Geotechnical Assessment

Project: New Dwelling
139-141 Riverview Road, Avalon Beach NSW

Prepared for:
MMIG Developments Pty Ltd

Ref: AG 24222
11 December 2024

ASCENTGEO
GEOTECHNICAL CONSULTING

WHAT TO DO WITH THIS REPORT

While your geotechnical assessment report may be a statutory requirement from council in support of your development application, it also contains information important to the structural design and construction methodology of your project. Therefore, it is critical that all relevant parties are provided with a copy of this report.

We suggest you give a copy of your geotechnical assessment report to:

- ☐ **Your Architect/Building Designer**
- ☐ **Your Certifier**
- ☐ **Your Excavation Contractor**
- ☐ **Your Structural/Stormwater/Civil Engineer**
- ☐ **Your Project Manager**
- ☐ **Your Builder**

We would also suggest that if any of your project team have questions regarding the contents of this report, that we be contacted for clarification.

NEXT CRITICAL STAGES

Keep in mind that you will need AscentGeo again at different stages of your project. This may include:

- ☐ **Review or endorsement of structural plans/architectural plans for a Construction Certificate**
- ☐ **Foundation/Footing inspection during construction**
- ☐ **Excavation hold point inspection, usually at hold points not exceeding 1.5m drops**
- ☐ **Final inspection and certification for an Occupation Certificate upon completion of works**

GENERAL ADVICE

If after reading this report you have any questions, are unsure what to do next or when you need to get in touch, please reach out to us.

Given AscentGeo can’t be on site the whole time, we recommend that you or/and your builder take a lot of progress photos, especially during excavation. Many of the potential problems that may pop up can be resolved if we have clear photos of the work that’s been done.

A lot can change on site during a construction project: some of these changes are normal and innocuous, while others can be symptoms of larger or more serious issues. For this reason, it’s important to contact us to discuss any changes you notice on site that you aren’t sure about. This could include but not be limited to changes to ground or surface water, movement of structures, and settlement of paths or landscaping elements.

We're here to help.

The AscentGeo Team

✉ admin@ascentgeo.com.au ☎ 9913 3179 🌐 ascentgeo.com.au

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11 December 2024

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Geotechnical Assessment

For **New Dwelling** at

139-141 Riverview Road, Avalon Beach NSW

Document Status			Approved for Issue	
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Limitations

This report has been prepared for MMIG Developments Pty Ltd c/- CM Studio in accordance with AscentGeo's fee proposal dated 29 May 2024.

The report is provided for the exclusive use of the property owner and their nominated agents for the specific development and purpose as described in the report. This report must not be used for purposes other than those outlined in the report or applied to any other projects.

The information contained within this report is considered accurate at the time of issue with regard to the current conditions on site as identified by AscentGeo and the documentation provided by others.

The report should be read in its entirety and should not be separated from its attachments or supporting notes. It should not have sections removed or included in other documents without the express approval of AscentGeo.

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Appendix E:	Northern Beaches Council – Pittwater Geotechnical Forms 1 & 1A

1 Overview

1.1 Background

This report presents the findings of a geotechnical assessment carried out at 139-141 Riverview Road, Avalon Beach (the 'Site'), by AscentGeo for a proposed new residential structure.

This geotechnical assessment has been prepared to meet Northern Beaches Council lodgement requirements for a Development Application (DA), in accordance with the requirements of the Geotechnical Risk Management Policy for Pittwater (2009), as well to assist in the structural design and the excavation and construction methodology planning.

The site is located within the H1 Geotechnical Hazard Zone (highest category) as identified within Northern Beaches Councils precinct (Geotechnical Risk Management Policy for Pittwater - 2009).

1.2 Proposed Development

The proposed development will take place on Lots 1 & 2 in DP 833902, being 139 & 141 Riverview Road, Avalon Beach as per plan by Hill & Blume, drawing no. 64900001C, issue C, dated 24 October 2023.

Details of the proposed development are outlined in a series of architectural drawings prepared by CM Studio, project number 2023-152, drawing numbers DA000, 001, 010, 020, 030, 040, 050, 060, 070, 100-107, 200-204, 220, 300-302, 310, 320 321, 410, 420, 500, 600, 601, 602, 610, 611-613, 700, 710, 900 dated 11 September 2024.

The works comprise the following:

- Demolition of the existing house and carport structures. Demolition of the shared right of carriageway. The existing boatshed, jetty and seawall is to be retained.
- Construction of new four-storey residence with internal lift. Four car garage and parking deck with car turntable. The proposed residence and internal lift will require vertical excavation of ~14m from RL22.85 to ~RL9.00. The garage level would require vertical excavation of ~4.0m from ~RL26.35 to ~RL22.40.
- Construction of a secure front gate entry portico, with lift connection to the garage level of the proposed residence. The proposed lift will require vertical excavation of ~11.55m from RL32.50 to RL22.85
- Construction of a swimming pool, spa and associated works on the downslope of the proposed residence, requiring excavation of ~2m depth from ~RL9.85.
- Construction of a new right of carriageway and crossover to Riverview Road.
- Various soft and hard landscaping detail across the site.

1.3 Relevant Instruments

This geotechnical assessment has been prepared in accordance with the following relevant guidelines and standards:

- Northern Beaches Council – Pittwater Local Environment Plan (LEP) 2014 and Pittwater Development Control Plan (DCP) 2014

- Appendix 5 (to Pittwater P21) Geotechnical Risk Management Policy for Pittwater – 2009
- Australian Geomechanics Society's 'Landslide Risk Management Guidelines' (AGS 2007)
- Australian Standard 1726–2017 Geotechnical Site Investigations
- Australian Standard 2870–2011 Residential Slabs and Footings
- Australian Standard 4678-2002 Earth Retaining Structures
- Australian Standard 1289.6.3.2–1997 Methods of Testing Soils for Engineering Purposes
- Australian Standard 3798–2007 Guidelines on Earthworks for Commercial and Residential Developments.

2 Site Description

2.1 Summary

A summary of site conditions identified at the time of our assessment is provided in Table 1.

Table 1. Summary of site conditions

Parameter	Description
Site visit – 13 June 2024	AscentGeo - Ben Morgan, Cameron Young, & Riley Turnbull.
Site address	139-141 Riverview Road, Avalon Beach – Lots 1 & 2 in DP 833902
Site area m^2 (approx.)	Lot 1: 1043m^2 (by DP) & Lot 2: 704.3m^2 (by survey) (Hill & Blume)
Existing development	Concrete right of carriageway. Two storey timber clad house and timber carport with metal roof, which will be demolished as part of the proposed works. Timber jetty, timber boatshed and sandstone stack rock sea wall are to be retained.
Slope Aspect	West
Average gradient	~25 degrees from Riverview Road to the western side of the existing house. ~35 degrees from the western side of the existing house to the water line at the western boundary.
Vegetation	The site is densely vegetated around the existing structures with small, medium and large trees and shrubs.
Retaining structures	No engineer designed retaining structures were present. Various sandstone block and stack rock walls across the site will be demolished as part of the proposed works.

Neighbouring environment	Residentially developed to the north and south. Riverview Road to the east. Pittwater waterway to the west.

Figure 1. Site location – 139 - 141 Riverview Road, Avalon Beach NSW (© SIX Maps NSW Gov)

2.2 Site Description

The subject site is situated in a residential area, has an irregular shape and comprises two lots (139 & 141 Riverview Road), occupying a total area of 1747.3 m^2, as per the survey and DP measurements. The site is on the low (western) side of Riverview Road within a steeply west dipping topography that falls across the site and rises above the site at similar gradients to the crest of the hill near Trappers Way, to the east of the site. The elevation of the site ranges from ~RL33.94 towards the north-eastern boundary to ~RL1.95 at the boatshed in the south-western corner of the site.

The eastern portion of the site contains a steeply inclined curved right of carriageway which is shared with the adjacent properties to the north. The existing house on the site is a two-storey clad residence with a suspended timber framed parking area and carport. A timber staircase leads from the southern side of the house and carport to the Pittwater waterfront and a timber boatshed, timber jetty and sandstone stack rock seawall. The site is densely vegetated around the structures, with abundant small to medium sized shrubs and numerous mature trees present. A site plan is included in Appendix A.

Sandstone bedrock is outcropping at the eastern side of the existing house, and eastern side of the existing carport. Outcropping sandstone is visible on the adjoining properties to both north and south of the subject site and this is inferred to represent a band of low-high strength sandstone that runs through the site, within the wider low strength sandstone and shale dominated profile. Shale bedrock is outcropping in a limited area at the eastern side of the boatshed where it is highly weathered, thinly interbedded and inferred to be very low strength. Sandstone is also outcropping under the sea wall at the western boundary. There are numerous sandstone boulders present across the site that sit on the slope and are embedded within the soil profile. A site plan mapping the locations of outcropping bedrock and of large sandstone boulders is included in Appendix A.

The structures on the adjoining properties to the north include a two-storey brick and clad house (143 Riverview Road) and a single level clad boathouse (145 Riverview Road). The structures on the adjoining properties to the north appear to be in generally poor condition. The structure on the adjoining property to the south (137 Riverview Road) is a three-storey residence that appears to be in good condition. Comments on the condition of the structures on the adjoining sites is based on limited visual inspection from within the subject site only.

The photos presented in Appendix B show the general conditions of the site on the day of the site visit conducted by AscentGeo.

2.3 Geology and Geological Interpretation

The Sydney 1:100,000 Geological Sheet 9130 (NSW Dept. Mineral Resources, 1983) indicates that the site is underlain by the Newport Formation of the upper Narrabeen Group (Rnn). The Newport formation geology is typically comprised of interbedded laminite, shale and quartz, to lithic quartz sandstones.

There are numerous sandstone boulders across the site, and it is likely that these boulders have been transported downslope over long periods of time, as the low strength geology of the Newport Formation erodes and undermines higher strength sandstone portions within unit and the capping Hawkesbury Sandstone unit that is mapped as present to the east of Trappers Way above the site.

The soil profile consists of shallow uncontrolled silty fill and silty topsoil (O & A Horizons), silty sand/clay (B Horizon) and low strength shale and sandstone bedrock with a significant sandstone band (C Horizon). Based on our observations and the results of testing on site, we would expect depth to bedrock to be highly variable across the site, from outcropping at the surface to up to 5m deep.

Note: The local geology is comprised predominantly of low strength, interbedded sandstone and shale bedrock. The sandstone and shale bedrock is often found in benched terraces, subsequently ground conditions on site may alter significantly across short distances. This variability should be anticipated and accounted for in the design and construction of any new foundations.

2.3 Fieldwork & Testing

A site visit and investigation was undertaken on 13 June 2024, which included a geotechnically focused visual assessment of the property and its surrounds; geotechnical mapping; photographic documenting; and a limited subsurface investigation including mechanical boreholes and dynamic cone penetrometer (DCP) testing. Rock strength analysis of the recovered core samples was obtained by laboratory point load testing.

Borehole Testing

Two boreholes (BH1 & BH2) tests were drilled at the approximate locations shown on the site plan (Appendix A) to visually identify the subsurface material and obtain core logs. Boreholes were drilled with a track mounted Comacchio GEO205 drilling rig. Engineering logs of the boreholes are presented in Appendix C. BH1 was taken to 15.62m depth from ~RL 22.17, BH 2 was taken to 9.51m depth from ~RL 21.24. Photos of the core samples are presented in Appendix B.

Point Load Index Testing

Axial point load strength index testing ($Is_{(50)}$) was carried out on thirty two (32) sections of rock core. Results ranged from 0.29 Mpa to 1.9 Mpa which correspond to low strength rock to high strength rock, respectively. The $Is_{(50)}$ results are shown on the Point Load Strength Index Report in Appendix C.

