigation at 4 locations to sample and assess the nature and consistency of subsurface soils and bedrock at accessible areas of the Site.
- Engineering assessment and reporting.

This report must be read with the attached 'Important Information about your Geotechnical Report' in Appendix A. Attention is drawn to the limitations of site investigations and the need to verify the inferred subsurface conditions inferred.

2. Site Description

The Site is located at 1A Coonawarra Road, as shown in Figure 1. It has a street frontage of about 75m wide and is about 150m deep. The Site is bounded to the west by Coonawarra Road and to the north, east and south by 4 neighbouring developments.

Topographically, the Site is located on a generally flat area. The overall ground surface slopes in the region are about 2° towards the southeast direct.

At the time of the investigation, the Site was occupied by a primary dwelling under construction and two detached sheds and associate hardstands. Site structures overall are in good condition. No signs of damage or settlement was observed. It is worth noting that at the time of the investigation, a new slab has been poured in the same old building envelop and construction of the new walls, and the framing works have commenced.

Site drainage follows the natural slope and inground drainage system toward the front of the property.

At the time of the inspection, no exposed topsoil was observed. Extensive sandstone rock outcrop was observed around the property. No signs of erosion or salinity were noted.

3. Fieldwork

The fieldwork was undertaken on 26 February 2025 under the full-time supervision of a Geotechnical Engineer from Asset and included invasive investigation at 4 locations.

The test locations are shown in the attached Figure 2 and were set out by our Geotechnical Engineer by measurements relative to existing site features. Surface levels at the test locations were estimated by interpolation from levels shown on the site plan provided (prepared by Fortey & Grant Architecture Pty Ltd, reference 2429, drawings WAE-01-04, dated 13 February 2025).

Buried metallic services and utilities within the Site boundaries near the test locations were cleared by referring to DBYD utility maps.

The invasive investigation included drilling of hand boreholes and conducting Dynamic Cone Penetrometer (DCP) soundings at 4 locations. Although 2 boreholes were proposed for the investigation, due to early refusal reached, 2 extra boreholes were drilled to provide further data. The boreholes were auger drilled to refusal at depths of 0.2-0.3m below ground level (bgl). The DCP soundings were terminated at depths of 0.2m to 0.4m at solid refusal on bedrock. Based on the results consistency, and rock outcrop observed, the bedrock is expected to be located at a shallow depth of around 0.3m from existing ground surface.

The subsurface conditions encountered were logged during drilling and testing. On completion of logging and sampling, the boreholes were backfilled with the drilling spoil.

Engineering logs are provided in Appendix B together with their explanatory notes.

4. Subsurface Conditions

4.1 Geology

The 1:100,000 Sydney Geological Map indicates the Site is underlain by medium to coarse-grained quartz sandstone, very minor shale and laminite lenses.

4.2 Subsurface Conditions

A generalised geotechnical model for the Site has been developed is shown in Table 1. For a detailed description of the subsurface conditions, refer the attached engineering logs and explanatory notes. For specific design input, reference should be made to the logs and/or the specific test results, in place of the following summary.

Table 1 – Generalised Site Geotechnical Model

Unit	Origin	Description	Depth to Top of Unit ¹ (m)	Unit Thickness ¹ (m)
1a	Fill	Gravelly to sandy SAND SW: light brown - yellow, fine to medium grained, medium to coarse sized gravel, loose to very dense.	Ground surface	0.3
1b	Fill	SAND SW: dark grey - black, fine to medium grained, loose to very dense.	Ground surface	0.2-0.3
2a	Bedrock ²	Extremely weathered, Gravelly SAND SST: light brown - orange, fine to medium grained, fine sized gravel, BH3 only, assessed Class 5 Sandstone.	0.2	0.05
2b	Bedrock ²	SANDSTONE, slightly weathered, light orange-yellow, high strength, assessed Class 4 or better Sandstone.	0.2-0.4	Not proven beyond a depth of 0.4

Notes:

1. The depths and unit thicknesses are based on the information from the test locations only and do not necessarily represent the maximum and minimum values across the Site.
2. Rock classification to Pells, P.J.N., Mostyn, G. & Walker, B.F., Foundations on Sandstone and Shale in the Sydney Region, Australian Geomechanics Journal, December 1998.