Dynamic Cone Penetrometer (DCP) Testing

Ten (10) DCP tests were carried out to assess the in situ relative density of the shallow soils and the depth to weathered rock. These tests were carried out in accordance with the Australian Standard for ground testing: AS 1289.6.3.2–1997 'Methods of testing soils for engineering purposes'. Test locations were constrained by existing structures, sandstone boulders and the presence of utilities.

The location of these tests is shown on the site plan provided in Appendix A and a summary of the test results is presented below in Table 2, with the full details presented in the engineering logs in Appendix C.

Table 2. Summary of DCP test results

Test	Summary
DCP 1	Refusal @ 1.3m Double bouncing on bedrock or embedded boulder.
DCP 2	Refusal @ 0.3m Double bouncing on bedrock or embedded boulder.
DCP 3	Refusal @ 0.2m Double bouncing on bedrock or embedded boulder.
DCP 4	Refusal @ 0.3m Double bouncing on bedrock or embedded boulder
DCP 5	Practical refusal @ 1.4m Dull thudding and no further progress in inferred low strength bedrock.
DCP 6	Refusal @ 0.3m Double bouncing on bedrock or embedded boulder.
DCP 7	Refusal @ 0.6m Double bouncing on bedrock or embedded boulder.
DCP 8	Practical refusal @ 1.7m Dull thudding and no further progress in inferred low strength bedrock.
DCP 9	Practical refusal @ 1.6m Dull thudding and no further progress in inferred low strength bedrock.
DCP 10	Refusal @ 0.6m Double bouncing likely on embedded boulder.

Preliminary Acid Sulfate Soils Assessment

Acid sulfate soils is the common name given to naturally occurring soil and sediment containing iron sulfides. When these natural occurring sulfides are disturbed and exposed to air, oxidation occurs, and sulfuric acid is ultimately produced. For every tonne of sulfidic material that completely oxidises, 1.6 tonnes of pure sulfuric acid are produced. This sulfuric acid can drain into waterways and cause severe short- and long-term socioeconomic and environmental impacts.

With reference to the Northern Beaches Council (PLEP) Acid Sulfate Soils Map, the Site is classified as "Class 1 & Class 5" (**Figure 2**).

The soil materials in the area of the proposed work lack the organic material require and were not subject to the reducing environment necessary to permit the formation of Acid Sulfate Soils. Based on the location of the proposed works and the results of this preliminary assessment, the site and the proposed works present a low risk of the presence of Acid Sulfate soils and the potential for generation of Acid Sulfate Soil conditions during the proposed works was regarded as negligible.

No further field or laboratory testing nor the preparation of an Acid Sulfate Soil Management Plan is considered necessary.

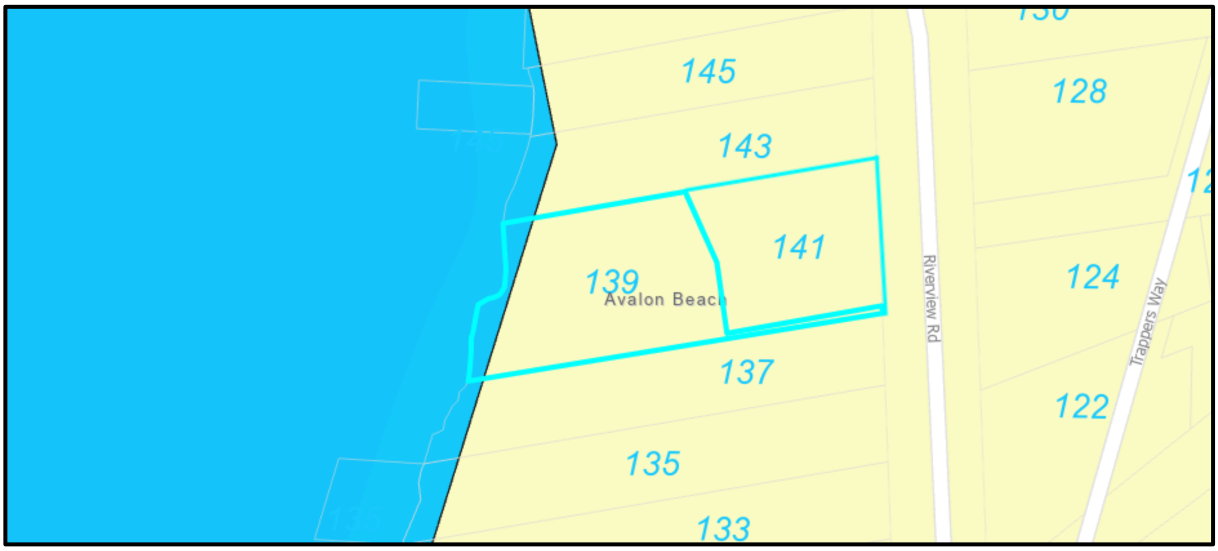

Figure 2. Pittwater Acid Sulfate Soils Map (NBC Maps): 139-141 Riverview Road, Avalon Beach NSW

LEGEND
Pittwater Acid Sulfate Soils Map
🟦 Class 1
🟥 Class 2
🟪 Class 3
🟪 Class 4
🟨 Class 5

Note: The equipment chosen to undertake ground investigations provides the most cost-effective method for understanding the subsurface conditions given site access constraints. Our interpretation of the subsurface conditions is limited to the results of testing undertaken and the known geology in the area. While care is taken to identify the subsurface conditions on site, variation between the interpreted model presented herein and the actual conditions on site may occur. Should actual ground conditions vary from those anticipated, we recommend that the geotechnical consultant at AscentGeo be informed as soon as possible to advise if modifications to our recommendations are required.

3 Geotechnical Assessment

3.1 Geological Model

Based on the results of our site assessment, ground testing and geological mapping, the subsurface conditions encountered on site in the location of BH1 & BH2 may be summarised as follows in Table 3.

Table 3. Interpreted geological model

Unit	Material	Depth to top of layer (m)	Depth to base of layer (m)	Comments
1	**Topsoil / Fill**	Surface	0.2 - 0.5	Silty topsoil and fill material. Unit 1 is inferred to be uncontrolled and poorly compacted. Numerous sandstone boulder of various sizes (small to large) are present on the surface and embedded in the soil profile across the site.
2	**Silty Sand & Clay**	0.2 - 0.5	0.8 – 1.5	Low-medium plasticity silty-sandy clay and silty sand. Unit 2 is interpreted to represent a thin residual layer.
3	**Sandstone**	0.8 – 1.5	10m + Decreasing in thickness downslope towards the transition with Unit 4	Generally low strength sandstone (Class IV-V), with a band of medium strength sandstone (Class IV-III) expected to be encountered between ~RL 22 - ~RL 11 (based on the BH1 & BH2 boreholes) of the current surface levels before transitioning into lower strength shale (Unit 4)
4	**Shale**	~11	N/A	Generally, highly weathered, very low-low strength (Class V–IV*) interbedded shale and sandstone, expected to be encountered from ~RL 11

* Pells, PJN, Mostyn, G & Walker, F, 1998 (Dec). 'Foundations on sandstone and shale in the Sydney region'. *Australian Geomechanics Journal,* vol. 33, no. 3, pp. 17–29.

3.2 Site Classification

Due to the steep landslip prone slope, and the presence soils subject to erosion and of large, sandstone boulders, the Site is classified as **"P"** in accordance with AS 2870–2011, however provided the recommendations provided in Table 6 of this report are adopted and the footings bear in the underlying sandstone and shale bedrock, the site may be reclassified as "A".

Table 4. Site classification table for residential slabs and footings (AS2870-2011)

Site Classification	Soil description	Expected range of movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	
S	Slight reactive clay sites, which may experience only slight ground movement from moisture changes.	0–20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20–40mm

Site Classification	Soil description	Expected range of movement
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40–60mm
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60–75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm
P	May consist of any of the above soil types, but in combination with site conditions produce undesirable foundations. P sites may also include fill, soft soils, mine subsidence, collapsing soils, prior or potential landslip, soils subject to erosion, reactive sites subject to abnormal moisture conditions, or sites which cannot be classified otherwise.	

3.3 Groundwater

No groundwater was encountered during testing at the time of our inspection. Whilst dedicated groundwater monitoring was not within the scope of this assessment, due to the site elevation and position of the site relative to the slope and the underlying geology, only the extreme western portion of the site is expected to be influenced by tidal and groundwater fluctuations. The groundwater regime is not expected to be significantly affected by the proposed works and it is considered unnecessary to undertake preconstruction or construction stage groundwater monitoring.

Groundwater seepage during and after periods of inclement weather should be anticipated through permeable soil layers, close to the interface with weathered rock and from joints and discontinuities deeper in the weathered rock. Appropriate ground support measures should be utilised in soils overlying rock to manage any localised groundwater inflows and prevent ground loss due to saturated/fluidised sands.

There is a potential for natural intermittent perched groundwater to develop above shallow bedrock and/or above any other low permeability impervious horizons, such as clays in overlying soils or siltstone/shale/sandstone bands in rock.

3.4 Surface Water

Overland or surface flows entering the site from the adjoining areas were not identified at the time of our inspection; however, normal overland runoff not captured by the curb and gutter system at Riverview Road above the site could enter the site from during heavy or extended rainfall.

3.5 Slope Instability

A landslide hazard assessment of the existing slope has been undertaken in general accordance with Australian Geomechanics Society's 'Practice Note Guidelines for Landslide Risk Management', published in March 2007.

- No evidence of significant soil creep, tension cracks or landslip instability were identified across the site or on adjacent properties as viewed from the subject site at the time of our inspection.
- There are heavily weathered sandstone boulders and semi to fully detached joint blocks at various locations in the slope at the rear existing house. The sandstone boulders may have been originally mobilised by a large-scale historical (>100 years) rockfall/landslip event originating from sandstone bands within the unit and from the Hawkesbury Sandstone unit above the site.
- Based on reference to the plan entitled “Geotechnical Hazard Mapping” (Ref. P21DCP-BC-MDCP2002, dated 2007) prepared by GHD LONGMAC on behalf of Northern Beaches Council (Pittwater), the site is mapped in a **Geotechnical Hazard H1** zone.

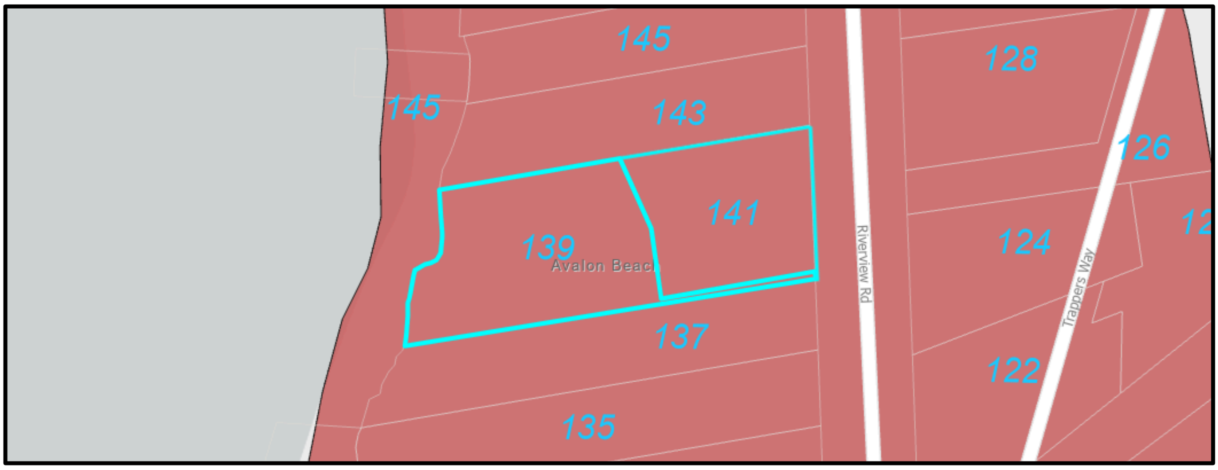

Figure 3. PLEP Geotechnical Hazard Map – 139 - 141 Riverview Road, Avalon Beach NSW **© NBC Maps**

LEGEND
Pittwater Geotechnical Hazard Map
🟥 Geotechnical Hazard H1
🟨 Geotechnical Hazard H2

3.6 Geotechnical Hazards and Risk Analysis

No significant geotechnical hazards were identified above, beside or below the subject site, including but not limited to the immediately adjoining residential properties, and the Riverview Road reserve.

There are several sandstone floaters on the slope and embedded in the soil profile across the site that may be destabilised during demolition and excavation works.

The scope of the proposed excavations on site, and the local geology make this site susceptible to instability during the proposed construction works. Implementation of a specific excavation methodology and careful control of all site works will be required, particularly during demolition, excavations and the installation of the required retention systems to maintain the stability of the site, and adjacent land.

Based on observation made during our site assessment the following geological/geotechnical hazards have been identified in relation to the proposed works:

- **Hazard One:** The potential mobilisation of detached sandstone boulders on site.
- **Hazard Two:** Landslip / failure of fill / soils from proposed excavation works
- **Hazard Three:** Rock topple / rock slide from defects, joints or weak rock from proposed excavation works.

Table 5. Risk analysis summary

HAZARDS	HAZARD ONE	HAZARD TWO	
TYPE	The potential mobilisation of detached sandstone boulders on site	Landslip / failure of fill / soils from proposed excavation works	Rock topple / rock slide from defects, joints or weak rock from proposed excavation works.
LIKELIHOOD	‘Possible’ (10^{-3})	‘Possible’ (10^{-3})	‘Possible’ (10^{-3})
CONSEQUENCES TO PROPERTY	‘Medium’ (15%)	‘Medium’ (15%)	‘Medium’ (15%)
RISK TO PROPERTY	‘Moderate’ (2×10^{-3})	‘Moderate’ (2×10^{-3})	‘Moderate’ (2×10^{-3})
RISK TO LIFE	5.5×10^{-6}/annum	2.6×10^{-5}/annum	1.6×10^{-5}/annum
COMMENTS	Following implementation of the recommendations outlined in Section 3.7, the above risk levels would reduce to ‘**Acceptable**’ levels within the site.	Following implementation of the recommendations outlined in Section 3.7, the above risk levels would reduce to ‘**Acceptable**’ levels within the site.	Following implementation of the recommendations outlined in Section 3.7, the above risk levels would reduce to ‘**Acceptable**’ levels within the site.

3.7 Conclusion and Recommendations

The proposed development is considered to be suitable for the site. The existing conditions and proposed development are considered to constitute an ‘**ACCEPTABLE**’ risk to life and a ‘**LOW**’ risk to property ***provided that the recommendations outlined in Table 6 are adhered to during design and construction.***

Table 6. Geotechnical recommendations

Recommendation	Description
General	It is strongly recommended that a builder and excavation contractor with demonstrable experience in this type of project be engaged to undertake the proposed works. Specifically, contractors familiar with sensitive excavation and vibration management. and experienced working in the steep terrain and complex geology of the upper peninsula. We recommend that a site meeting be scheduled between the principal contractor, the excavator operator, and AscentGeo to discuss types of suitable plant, excavation and construction methodology, shoring systems, and necessary construction hold points for inspections.

Recommendation	Description
Dilapidation Reporting	We recommend that detailed dilapidation reporting, undertaken by others (typically by a structural engineer or licenced building inspector), be prepared for all adjacent structures, infrastructure, and pavements before any demolition, installation of shoring systems or excavations commence on site. The aim of the dilapidation surveys is to establish a detailed condition report prior to commencement of works to allow an accurate assessment of claims of damage resulting from construction related activities.
Soil Excavation	Soil excavation will be required as part of the initial excavations to accommodate the proposed structures to be constructed. It is anticipated that these excavations will encounter shallow uncontrolled fill and silty topsoil, silty-sandy clay, and weathered bedrock, with large, detached sandstone boulders/joint blocks in the upper soil profile. The excavation of soil, clay and extremely weathered rock should be possible with the use of bucket excavators and rippers, or for piered footings, traditional auger attachments. For shallow soil excavations, provided the residual soil is battered back to a minimum of 45 degrees and covered, they should remain stable without support for a short period until permanent support is in place. Where batters are impractical, and for soil excavations >1m, excavations are to be supported by engineer designed shoring systems to be installed prior to and as part of a staged top-down excavation. See Excavation Support recommendation below for further detail. Permanent batters are not considered appropriate for this site.
Rock Excavation	All excavation recommendations as outlined below should be read in conjunction with Safe Work Australia's *Code of Practice: Excavation Work*, published in October 2018. It is essential that any excavation through rock that cannot be readily achieved with a bucket excavator or ripper should be carried out initially using a rock saw to minimise the vibration impact and disturbance on the adjoining properties, existing structures and any previously installed supporting systems. Any rock breaking must be carried out only after the rock has been sawed, and in short bursts (2–5 seconds), to prevent the vibration amplifying. The break in the rock from the saw must be between the rock to be broken and the closest adjoining structure. All excavated material is to be removed from the site in accordance with current Office of Environment and Heritage (OEH) regulations.
Vibrations	The Australian Standard AS2670.1–2001 'Evaluation of human exposure to whole-body vibration General requirements. Part 1: General requirements,

Recommendation	Description
	suggests a daytime limit of 5mm/s component PPV for human comfort is acceptable. In general, vibration criteria for human disturbance are more stringent than vibration criteria for effects on building contents and building structural damage. Hence, compliance with the more stringent limits dictated for human exposure, would ensure that compliance is also achieved for the other two categories. Furthermore, it is noted that this approach satisfies the requirements of Appendix J of AS2187.2–2006 'Explosives – storage and use', which also limits PPV to 5mm/s for residential settings. As such, we would suggest that the recommendations for method and/or equipment presented in the table below be adopted to maintain an allowable vibration limit of 5mm/s PPV.

	Maximum Peak Particle Velocity 5mm/sec	
Distance from adjoining structure (m)	**Equipment**	**Operating Limit (% of Maximum Capacity)**
1.5 – 2.5	Hand operated jackhammer only	100
2.5 – 5.0	300kg rock hammer	50
5.0 – 10.0	300kg rock hammer or 600kg rock hammer	100 (300kg) or 50 (600kg)

Recommendation	Description
	It may be necessary to move to smaller rock hammers or to rotary grinders or rock saws if vibrations limits cannot be met. (Manufactures of the plant should be contacted for information regarding peak vibration output.) The propagation of vibrations can be mitigated by pulsing the use of rock hammers, i.e., short bursts, utilising line sawing along boundaries. **It is essential that at all times excavation equipment must be operated by experienced personnel, according to the manufacturer's instructions and in a manner consistent with minimising vibration effects.**
Excavation Support	The proposed residence and internal lift will require vertical excavation of ~13.85m from RL22.85 to RL9.0. The garage level of the proposed residence would require vertical excavation of ~3.95m from RL26.35 to RL22.40. The proposed entry portico relift will require vertical excavation of ~9.65m from RL32.50 to RL22.85 Construction of a swimming pool and associated works on the downslope of the proposed residence will require excavation of ~2m depth from ~RL9.85.

<table>
<tr><th>Recommendation</th><th>Description</th></tr>
<tr><td></td><td>Due to the gradient and composition of the site, all excavations >1.0m are to be supported by temporary and/or permanent supporting systems prior to and as part of staged and controlled top-down excavations.
The specifics of the retention systems are to be detailed by the structural engineer. We suggest that an anchored, spaced soldier pile retaining wall with reinforced shotcrete infill panels and appropriate drainage (vertical strip drains or similar) installed as part of a staged, top-down excavation may be considered an appropriate retention solution for this project. Internal bracing may also be required to limit deflection in shoring structures temporarily until the proposed structures can be constructed.
Vertical or sub-vertical excavation through the medium strength band of bedrock (generally expected to be encountered between ~RL 22 - ~RL 11) may be capable of standing unsupported until permanent supporting structures are installed, subject to regular inspection by AscentGeo as the excavations progress. Inspection of cut faces at hold points not exceeding 1.5m drops by AscentGeo should be carried out to ensure no significant geological defects such as clay seems, joints or fractures are present in the rock, and to advise if any additional supporting measures such as rock bolts or underpinning are required.
Sandstone boulders/floaters will be encountered on and within the slope. It may be necessary to remove, stabilize or underpin floaters encountered in cut batters or within the zone of influence for excavations or future permanent retaining structures.</td></tr>
<tr><td>Retaining Structures</td><td>Retention systems should be designed by a qualified structural engineer in accordance with Australian Standard AS 4678 using the following geotechnical parameters:
<table>
<tr><th colspan="3"></th><th colspan="3">Earth Pressure Coefficients</th></tr>
<tr><th>(Unit) Material</th><th>Bulk Unit Weight (kN/m^3)</th><th>Friction Angle (°)</th><th>Active K_a</th><th>At Rest K_0</th><th>Passive K_p</th></tr>
<tr><td>(Unit 1) Fill / Topsoil</td><td>18</td><td>29</td><td>0.35</td><td>0.52</td><td>n/a</td></tr>
<tr><td>(Unit 2) Silty Clay</td><td>20</td><td>30</td><td>0.28</td><td>0.50</td><td>n/a</td></tr>
<tr><td>(Unit 3) Low- Medium strength sandstone</td><td>23</td><td>35</td><td>0.25</td><td>0.40</td><td>4.0</td></tr>
<tr><td>(Unit 4) Low strength shale</td><td>22</td><td>26</td><td>0.30</td><td>0.45</td><td>2.0</td></tr>
</table></td></tr>
</table>

Recommendation	Description
	Retention systems should be designed to prevent hydrostatic pressure from developing behind the wall. As such, retaining walls to be constructed as part of the site works are to incorporate back wall subsoil drainage pipes, and are to be backfilled with suitable free-draining materials wrapped in a non-woven geotextile fabric (i.e. Bidim A34 or similar) to prevent the clogging of the drainage with fine-grained sediment. Design of appropriate retention systems should consider potential surcharges from sloping land above the walls, soil creep, adjacent structures and footings, and construction related activities such as compaction of fill, traffic of vehicles and construction plant. Where required, rock bolts anchored within bedrock of at least low strength may be designed for an allowable bond strength of 150kPa. Minimum bond and free lengths should be set at 3m, with the bond length entirely outside the 45° zone of influence from the base of the excavation. Rock bolt drill holes must be methodically flushed clean prior to bolt installation, this may require repeated flushing. All anchors must be proof loaded to no less than 125% of the design load before locking off the bolt. All anchors should be installed by insured and experienced specialist contractors on a design and construct basis. Detail and certification of bolt installation must be provided by the specialist contractor. Permission from adjoining property owners must be sought where anchors are required to extend below property boundaries.
Footings	It is essential that all footings are founded on bedrock of at least low strength. For fully cleaned footings socketed no less than 500mm into low strength bedrock, a design allowable bearing pressure of **800 kPa** may be adopted. Higher allowable bearing capacities may be achievable in the medium strength sandstone band, subject to inspection and certification of excavated footings by AscentGeo. Where required, pier footings should be of sufficient diameter to enable effective base cleaning to be carried out during construction. Small diameter piers that cannot be cleaned should be designed for shaft friction, resulting in a longer rock socket. To mitigate the risk of differential settlement, it is essential that all footings are founded on competent bedrock of similar consistency, free of obvious defects or undercut by natural overhangs. This may require excavation through or removal of sandstone floaters or the relocation of planned footings.