Special Note for DCP Testing

Caution must be used when inferring subsurface conditions from DCP results. Refusal can be encountered on obstructions such as gravel, cemented materials, rock floaters, or other inclusions within a soil mass. DCP testing on soils with a gravel component or cementation can indicate a higher density than actual. Also, the DCP results in clay soils are significantly affected by the in-situ moisture content. It is therefore strongly recommended that an experienced Geotechnical Engineer is engaged to confirm the inferred subsurface conditions during construction and to provide advice where subsurface conditions are significantly different.

4.3 Groundwater

Groundwater was not observed in the boreholes during auger drilling to depths of 0.2m to 0.3m bgl.

It is noted that the groundwater observation may have been made before water levels had stabilised. No long-term groundwater monitoring was carried out.

5. Discussions & Recommendations

5.1 Key Geotechnical Site Constraints

Based on a finished floor level of RL 181.49 AHD, and from the results of this investigation, it is assessed that no significant geotechnical constraints to the development is present. Recommendations for design and construction of the development are provided in the following sections.

5.2 Site Classification

Due to the presence of trees, fill, and existing site structures (causing abnormal moisture conditions), the Site is classified as a Class P (Problem) Site in accordance with AS 2870–2011 “Residential Slabs and Footings”. This requires that footings be designed from first principles, rather than adopting prescriptive designs as per AS2870-2011.

Where the existing fill is removed and replaced with non-reactive engineered fill, or where footings are founded on the underlying bedrock, then footings may be designed and constructed in accordance with the requirements in AS2870-2011 for a Class A site.

The classification and footing recommendations given above and in Section 5.3 are provided on the basis that the performance expectations set out in Appendix B of AS2870–2011 are acceptable and that future site maintenance is in accordance with CSIRO BTF 18, a copy of which is attached.

An experienced Geotechnical Engineer should review footing designs to check that the recommendations of the geotechnical report have been included and should assess footing excavations to confirm the design assumptions.

5.3 Footings

A slab on ground is considered to be a suitable footing for the dwelling. Edge and internal beams should be founded on bedrock. Internal slab panels may be supported on the existing subgrade.

Edge beams and internal beams for slabs may be designed for the parameters in Table 2, which are adopted based on Pells et al¹.

Table 2 – Footing Design Parameters

Founding Stratum	Maximum Allowable (Serviceability) Values (kPa)			Ultimate Strength Limit State Values (kPa)			Typical E_{field} MPa
	End Bearing	Shaft Friction: Compression #	Shaft Friction: Tension	End Bearing	Shaft Friction: Compression #	Shaft Friction: Tension*	
Class 4 Sandstone	1,000	--	--	3,000	--	--	100

Settlements for footings on rock are anticipated to be about 1% of the minimum footing dimension, based on serviceability parameters as per Table 2.

¹ Pells, P.J.N., Mostyn, G., Bertuzzi, R., Wong, P, Classification of Sandstones and Shales in the Sydney Region: A Forty Year Review, Australian Geomechanics Journal, Vol. 54, No. 2, June 2019.

6. Limitations

In addition to the limitations inherent in site investigations (refer to the attached Information Sheets), it must be pointed out that the recommendations in this report are based on assessed subsurface conditions from limited investigations.

Asset accepts no liability where our recommendations are not followed or are only partially followed. The document “Important Information about your Geotechnical Report” in Appendix A provides additional information about the uses and limitations of this report.

Please do not hesitate to contact the undersigned if you have any questions regarding this report or if you require further assistance.

For and on behalf of
AssetGeoEnviro



Mark Bartel

BE, MEngSc, GMQ, CPEng, RPEQ/NER(Civil), DEP/PRE (NSW)
 Managing Director | Senior Principal Geotechnical Engineer

Encl: Figure 1 – Site Locality
 Figure 2 – Test Locations
 Important Information about your Geotechnical Report
 CSIRO BTF 18
 Soil and Rock Explanation Sheets
 Field Investigation Results

Document Control

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Document Status

Rev	Revision Details	Date	Author	Reviewer	Approver
0	Initial issue	28 February 2025	TK	MAB	MAB

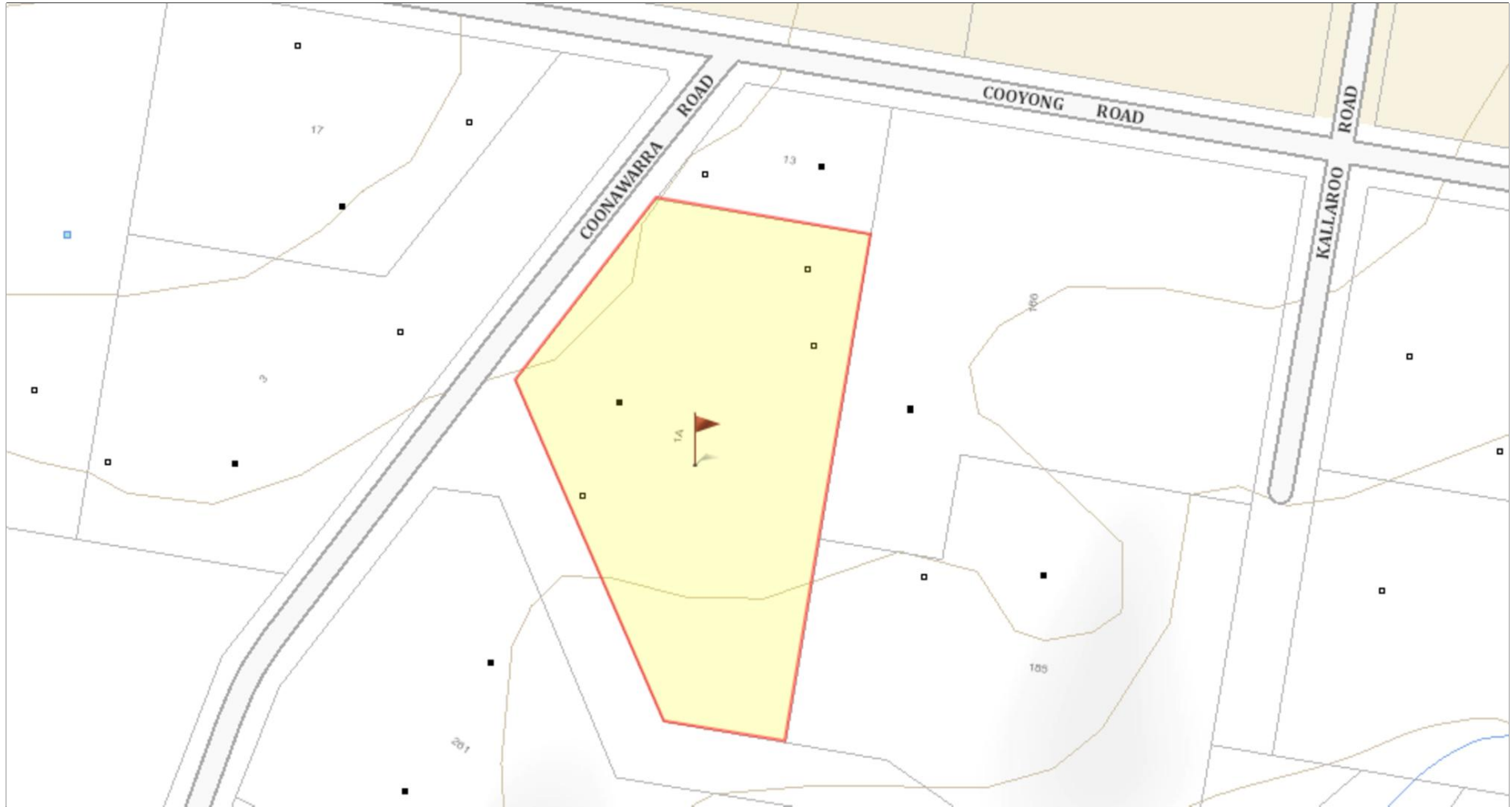


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APPROXIMATE ONLY
SOURCE: SIXMAPS