Recommendation	Description
	It is essential that the foundation materials of all footing excavations be inspected and approved by AscentGeo before steel reinforcement and concrete is placed. This inspection should be scheduled while excavation plant and operators are still on site, and before steel reinforcement has been fixed or the concrete booked.
Fills	Any fill that may be required is to comprise local sand, clay, and weathered rock. Existing organic topsoil is to be cleared in preparation for the introduction of fill. Any new fill material is to be placed in layers not more than 250mm thick and compacted to not less than 95% of Standard Optimum Dry Density at plus or minus 2% of Standard Optimum Moisture Content. If supporting pavements or slabs, any new fill must be compacted to not less than 98% of Standard Optimum Dry Density at plus or minus 2% of Standard Optimum Moisture Content for the uppermost 300mm. All new fill placement is to be carried out in accordance with AS 3798–2007 'Guidelines on earthworks for commercial and residential developments.' Fill should not be placed on the site outside of the lateral extent of new engineered retaining walls. The retaining walls should be in place prior to the placement of new fill, with suitable permanent and effective drainage of backfill.
Sediment and Erosion Control	Appropriate design and construction methods shall be required during site works to minimise erosion and provide sediment control. In particular, siltation fencing and barriers will be required and are to be designed by others. Uncontrolled stockpiling of soil on sloping portions of the site is not considered appropriate, however stockpiling of soil and excavated material may be possible on levelled portions of the site. The management of excavated materials is the responsibility of the principal contractor.
Stormwater Disposal	The effective management of ground and surface water on site may be the most important factor in the long-term performance of built structures, and the stability of the block more generally. It is essential that gutters, downpipes, drains, pipes and connections are appropriately sized, functioning effectively, and discharging appropriately via non-erosive discharge. All stormwater collected from hard surfaces is to be collected and piped directly to Pittwater through any storage tanks or on-site detention that may be required by the regulating authorities, and in accordance with all relevant

Recommendation	Description
	Australian Standards and the detailed stormwater management plan by others. Saturation of soils is one of the key triggers for many landslide events and a significant factor in destabilisation of structures over time. As such, the review and design of stormwater systems must consider climate change and the increased potential for periods of concentrated heavy rainfall.
Inspections	We recommend that a site visit be organised with the principal contractor and excavation contractor to discuss staging, construction methodology and hold points prior to commencement of works. Excavation hold points will be required at drops not exceeding 1.5m to visually inspect excavation faces and retention systems and to determine if additional supporting measures are required. It is essential that the foundation materials of all footing excavations be visually assessed and approved by AscentGeo before steel reinforcement and concrete is placed. **Failure to engage AscentGeo for the required hold point/excavation/ foundation material inspections will negate our ability to provide final geotechnical sign off or certification.**
Conditions Relating to Design and Construction Monitoring	To comply with Northern Beaches Council conditions and enable the completion of Forms 2B and 3, as required by Council's Geotechnical Risk Management Policy, it may be necessary at the following stages for Ascent to: ● Review the geotechnical content of all structural engineer designs prior to the issue of Construction Certificate – **Form 2B** ● Complete the abovementioned excavation hold point and foundation material inspections during construction to ensure compliance to design with respect to stability and geotechnical design parameters ● By Occupation Certificate stage (project completion), AscentGeo must have inspected and certified excavation/foundation materials. A final site inspection will be required at this stage before the issue of the **Form 3**.

Should you have any queries regarding this report, please do not hesitate to contact the author of this report, undersigned.

For and on behalf of **AscentGeo,**

C.young

Cameron Young BEnvSci Geol MAIG
Engineering Geologist

Reviewed by

Ben Morgan BScGeol MAIG RPGeo
Managing Director | Engineering Geologist

REGISTERED PROFESSIONAL GEOSCIENTIST
AUSTRALIAN INSTITUTE OF GEOSCIENTISTS
BENJAMIN J. MORGAN
RPGeo No: 10269

4 References

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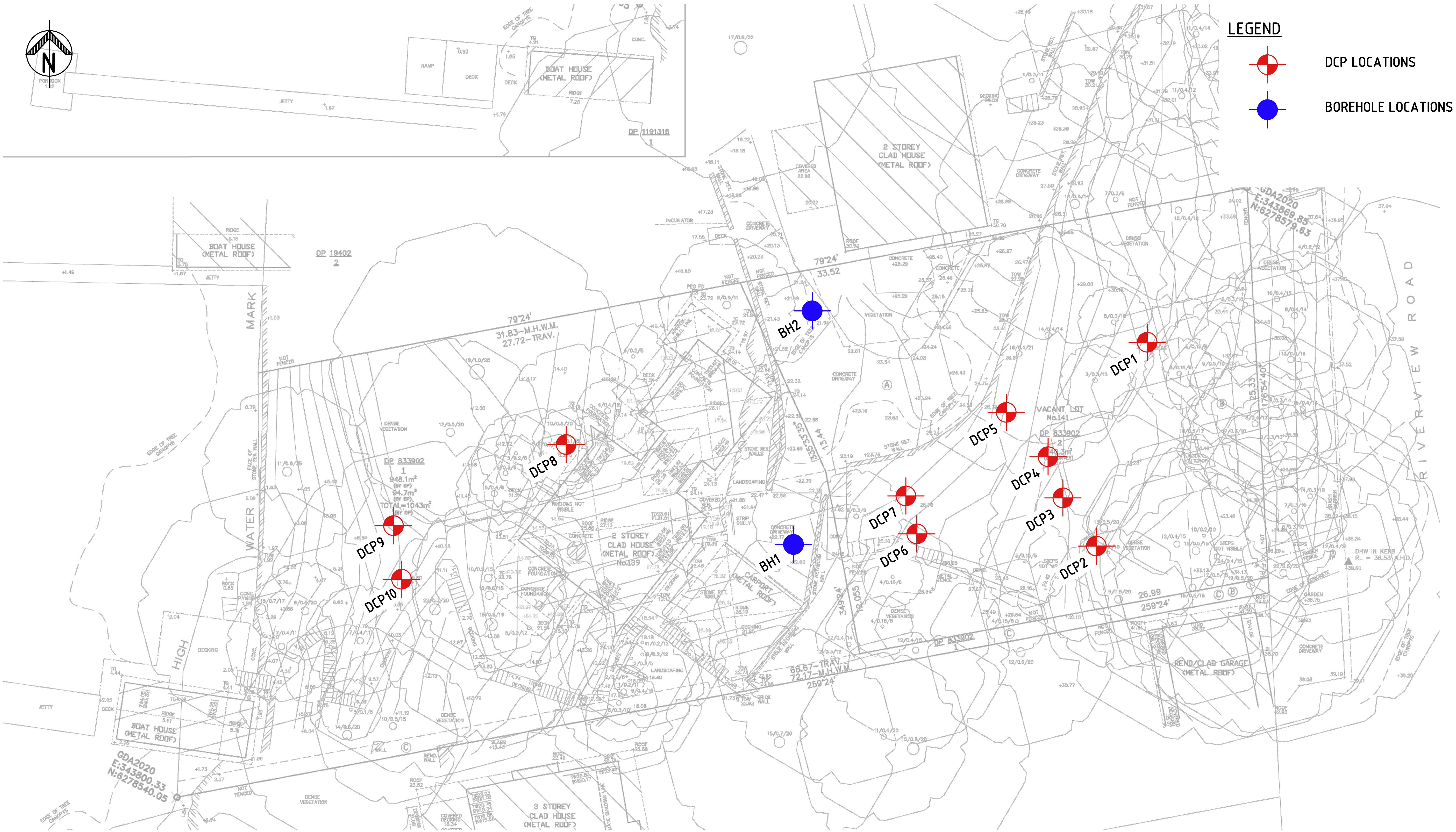
Appendix A

Site plans



SITE PLAN/GROUND TEST LOCATIONS

SCALE NTS

REV	DATE	REVISION DESCRIPTION	REV BY	CHCKD
A	10.12.24	PRELIMINARY ISSUE	VT	BM

ASCENTGEO
GEOTECHNICAL CONSULTING

ABN: 71 621 428 402
www.ascentgeo.com.au

(02) 9913 3179
admin@ascentgeo.com.au

1457 Pittwater Road
North Narrabeen NSW 2101

CLIENT:
MMIG DEVELOPMENTS PTY LTD

SITE PLAN/GROUND TEST LOCATIONS
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 10/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: SITE PLAN
DRAWING NO: AG 24222- S1

OUTCROPPING BEDROCK & BOULDER MAP

SCALE NTS

REV	DATE	REVISION DESCRIPTION	REV BY	CHCKD
A	10.12.24	PRELIMINARY ISSUE	VT	BM

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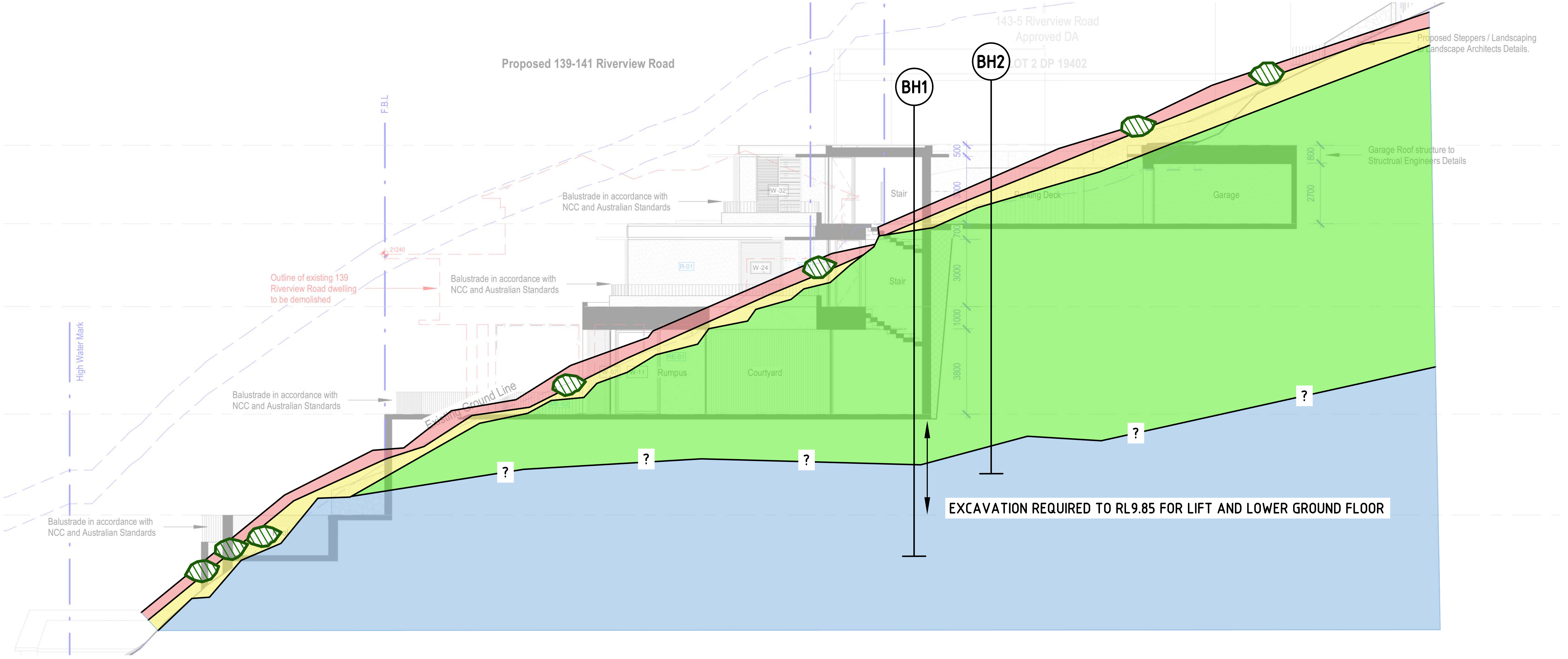
SITE PLAN/GROUND TEST LOCATIONS
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 10/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: SITE PLAN 2
DRAWING NO: AG 24222- S2



INFERRED GEOLOGICAL SECTION

SCALE NTS

INTERPRETED SUBSURFACE SECTION ONLY.
ACTUAL GROUND CONDITIONS MAY VARY.