issue	date	description
A	26.02.25	INITIAL ISSUE

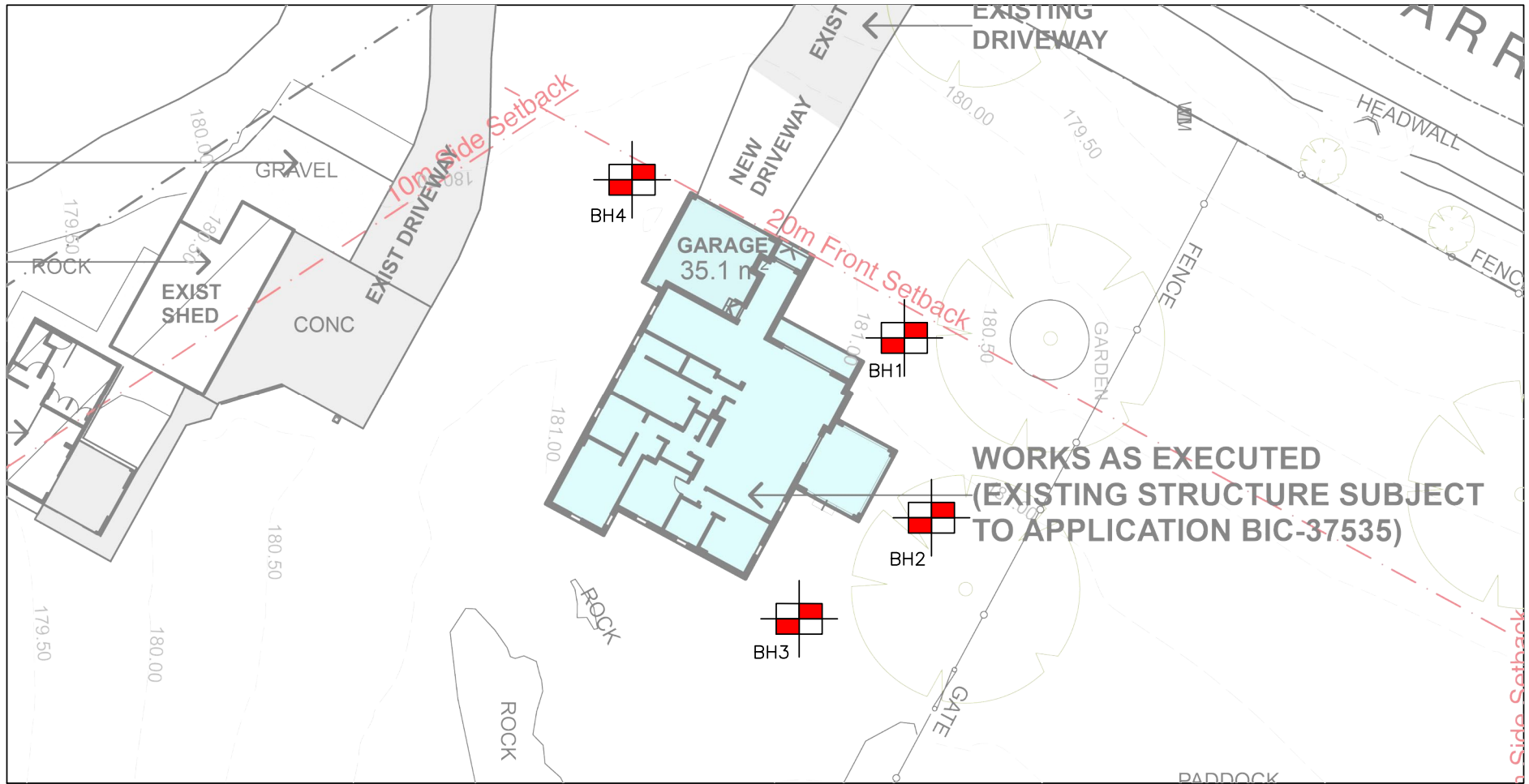

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
PROPOSED RESIDENTIAL DEVELOPMENT,
 1A COONAWARRA ROAD, TERREY HILLS,
 NSW
 For
 GREENSEASON PROPERTY SERVICES P/L

SITE LOCATION

drawn: TK
date: 26.02.2025
checked: MAB
scale: 1:2000 A4

job no.:
 7757
fig:
 1
issue:
 A



LEGEND  BOREHOLE

0 1:400 A4 25m

APPROXIMATE ONLY
SOURCE: WAE SITE PLAN, PREPARED BY FORTEY & GRANT
ARCHITECTURE Pty Ltd, JOB NO. 2429, DWG. WAE-01, REV. A,
DATED 13.02.25



issue	date	description
A	26.02.25	INITIAL ISSUE



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PROPOSED RESIDENTIAL DEVELOPMENT,
1A COONAWARRA ROAD, TERREY HILLS,
NSW
For
GREENSEASON PROPERTY SERVICES P/L

TEST LOCATIONS

drawn: TK

date: 26.02.2025

checked: MAB

scale: 1:400 A4

job no.:

7757

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2

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A

Scope of Services

The geotechnical report ("the report") was prepared in accordance with the contractual scope of services between the Client and AssetGeoEnviro ("Asset") for the specific site investigated. The scope of work may have been limited by factors like time, budget, access, or site disturbance.

Consult Asset before using the report if the project has changed. Asset won't be responsible for problems caused by project changes if not consulted.

Reliance on Data

Asset prepared the report using data provided by the Client and other individuals and organizations, including surveys, analyses, designs, maps, and plans. Asset has not verified the accuracy or completeness of the data except as stated in the report. Asset won't be liable for incorrect conclusions based on incorrect data, information, or conditions if they're concealed, withheld, misrepresented, or not fully disclosed.

Geotechnical Engineering

Geotechnical engineering heavily relies on judgment and opinion, making it less precise than other engineering disciplines. Reports are tailored to specific clients, projects, and needs, and may not be suitable for other clients or purposes. The report should only be used for its intended purpose unless additional geotechnical advice is obtained. If further geotechnical advice isn't obtained, the report can't be used if the proposed development's nature or details change.

Limitations of Site Investigation

The investigation program undertaken is a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions. The data derived from the site investigation program and subsequent laboratory testing are extrapolated across the site to form an inferred geological model, and an engineering opinion is rendered about overall subsurface conditions and their likely behavior regarding the proposed development. Despite investigation, the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

The engineering logs are the subjective interpretation of subsurface conditions at a particular location and time, made by trained personnel. The actual interface between materials may be more gradual or abrupt than a report indicates.

Therefore, the recommendations in the report can only be regarded as preliminary. Asset should be retained during the project implementation to assess if the report's recommendations are valid and whether changes should be considered as the project proceeds.

Subsurface Conditions are Time Dependent

Subsurface conditions can be modified by changing natural forces or man-made influences. The report is based on conditions that existed at the time of subsurface exploration. Construction operations adjacent to the site, and natural events such as floods, or ground water fluctuations, may also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. Asset should be kept apprised of any such events and should be consulted to determine if any additional tests are necessary.

Verification of Site Conditions

Where ground conditions encountered at the site differ significantly from those anticipated in the report, either due to natural variability of subsurface conditions or construction activities, it is a condition of the report that Asset be notified of any variations and be provided with an opportunity to review the recommendations of this report. Recognition of change of soil and rock conditions requires experience, and it is recommended that a suitably experienced geotechnical engineer be engaged to visit the site with sufficient frequency to detect if conditions have changed significantly.

Reproduction of Reports

This report is the subject of copyright and shall not be reproduced either totally or in part without the express permission of this Company. Where information from the accompanying report is to be included in contract documents or engineering specification for the project, the entire report should be included to minimize the likelihood of misinterpretation from logs.

Report for Benefit of Client

The report has been prepared for the benefit of the Client and no other party. Asset assumes no responsibility and will not be liable to any other person or organization for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organization arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of Asset or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

Data Must Not Be Separated from The Report

The report presents the site assessment and must not be copied in part or altered in any way.

Logs, figures, drawings, test results etc. included in our reports are developed by professionals based on their interpretation of field logs (assembled by field personnel) and laboratory evaluation of field samples. These data should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Report Recommendations not Followed

Where the report's recommendations are not followed, there may be significant implications for the project (e.g., commercial, property, personal, or life loss). Consult Asset if you don't intend to follow all the report recommendations. Asset won't accept responsibility if all the report recommendations aren't followed.

Other Limitations

Asset will not be liable to update or revise the report to consider any events or emergent circumstances or fact occurring or becoming apparent after the date of the report.

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 perpend).

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.

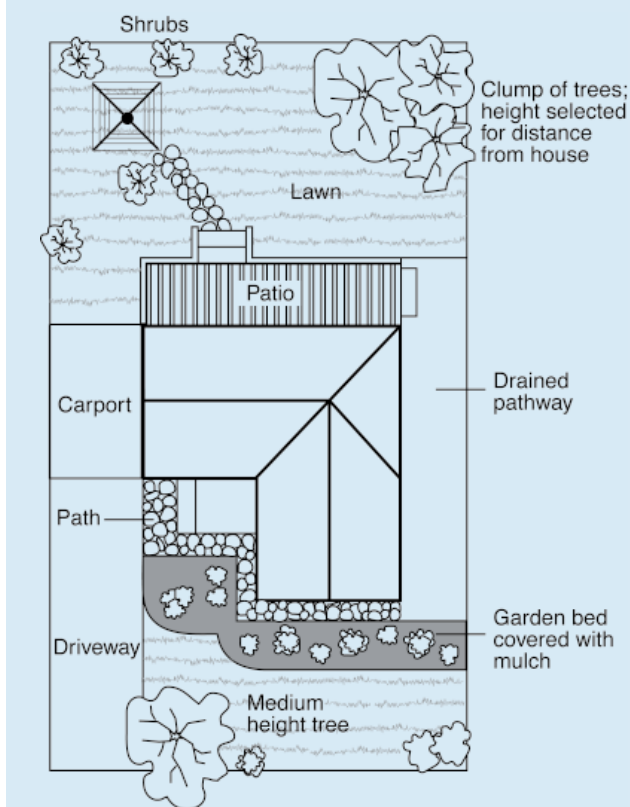
It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

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



- 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.