LEGEND

🟥	UNCONTROLLED FILL / SILTY TOPSOIL
🟨	SILTY CLAY
🟩	SANDSTONE OF THE NEWPORT FORMATION BEDROCK
🟦	SHALE OF THE NEWPORT FORMATION BEDROCK
▨	SANDSTONE BOULDERS

REV	DATE	REVISION DESCRIPTION	REV BY	CHCKD
A	10.12.24	PRELIMINARY ISSUE	VT	BM

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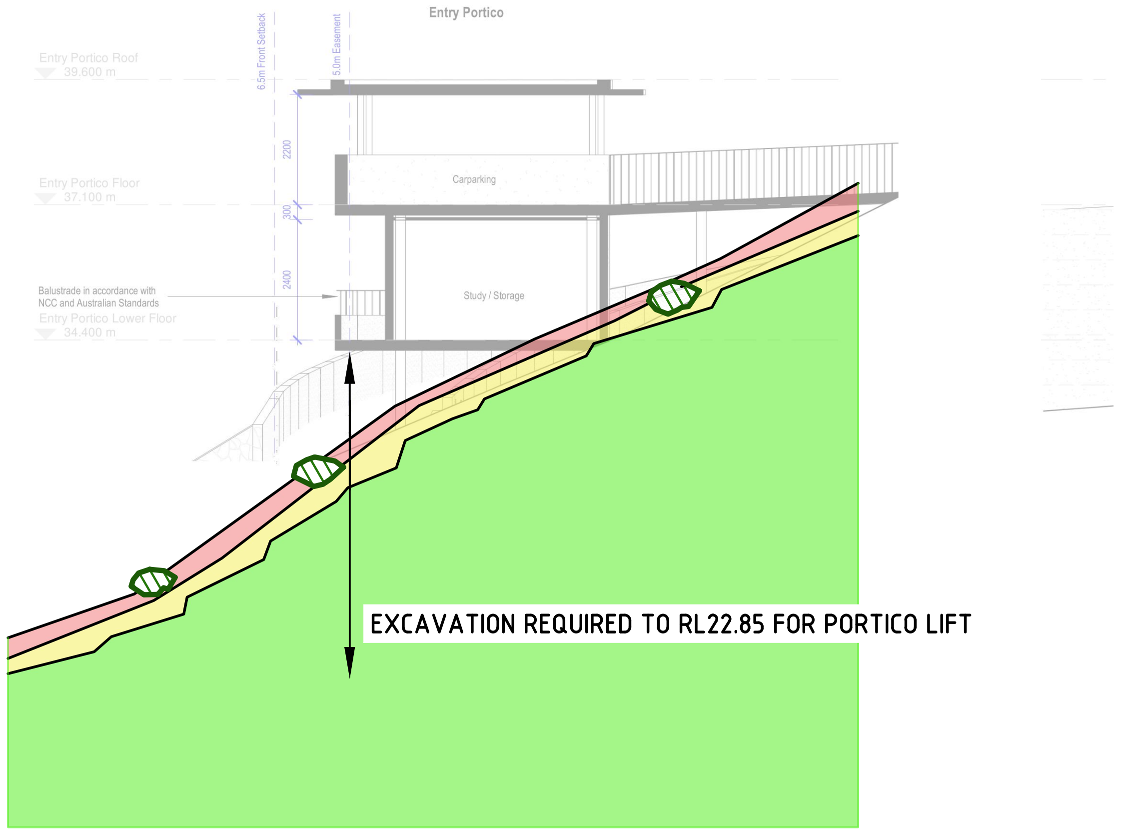
North Narrabeen NSW 2101

CLIENT:
MMIG DEVELOPMENTS PTY LTD

INFERRED GEOLOGICAL SECTION
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 10/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: SECTION
DRAWING NO: AG 24222- S3



INTERPRETED SUBSURFACE SECTION ONLY.
ACTUAL GROUND CONDITIONS MAY VARY.

LEGEND

- 🟥 UNCONTROLLED FILL / SILTY TOPSOIL
- 🟨 SILTY CLAY
- 🟩 SANDSTONE OF THE NEWPORT FORMATION BEDROCK
- 🟦 SHALE OF THE NEWPORT FORMATION BEDROCK
- ▨ SANDSTONE BOULDERS

INFERRED GEOLOGICAL SECTION

SCALE NTS

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A	10.12.24	PRELIMINARY ISSUE	VT	BM

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INFERRED GEOLOGICAL SECTION
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 10/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: SECTION 2
DRAWING NO: AG 24222- S4

Appendix B

Site photos

<table>
<tr>
<td>

Photo 1: Site frontage at Riverview Road</td>
<td>

Photo 2: Residence frontage and carport</td>
</tr>
<tr>
<td>

Photo 3: Wall structures at residence frontage and outcropping sandstone bedrock</td>
<td>

Photo 4: Slope under residence rear</td>
</tr>
<tr>
<td>

Photo 3: Example of sandstone boulders on the slope, to the west of the existing residence</td>
<td>

Photo 4: Looking east at the subject site from the jetty and boatshed at the western boundary</td>
</tr>
</table>

 **Photo 1:** Bore Hole 1 core sample	 **Photo 2:** Bore Hole 2 core sample

Appendix C

Bore Logs | DCP Test Results | Point Load Test Results

ASCENTGEO

Ascent Geo

1457 Pittwater Road, North Narrabeen 2101

Phone: (02) 9913 3179

Geotechnical Log - Borehole

BH01

Easting	**: 0.00**	**Location**	**: 139 - 141 Riverview Road, Avalon Beach**	**Job Number**	**: AG 24222**
Northing	**: 0.00**	**Logged By**	**: RT**	**Client**	**: MMIG Developments Pty Ltd**
Total Depth	**: 15.62 m**	**Date**	**: 13/06/2024**	**Project**	**: Riverview House II**

Depth (m)	Water	Drilling Method	Testing	Graphic Log	Material Description	Classification Code	Consistency	Moisture
					Concrete Hardstand Driveway	CCT		
					Rock SANDSTONE: slightly to fresh weathered, medium strength, mottled pale grey, pale brown, red brown, fine grained, bedding fabric, indistinct.	SST	MS	
					For continuation go to next page			

METHOD

EX	Excavator bucket
R	Ripper
HA	Hand auger
PT	Push tube
SON	Sonic drilling
AH	Air hammer
PS	Percussion sampler
AS	Short spiral auger
AD/V	Solid flight auger:V-Bit
AD/T	Solid flight auger:TC-Bit
HFA	Hollow flight auger
WB	Washbore drilling
RR	Rock roller

PENETRATION

VE	Very Easy(No Resistance)
E	Easy
F	Firm
H	Hard
VH	Very Hard(Refusal)

WATER

▽	Water Level on Date
►	Water inflow
◄	Water outflow

FIELD TESTS

SPT	- Standard Penetration Test
PP	- Hand/Pocket Penetrometer
DCP	- Dynamic Cone Penetrometer
PSP	- Perth Sand Penetrometer
MC	- Moisture Content
PBT	- Plate Bearing Test
IMP	- Borehole Impression Test
PID	- Photo Ionisation Detector
VS	- Vane Shear; P=Peak, R=residual (unconnected kPa)

SAMPLES

B	- Bulk disturbed sample
D	- Disturbed sample
ES	- Environmental sample
U	- Thin wall tube "undisturbed"

MOISTURE

D	- Dry
M	- Moist
W	- Wet
PL	- plastic limit
LL	- liquid limit
W	- Moisture content

SOIL CONSISTENCY

VS	- Very soft
S	- Soft
F	- Firm
St	- Stiff
VSt	- Very stiff
H	- Hard

RELATIVE DENSITY

VL	- Very loose
L	- Loose
MD	- Medium dense
D	- Dense
VD	- Very dense

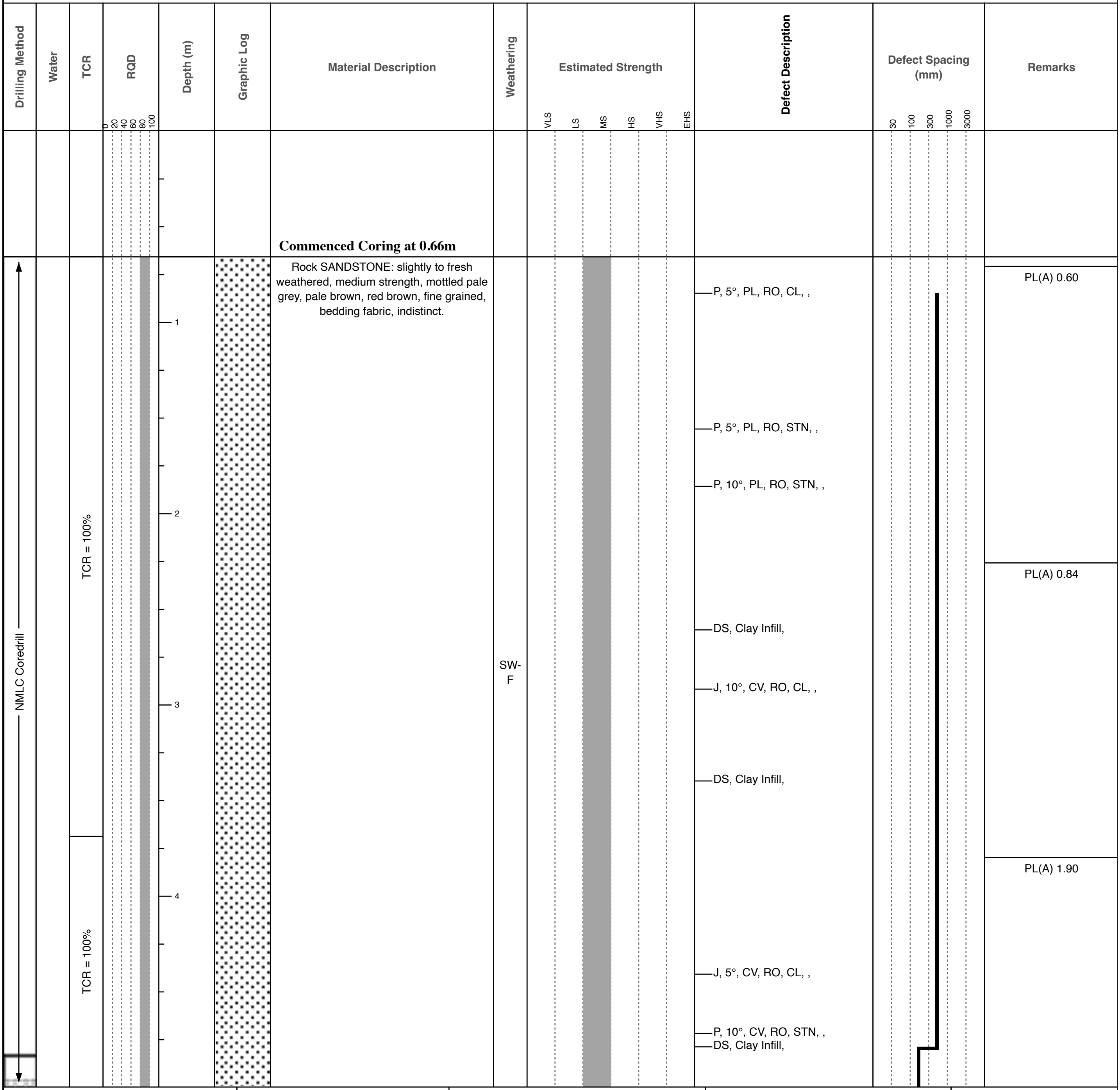
Refer to explanatory notes for details of abbreviations and basis of descriptions

Ascent Geo

Geotechnical Log - Borehole

BH01

Easting	: 0.00	**Location**	: 139 - 141 Riverview Road, Avalon Beach	**Job Number**	: AG 24222
Northing	: 0.00	**Logged By**	: RT	**Client**	: MMIG Developments Pty Ltd
Total Depth	: 15.62 m	**Date**	: 13/06/2024	**Project**	: Riverview House II



Commenced Coring at 0.66m

Rock SANDSTONE: slightly to fresh weathered, medium strength, mottled pale grey, pale brown, red brown, fine grained, bedding fabric, indistinct.

Defect Description:
- P, 5°, PL, RO, CL, ,
- P, 5°, PL, RO, STN, ,
- P, 10°, PL, RO, STN, ,
- DS, Clay Infill,
- J, 10°, CV, RO, CL, ,
- DS, Clay Infill,
- J, 5°, CV, RO, CL, ,
- P, 10°, CV, RO, STN, ,
- DS, Clay Infill,

Remarks:
- PL(A) 0.60
- PL(A) 0.84
- PL(A) 1.90

METHOD	
EX	Excavator bucket
R	Ripper
HA	Hand auger
PT	Push tube
SON	Sonic drilling
AH	Air hammer
PS	Percussion sampler
AS	Short spiral auger
AD/V	Solid flight auger:V-Bit
AD/T	Solid flight auger:TC-Bit
HFA	Hollow flight auger
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RR	Rock roller

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1457 Pittwater Road, North Narrabeen 2101

Phone: (02) 9913 3179

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BH01

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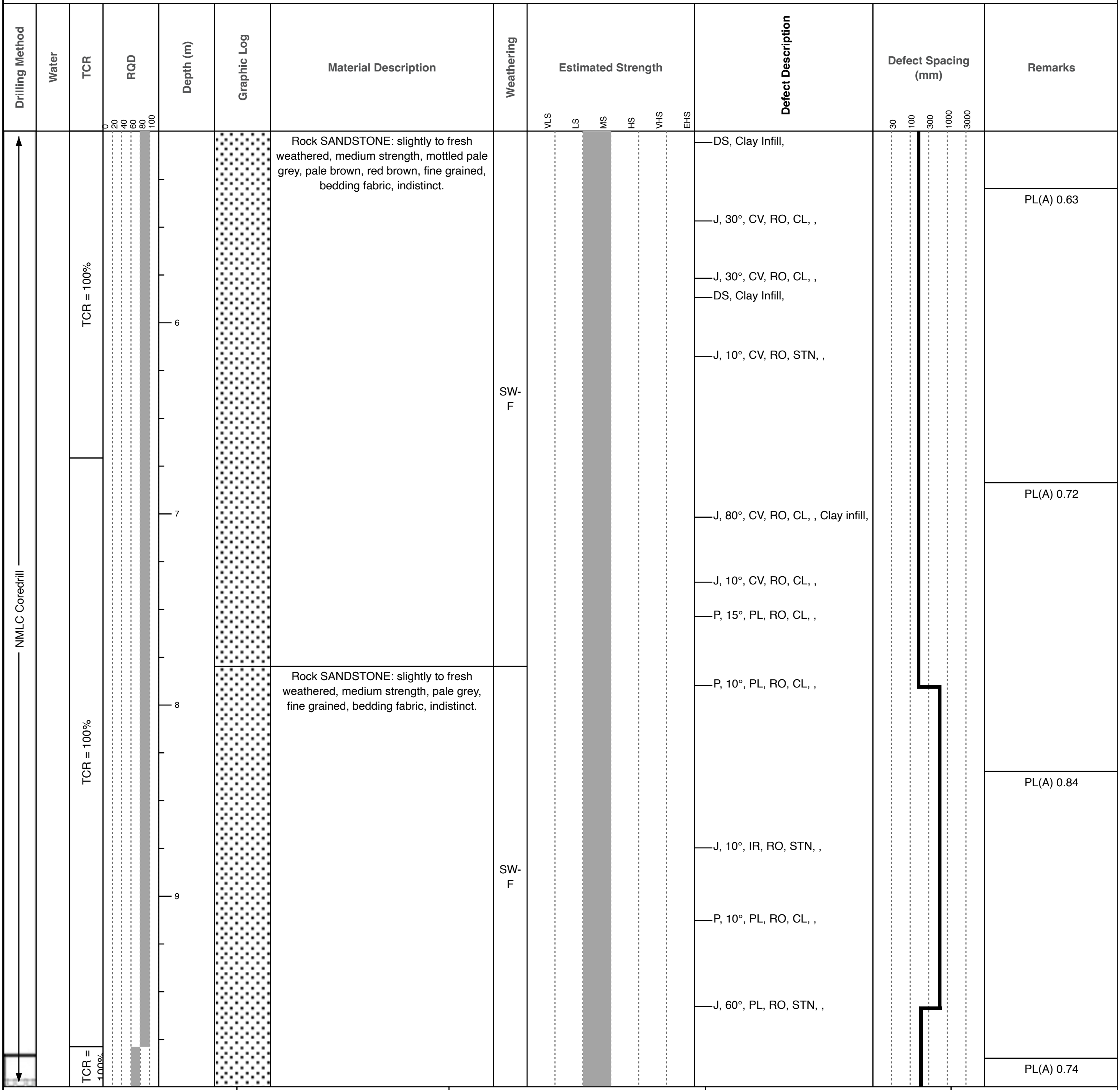

Rock SANDSTONE: slightly to fresh weathered, medium strength, mottled pale grey, pale brown, red brown, fine grained, bedding fabric, indistinct.

Rock SANDSTONE: slightly to fresh weathered, medium strength, pale grey, fine grained, bedding fabric, indistinct.

DS, Clay Infill,

J, 30°, CV, RO, CL, ,

J, 30°, CV, RO, CL, ,

DS, Clay Infill,

J, 10°, CV, RO, STN, ,

J, 80°, CV, RO, CL, , Clay infill,

J, 10°, CV, RO, CL, ,

P, 15°, PL, RO, CL, ,

P, 10°, PL, RO, CL, ,

J, 10°, IR, RO, STN, ,

P, 10°, PL, RO, CL, ,

J, 60°, PL, RO, STN, ,

PL(A) 0.63

PL(A) 0.72

PL(A) 0.84

PL(A) 0.74

METHOD

EX	Excavator bucket
R	Ripper
HA	Hand auger
PT	Push tube
SON	Sonic drilling
AH	Air hammer
PS	Percussion sampler
AS	Short spiral auger
AD/V	Solid flight auger:V-Bit
AD/T	Solid flight auger:TC-Bit
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Ascent Geo

ASCENT**GEO**

Ascent Geo

1457 Pittwater Road, North Narrabeen 2101

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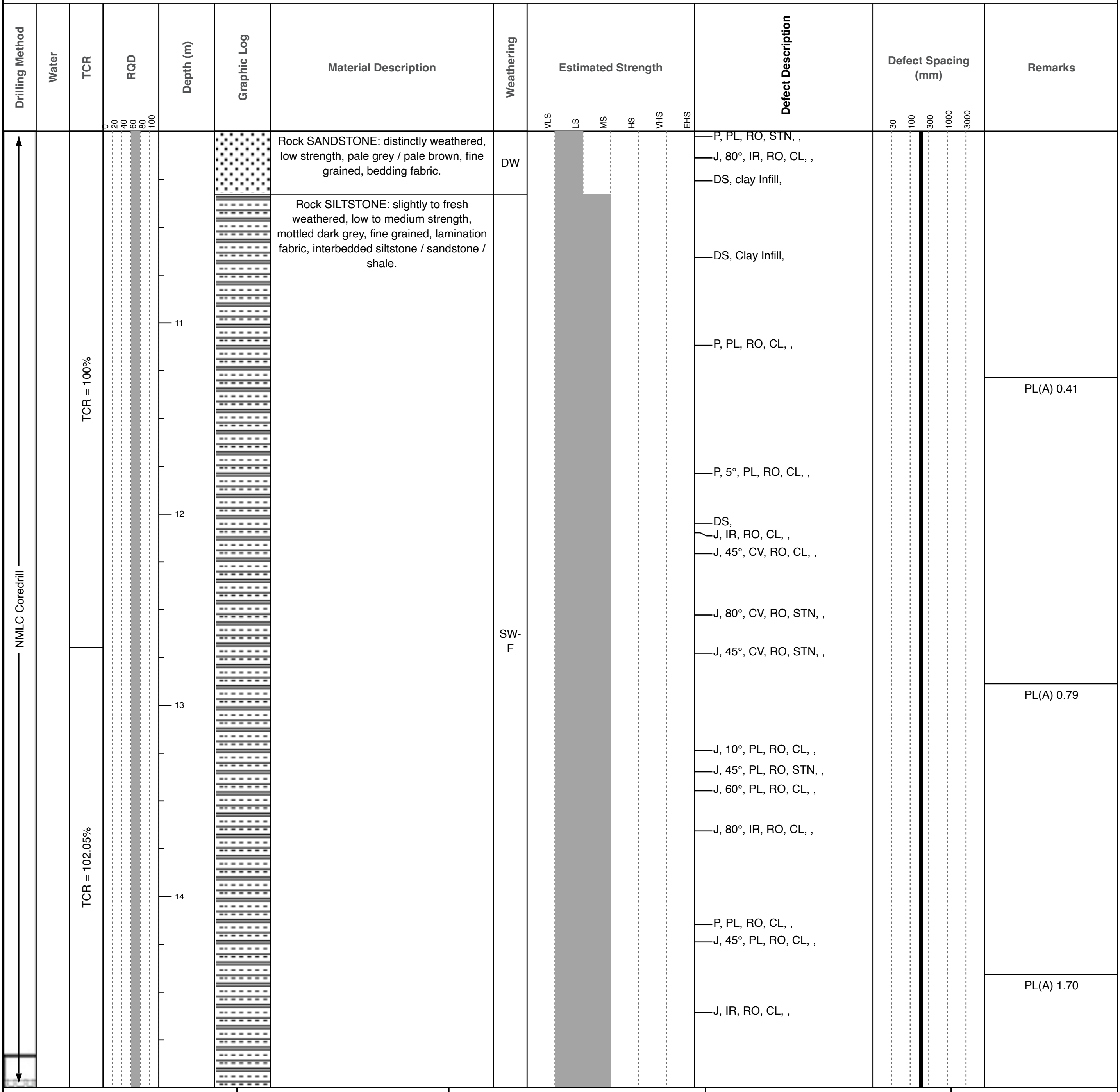

Rock SANDSTONE: distinctly weathered, low strength, pale grey / pale brown, fine grained, bedding fabric.

Rock SILTSTONE: slightly to fresh weathered, low to medium strength, mottled dark grey, fine grained, lamination fabric, interbedded siltstone / sandstone / shale.