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:

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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Log Abbreviations & Notes

METHOD

borehole logs

AS	auger screw *
AD	auger drill *
RR	roller / tricone
W	washbore
CT	cable tool
HA	hand auger
D	diatube
B	blade / blank bit
V	V-bit
T	TC-bit

* bit shown by suffix e.g. ADV

excavation logs

NE	natural excavation
HE	hand excavation
BH	backhoe bucket
EX	excavator bucket
DZ	dozer blade
R	ripper tooth

coring

NMLC, NQ, PQ, HQ

SUPPORT

borehole logs

N	nil
M	mud
C	casing
NQ	NQ rods

excavation logs

N	nil
S	shoring
B	benched

CORE—LIFT

	casing installed
⊢	barrel withdrawn

NOTES, SAMPLES, TESTS

D	disturbed
B	bulk disturbed
U50	thin-walled sample, 50mm diameter
HP	hand penetrometer (kPa)
SV	shear vane test (kPa)
DCP	dynamic cone penetrometer (blows per 100mm penetration)
SPT	standard penetration test
N*	SPT value (blows per 300mm)
	* denotes sample taken
Nc	SPT with solid cone
R	refusal of DCP or SPT

USCS SYMBOLS

GW	Gravel and gravel-sand mixtures, little or no fines.
GP	Gravel and gravel-sand mixtures, little or no fines, uniform gravels
GM	Gravel-silt mixtures and gravel-sand-silt mixtures.
GC	Gravel-clay mixtures and gravel-sand-clay mixtures.
SW	Sand and gravel-sand mixtures, little or no fines.
SP	Sand and gravel-sand mixtures, little or no fines.
SM	Sand-silt mixtures.
SC	Sand-clay mixtures.
ML	Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or silt with low plasticity.
CL, CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays.
OL	Organic silts
MH	Inorganic silts
CH	Inorganic clays of high plasticity.
OH	Organic clays of medium to high plasticity, organic silt
PT	Peat, highly organic soils.

MOISTURE CONDITION

D	dry
M	moist
W	wet
Wp	plastic limit
Wl	liquid limit

CONSISTENCY



















VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fb	friable

DENSITY INDEX
















VL	very loose
L	loose
MD	medium dense
D	dense
VD	very dense

Graphic Log




Soil

	Fill
	Peat, Topsoil
	Clay
	Silty Clay
	Gravelly Clay
	Sandy Clay
	Silt
	Sandy Silt
	Clayey Silt
	Gravelly Silt
	Gravel
	Sandy Gravel
	Clayey Gravel
	Silty Gravel
	Sand
	Gravelly Sandy
	Silty Sand
	Clayey Sand





Rock

	Sandstone
	Shale
	Clayey Shale
	Siltstone
	Conglomerate
	Claystone
	Dolerite, Basalt
	Granite
	Limestone
	Tuff
	Porphyry
	Pegmatite
	Gneiss, Schist
	Quartzite
	Coal




Other

	Asphalt
	Concrete
	Brick

Water

	Level
	Inflow
	Outflow (complete)
	Outflow (partial)

Boundaries

	Known
	Probable
	Possible

WEATHERING

XW	extremely weathered
HW	highly weathered
MW	moderately weathered
SW	slightly weathered
FR	fresh

STRENGTH

VL	very low
L	low
M	medium
H	high
VH	very high
EH	extremely high

RQD (%)

$$= \frac{\text{sum of intact core pieces} > 2 \times \text{diameter}}{\text{total length of core run drilled}} \times 100$$

DEFECTS:

type		coating	
JT	joint	cl	clean
PT	parting	st	stained
SZ	shear zone	ve	veneer
SM	seam	co	coating

shape

pl	planar	po	polished
cu	curved	sl	slickensided
un	undulating	sm	smooth
st	stepped	ro	rough
ir	irregular	vr	very rough

inclination

measured above axis and perpendicular to core

AS1726-2017

Soils and rock are described in the following terms, which are broadly in accordance with AS1726-2017.