Defect Description:

- P, PL, RO, STN, ,
- J, 80°, IR, RO, CL, ,
- DS, clay Infill,
- DS, Clay Infill,
- P, PL, RO, CL, ,
- P, 5°, PL, RO, CL, ,
- DS,
- J, IR, RO, CL, ,
- J, 45°, CV, RO, CL, ,
- J, 80°, CV, RO, STN, ,
- J, 45°, CV, RO, STN, ,
- J, 10°, PL, RO, CL, ,
- J, 45°, PL, RO, STN, ,
- J, 60°, PL, RO, CL, ,
- J, 80°, IR, RO, CL, ,
- P, PL, RO, CL, ,
- J, 45°, PL, RO, CL, ,
- J, IR, RO, CL, ,

Remarks:

PL(A) 0.41

PL(A) 0.79

PL(A) 1.70

METHOD

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HA	Hand auger
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VSt	- Very stiff
H	- Hard

RELATIVE DENSITY

VL	- Very loose
L	- Loose
MD	- Medium dense
D	- Dense
VD	- Very dense

Refer to explanatory notes for details of abbreviations and basis of descriptions

Ascent Geo

Geotechnical Log - Borehole

BH01

Easting : 0.00
Northing : 0.00
Total Depth : 15.62 m
Location : 139 - 141 Riverview Road, Avalon Beach
Logged By : RT
Date : 13/06/2024
Job Number : AG 24222
Client : MMIG Developments Pty Ltd
Project : Riverview House II

Drilling Method	Water	TCR	RQD	Depth (m)	Graphic Log	Material Description	Weathering	Estimated Strength	Defect Description	Defect Spacing (mm)	Remarks
			0 20 40 60 80 100					VLS LS MS HS VHS EHS		30 100 300 1000 3000	
NMLC Coredrill		TCR = 102.05%				Rock SILTSTONE: slightly to fresh weathered, low to medium strength, mottled dark grey, fine grained, lamination fabric, interbedded siltstone / sandstone / shale.	SW-F		—P, PL, RO, CL, ,		
						BH01 Terminated at 15.62m (END OF TEST)					
				16							
				17							
				18							
				19							

METHOD

EX	Excavator bucket
R	Ripper
HA	Hand auger
PT	Push tube
SON	Sonic drilling
AH	Air hammer
PS	Percussion sampler
AS	Short spiral auger
AD/V	Solid flight auger:V-Bit
AD/T	Solid flight auger:TC-Bit
HFA	Hollow flight auger
WB	Washbore drilling
RR	Rock roller

PENETRATION

VE	Very Easy(No Resistance)
E	Easy
F	Firm
H	Hard
VH	Very Hard(Refusal)

WATER

⊻	Water Level on Date
▶—	Water inflow
—◀	Water outflow

FIELD TESTS

SPT	- Standard Penetration Test
PP	- Hand/Pocket Penetrometer
DCP	- Dynamic Cone Penetrometer
PSP	- Perth Sand Penetrometer
MC	- Moisture Content
PBT	- Plate Bearing Test
IMP	- Borehole Impression Test
PID	- Photo Ionisation Detector
VS	- Vane Shear; P=Peak, R=residual (unconnected kPa)

SAMPLES

B	- Bulk disturbed sample
D	- Disturbed sample
ES	- Environmental sample
U	- Thin wall tube "undisturbed"

MOISTURE

D	- Dry
M	- Moist
W	- Wet
PL	- plastic limit
LL	- liquid limit
W	- Moisture content

SOIL CONSISTENCY

VS	- Very soft
S	- Soft
F	- Firm
St	- Stiff
VSt	- Very stiff
H	- Hard

RELATIVE DENSITY

VL	- Very loose
L	- Loose
MD	- Medium dense
D	- Dense
VD	- Very dense

Refer to explanatory notes for details of abbreviations and basis of descriptions

Ascent Geo

1457 Pittwater Road, North Narrabeen 2101
Phone: (02) 9913 3179

Geotechnical Log - Borehole

BH02

Easting	**: 0.00**	**Location**	**: 139 - 141 Riverview Road, Avalon Beach**	**Job Number**	**: AG 24222**
Northing	**: 0.00**	**Logged By**	**: RT**	**Client**	**: MMIG Developments Pty Ltd :**
Total Depth	**: 9.51 m**	**Date**	**: 17/06/2024**	**Project**	**Riverview House II**

Depth (m)	Water	Drilling Method	Testing	Graphic Log	Material Description	Classification Code	Consistency	Moisture	DCP graph
				▨	Concrete Hardstand Driveway	CCT			
1				▨	Fill Gravelly SAND SW: dark grey, fine to coarse grained, fine to coarse sized gravel, with low plasticity clay, moist.	SW		M	

For continuation go to next page

CORE PHOTO
SCALE NTS

REV	DATE	REVISION DESCRIPTION	REV BY	CHCKD
A	11.12.24	PRELIMINARY ISSUE	VT	BM

ASCENTGEO
GEOTECHNICAL CONSULTING

ABN: 71 621 428 402
www.ascentgeo.com.au

(02) 9913 3179
admin@ascentgeo.com.au

1457 Pittwater Road
North Narrabeen NSW 2101

CLIENT:
MMIG DEVELOPMENTS PTY LTD

SITE PLAN/GROUND TEST LOCATIONS
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 11/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: CORE PHOTO 1
DRAWING NO: AG 24222- S1

CORE PHOTO

SCALE NTS

REV	DATE	REVISION DESCRIPTION	REV BY	CHCKD
A	11.12.24	PRELIMINARY ISSUE	VT	BM

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SITE PLAN/GROUND TEST LOCATIONS
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 11/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: CORE PHOTO 2
DRAWING NO: AG 24222- S2

ASCENT GEOTECHNICAL CONSULTING PTY LTD
139 – 141 RIVERVIEW ROAD - AVALON BEACH

AG 24222 **BOREHOLE – BH01** **JUNE 2024**

3 OF 4

10.00 – 15.00 m

CORE PHOTO
SCALE NTS

REV	DATE	REVISION DESCRIPTION	REV BY	CHCKD
A	11.12.24	PRELIMINARY ISSUE	VT	BM

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ABN: 71 621 428 402
www.ascentgeo.com.au

(02) 9913 3179
admin@ascentgeo.com.au

1457 Pittwater Road
North Narrabeen NSW 2101

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MMIG DEVELOPMENTS PTY LTD

SITE PLAN/GROUND TEST LOCATIONS
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 11/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: CORE PHOTO 3
DRAWING NO: AG 24222- S3

ASCENT GEOTECHNICAL CONSULTING PTY LTD
139 – 141 RIVERVIEW ROAD - AVALON BEACH

AG 24222 **BOREHOLE – BH01** **JUNE 2024**

4 OF 4

15.00 – 15.63 m

CORE PHOTO
SCALE NTS

REV	DATE	REVISION DESCRIPTION	REV BY	CHCKD
A	11.12.24	PRELIMINARY ISSUE	VT	BM

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www.ascentgeo.com.au

(02) 9913 3179
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CLIENT:
MMIG DEVELOPMENTS PTY LTD

SITE PLAN/GROUND TEST LOCATIONS
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 11/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: CORE PHOTO 4
DRAWING NO: AG 24222- S4

ASCENT**GEO**

Ascent Geo

1457 Pittwater Road, North Narrabeen 2101

Phone: (02) 9913 3179

Geotechnical Log - Borehole

BH02

Easting : 0.00
Northing : 0.00
Total Depth : 9.51 m

Location : 139 - 141 Riverview Road, Avalon Beach
Logged By : RT
Date : 17/06/2024

Job Number : AG 24222
Client : MMIG Developments Pty Ltd
Project : Riverview House II

Depth (m)	Water	Drilling Method	Testing	Graphic Log	Material Description	Classification Code	Consistency	Moisture	DCP graph
					Concrete Hardstand Driveway	CCT			
1				▨	Fill Gravelly SAND SW: dark grey, fine to coarse grained, fine to coarse sized gravel, with low plasticity clay, moist.	SW		M	
					For continuation go to next page				

METHOD

EX	Excavator bucket
R	Ripper
HA	Hand auger
PT	Push tube
SON	Sonic drilling
AH	Air hammer
PS	Percussion sampler
AS	Short spiral auger
AD/V	Solid flight auger:V-Bit
AD/T	Solid flight auger:TC-Bit
HFA	Hollow flight auger
WB	Washbore drilling
RR	Rock roller

PENETRATION

VE	Very Easy(No Resistance)
E	Easy
F	Firm
H	Hard
VH	Very Hard(Refusal)

WATER

▽	Water Level on Date
▶	Water inflow
◀	Water outflow

FIELD TESTS

SPT	- Standard Penetration Test
PP	- Hand/Pocket Penetrometer
DCP	- Dynamic Cone Penetrometer
PSP	- Perth Sand Penetrometer
MC	- Moisture Content
PBT	- Plate Bearing Test
IMP	- Borehole Impression Test
PID	- Photo Ionisation Detector
VS	- Vane Shear; P=Peak, R=residual (unconnected kPa)

SAMPLES

B	- Bulk disturbed sample
D	- Disturbed sample
ES	- Environmental sample
U	- Thin wall tube "undisturbed"

MOISTURE

D	- Dry
M	- Moist
W	- Wet
PL	- plastic limit
LL	- liquid limit
W	- Moisture content

SOIL CONSISTENCY

VS	- Very soft
S	- Soft
F	- Firm
St	- Stiff
VSt	- Very stiff
H	- Hard

RELATIVE DENSITY

VL	- Very loose
L	- Loose
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D	- Dense
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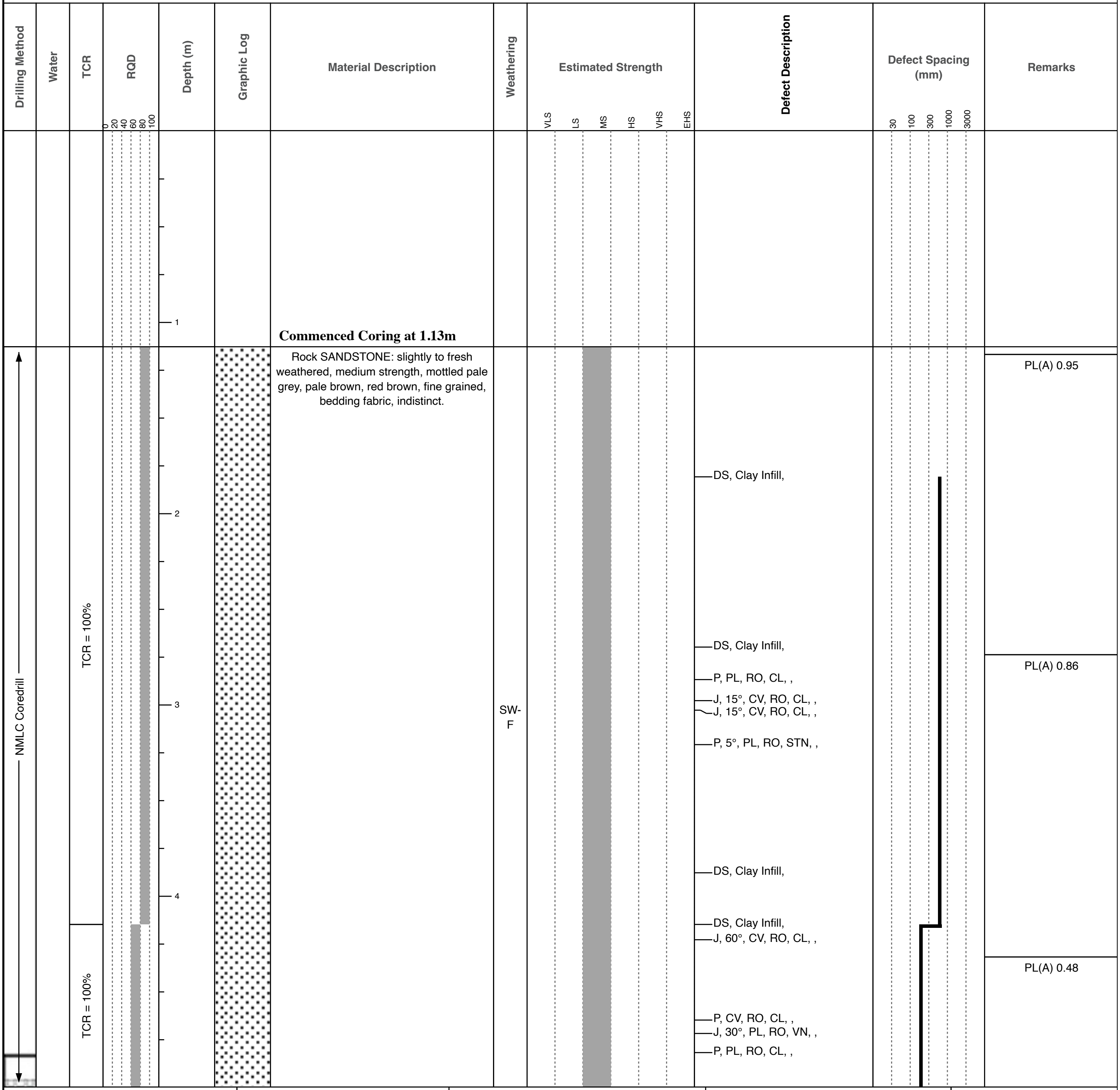
Refer to explanatory notes for details of abbreviations and basis of descriptions

Ascent Geo

Geotechnical Log - Borehole

BH02

Easting	: 0.00	**Location**	: 139 - 141 Riverview Road, Avalon Beach	**Job Number**	: AG 24222
Northing	: 0.00	**Logged By**	: RT	**Client**	: MMIG Developments Pty Ltd
Total Depth	: 9.51 m	**Date**	: 17/06/2024	**Project**	: Riverview House II



Commenced Coring at 1.13m

Rock SANDSTONE: slightly to fresh weathered, medium strength, mottled pale grey, pale brown, red brown, fine grained, bedding fabric, indistinct.