Soil

MOISTURE CONDITION

Term	Description
Dry	Looks and feels dry. Fine grained and cemented soils are hard, friable or powdery. Uncemented coarse grained soils run freely through hand.
Moist	Soil feels cool and darkened in colour. Fine grained soils can be molded. Coarse soils tend to cohere.
Wet	As for moist, but with free water forming on hand.
	Moisture content of cohesive soils may also be described in relation to plastic limit (W_p) or liquid limit (W_L) [$>>$ much greater than, $>$ greater than, $<$ less than, $<<$ much less than].

CONSISTENCY OF FINE-GRAINED SOILS

Term	Su (kPa)	Term	Su (kPa)
Very soft	< 12	Very Stiff	$> 100 - \leq 200$
Soft	$> 12 - \leq 25$	Hard	> 200
Firm	$> 25 - \leq 50$	Friable	-
Stiff	$> 50 - \leq 100$		

RELATIVE DENSITY OF COARSE-GRAINED SOILS

Term	Density Index (%)	Term	Density Index (%)
Very Loose	< 15	Dense	$65 - 85$
Loose	$15 - 35$	Very Dense	> 85
Medium Dense	$35 - 65$		

PARTICLE SIZE

Name	Subdivision	Size (mm)
Boulders		> 200
Cobbles		$63 - 200$
Gravel	coarse	$19 - 63$
	medium	$6.7 - 19$
	fine	$2.36 - 6.7$
Sand	coarse	$0.6 - 2.36$
	medium	$0.21 - 0.6$
	fine	$0.075 - 0.21$
Silt		$0.002 - 0.075$
Clay		< 0.075

MATERIAL DELINEATION

Sand or gravel $> 65\%$ above 0.075mm
Clay or silt $> 35\%$ below 0.075mm

MINOR COMPONENTS

Term	Proportion by Mass:
	coarse grained fine grained
Trace	$\leq 5\%$ $\leq 5\%$
With	$> 15\% \leq 30\%$ $> 5\% - \leq 12\%$

SOIL ZONING

Layers	Continuous across exposures or sample.
Lenses	Discontinuous, lenticular shaped zones.
Pockets	Irregular shape zones of different material.

SOIL CEMENTING

Weakly	Easily broken up by hand pressure in water or air.
Moderately	Effort is required to break up by hand in water or in air.

USCS SYMBOLS

Symbol	Description
GW	Gravel and gravel-sand mixtures, little or no fines.
GP	Gravel and gravel-sand mixtures, little or no fines, uniform gravels.
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CL, CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays.
OL	Organic silts
MH	Inorganic silts
CH	Inorganic clays of high plasticity.
OH	Organic clays of medium to high plasticity, organic silt
PT	Peat, highly organic soils.

Rock

SEDIMENTARY ROCK TYPE DEFINITIONS

Rock Type	Definition (more than 50% of rock consists of)
Conglomerate	... gravel sized ($> 2\text{mm}$) fragments.
Sandstone	... sand sized (0.06 to 2mm) grains.
Siltstone	... silt sized ($< 0.06\text{mm}$) particles, rock is not laminated.
Claystone	... clay, rock is not laminated.
Shale	... silt or clay sized particles, rock is laminated.

LAYERING

Term	Description
Massive	No layering apparent.
Poorly Developed	Layering just visible. Little effect on properties.
Well Developed	Layering distinct. Rock breaks more easily parallel to layering.

STRUCTURE

Term	Spacing (mm)	Term	Spacing
Thinly laminated	< 6	Medium bedded	$200 - 600$
Laminated	$6 - 20$	Thickly bedded	$600 - 2,000$
Very thinly bedded	$20 - 60$	Very thickly bedded	$> 2,000$
Thinly bedded	$60 - 200$		

STRENGTH (NOTE: Is50 = Point Load Strength Index)

Term	Is50 (MPa)	Term	Is50 (MPa)
Very Low	$0.03 - 0.1$	High	$1.0 - 3.0$
Low	$0.1 - 0.3$	Very High	$3.0 - 10.0$
Medium	$0.3 - 1.0$	Extremely High	> 10.0

WEATHERING

Term	Description
Residual Soil	Material is weathered to an extent that it has soil properties. Rock structures are no longer visible, but the soil has not been significantly transported.
Extremely	Material is weathered to the extent that it has soil properties. Mass structures, material texture & fabric of original rock is still visible.
Highly	Rock strength is significantly changed by weathering; rock is discolored, usually by iron staining or bleaching. Some primary minerals have weathered to clay minerals.
Moderately	Rock strength shows little or no change of strength from fresh rock; rock may be discolored.
Slightly	Rock is partially discolored but shows little or no change of strength from fresh rock.
Fresh	Rock shows no signs of decomposition or staining.

DEFECT DESCRIPTION

Type	
Joint	A surface or crack across which the rock has little or no tensile strength. May be open or closed.
Parting	A surface or crack across which the rock has little or no tensile strength. Parallel or sub-parallel to layering/bedding. May be open or closed.
Sheared Zone	Zone of rock substance with roughly parallel, near planar, curved or undulating boundaries cut by closely spaced joints, sheared surfaces or other defects.
Seam	Seam with deposited soil (infill), extremely weathered in situ rock (XW), or disoriented usually angular fragments of the host rock (crushed).

Shape

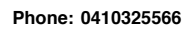
Planar	Consistent orientation.
Curved	Gradual change in orientation.
Undulating	Wavy surface.
Stepped	One or more well defined steps.
Irregular	Many sharp changes in orientation.

Roughness

Polished	Shiny smooth surface.
Slickensided	Grooved or striated surface, usually polished.
Smooth	Smooth to touch. Few or no surface irregularities.
Rough	Many small surface irregularities (amplitude generally $< 1\text{mm}$). Feels like fine to coarse sandpaper.
Very Rough	Many large surface irregularities, amplitude generally $> 1\text{mm}$. Feels like very coarse sandpaper.

Coating


Clean	No visible coating or discolouring.
Stained	No visible coating but surfaces are discolored.
Veneer	A visible coating of soil or mineral, too thin to measure; may be patchy
Coating	Visible coating $\approx 1\text{mm}$ thick. Thicker soil material described as seam.



BH1

Job Number : 7757
Client : Greenseason Property Services P/L
Project : Residential Development
Location : 1A Coonawarra Road, Terrey Hills NSW, Australia
Loc Comment :

Page 1 of 1



AssetGeoEnviro

Suite 2.06/56 Delhi Road North Ryde NSW 2113

Phone: 0410325566

Geotechnical Log - Borehole

BH2

UTM : 56H

Easting (m) : 0.00

Northing (m) : 0.00

Ground Elevation : 181 (m)

Total Depth : 0.2 m BGL

Drill Rig : Hand Auger

Driller Supplier :

Logged By : TK

Reviewed By : MAB

Date : 26/02/2025


Job Number : 7757




Client : Greenseason Property Services P/L

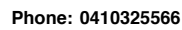
Project : Residential Development

Location : 1A Coonawarra Road, Terrey Hills NSW, Australia

Loc Comment :

Drilling Method	Depth (m)	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Remarks
HA & DCP		Fill		SW	SAND SW: dark grey - black, fine to medium grained.	M	L-MD	
								DCP Remark: Refusal on Bedrock
					BH2 refusal at 0.2m (Refusal)			

		AssetGeoEnviro Suite 2.06/56 Delhi Road North Ryde NSW 2113 Phone: 0410325566		Geotechnical Log - Borehole BH3					
UTM : 56H		Drill Rig : Hand Auger		Job Number : 7757					
Easting (m) : 0.00		Driller Supplier :		Client : Greenseason Property Services P/L					
Northing (m) : 0.00		Logged By : TK		Project : Residential Development					
Ground Elevation : 181 (m)		Reviewed By : MAB		Location : 1A Coonawarra Road, Terrey Hills NSW, Australia					
Total Depth : 0.25 m BGL		Date : 26/02/2025		Loc Comment :					
Drilling Method	Depth (m)	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Remarks	
HA & DCP		Fill		SW	Gravelly SAND SW: dark grey - black, fine to medium grained, fine sized gravel.	M	L-MD		
		Rock		SST	Extremely weathered, Gravelly SAND SST: light brown - orange, fine to medium grained, fine sized gravel.	M	ID-D-M		
DCP					BH3 refusal at 0.25m (Refusal)			DCP Remark: Refusal on Bedrock	



BH4

Job Number : 7757
Client : Greenseason Property Services P/L
Project : Residential Development
Location : 1A Coonawarra Road, Terrey Hills NSW, Australia
Loc Comment :

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