Weathering: SW-F

Defect Description:
- DS, Clay Infill,
- DS, Clay Infill,
- P, PL, RO, CL, ,
- J, 15°, CV, RO, CL, ,
- J, 15°, CV, RO, CL, ,
- P, 5°, PL, RO, STN, ,
- DS, Clay Infill,
- DS, Clay Infill,
- J, 60°, CV, RO, CL, ,
- P, CV, RO, CL, ,
- J, 30°, PL, RO, VN, ,
- P, PL, RO, CL, ,

Remarks:
- PL(A) 0.95
- PL(A) 0.86
- PL(A) 0.48

METHOD

EX	Excavator bucket
R	Ripper
HA	Hand auger
PT	Push tube
SON	Sonic drilling
AH	Air hammer
PS	Percussion sampler
AS	Short spiral auger
AD/V	Solid flight auger:V-Bit
AD/T	Solid flight auger:TC-Bit
HFA	Hollow flight auger
WB	Washbore drilling
RR	Rock roller

PENETRATION

VE	Very Easy(No Resistance)
E	Easy
F	Firm
H	Hard
VH	Very Hard(Refusal)

WATER

⊻	Water Level on Date
▶	Water inflow
◀	Water outflow

FIELD TESTS

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VS	- Vane Shear; P=Peak, R=residual (unconnected kPa)

SAMPLES

B	- Bulk disturbed sample
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U	- Thin wall tube "undisturbed"

MOISTURE

D	- Dry
M	- Moist
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PL	- plastic limit
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W	- Moisture content

SOIL CONSISTENCY

VS	- Very soft
S	- Soft
F	- Firm
St	- Stiff
VSt	- Very stiff
H	- Hard

RELATIVE DENSITY

VL	- Very loose
L	- Loose
MD	- Medium dense
D	- Dense
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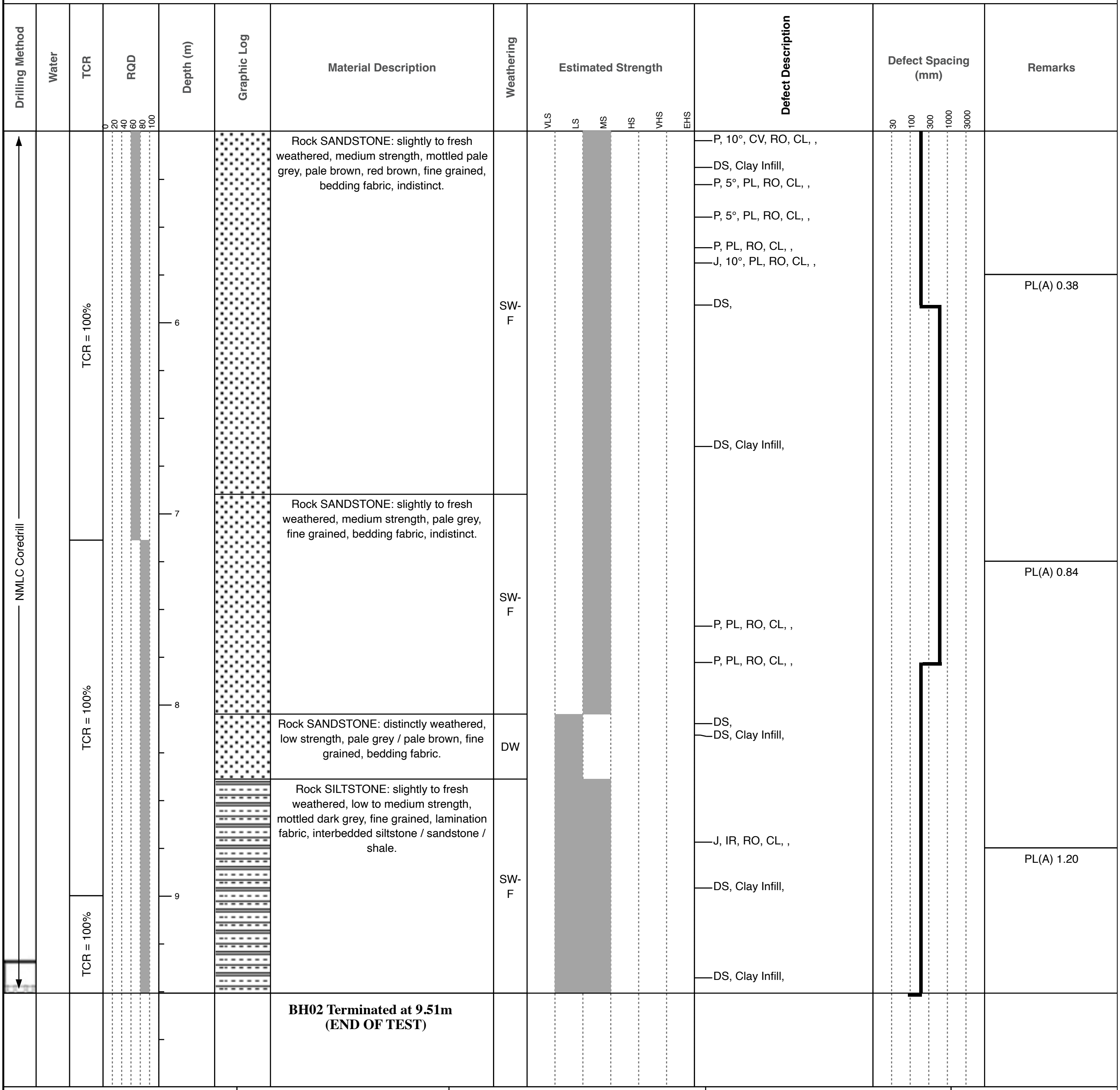
Refer to explanatory notes for details of abbreviations and basis of descriptions

Geotechnical Log - Borehole

BH02

Easting	: 0.00	**Location**	: 139 - 141 Riverview Road, Avalon Beach	**Job Number**	: AG 24222
Northing	: 0.00	**Logged By**	: RT	**Client**	: MMIG Developments Pty Ltd
Total Depth	: 9.51 m	**Date**	: 17/06/2024	**Project**	: Riverview House II



Rock SANDSTONE: slightly to fresh weathered, medium strength, mottled pale grey, pale brown, red brown, fine grained, bedding fabric, indistinct. — SW-F

Rock SANDSTONE: slightly to fresh weathered, medium strength, pale grey, fine grained, bedding fabric, indistinct. — SW-F

Rock SANDSTONE: distinctly weathered, low strength, pale grey / pale brown, fine grained, bedding fabric. — DW

Rock SILTSTONE: slightly to fresh weathered, low to medium strength, mottled dark grey, fine grained, lamination fabric, interbedded siltstone / sandstone / shale. — SW-F

BH02 Terminated at 9.51m (END OF TEST)

Defect Description:
- P, 10°, CV, RO, CL, ,
- DS, Clay Infill,
- P, 5°, PL, RO, CL, ,
- P, 5°, PL, RO, CL, ,
- P, PL, RO, CL, ,
- J, 10°, PL, RO, CL, ,
- DS,
- DS, Clay Infill,
- P, PL, RO, CL, ,
- P, PL, RO, CL, ,
- DS,
- DS, Clay Infill,
- J, IR, RO, CL, ,
- DS, Clay Infill,
- DS, Clay Infill,

Remarks:
- PL(A) 0.38
- PL(A) 0.84
- PL(A) 1.20

METHOD
- **EX** Excavator bucket
- **R** Ripper
- **HA** Hand auger
- **PT** Push tube
- **SON** Sonic drilling
- **AH** Air hammer
- **PS** Percussion sampler
- **AS** Short spiral auger
- **AD/V** Solid flight auger:V-Bit
- **AD/T** Solid flight auger:TC-Bit
- **HFA** Hollow flight auger
- **WB** Washbore drilling
- **RR** Rock roller

PENETRATION
- **VE** Very Easy(No Resistance)
- **E** Easy
- **F** Firm
- **H** Hard
- **VH** Very Hard(Refusal)

WATER
- ⊻ Water Level on Date
- ▶ Water inflow
- ◀ Water outflow

FIELD TESTS
- **SPT** - Standard Penetration Test
- **PP** - Hand/Pocket Penetrometer
- **DCP** - Dynamic Cone Penetrometer
- **PSP** - Perth Sand Penetrometer
- **MC** - Moisture Content
- **PBT** - Plate Bearing Test
- **IMP** - Borehole Impression Test
- **PID** - Photo Ionisation Detector
- **VS** - Vane Shear; P=Peak, R=residual (unconnected kPa)

SAMPLES
- **B** - Bulk disturbed sample
- **D** - Disturbed sample
- **ES** - Environmental sample
- **U** - Thin wall tube "undisturbed"

MOISTURE
- **D** - Dry
- **M** - Moist
- **W** - Wet
- **PL** - plastic limit
- **LL** - liquid limit
- **W** - Moisture content

SOIL CONSISTENCY
- **VS** - Very soft
- **S** - Soft
- **F** - Firm
- **St** - Stiff
- **VSt** - Very stiff
- **H** - Hard

RELATIVE DENSITY
- **VL** - Very loose
- **L** - Loose
- **MD** - Medium dense
- **D** - Dense
- **VD** - Very dense

Refer to explanatory notes for details of abbreviations and basis of descriptions

ASCENT GEOTECHNICAL CONSULTING PTY LTD
139 – 141 RIVERVIEW ROAD - AVALON BEACH

AG 24222 BOREHOLE – BH02 JUNE 2024

1 OF 2

0.15 – 5.00 m

CORE PHOTO
SCALE NTS

REV	DATE	REVISION DESCRIPTION	REV BY	CHCKD
A	11.12.24	PRELIMINARY ISSUE	VT	BM

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GEOTECHNICAL CONSULTING

ABN: 71 621 428 402
www.ascentgeo.com.au

(02) 9913 3179
admin@ascentgeo.com.au

1457 Pittwater Road
North Narrabeen NSW 2101

CLIENT:
MMIG DEVELOPMENTS PTY LTD

SITE PLAN/GROUND TEST LOCATIONS
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 11/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: CORE PHOTO 5
DRAWING NO: AG 24222- S5

CORE PHOTO
SCALE NTS

REV	DATE	REVISION DESCRIPTION	REV BY	CHCKD
A	11.12.24	PRELIMINARY ISSUE	VT	BM

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admin@ascentgeo.com.au

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North Narrabeen NSW 2101

CLIENT:
MMIG DEVELOPMENTS PTY LTD

SITE PLAN/GROUND TEST LOCATIONS
AT 139-141 RIVERVIEW ROAD
AVALON BEACH NSW

DATE: 11/12/2024
SCALE: AS SHOWN @ A3
DRAWING TITLE: CORE PHOTO 6
DRAWING NO: AG 24222- S6

ASCENTGEO
GEOTECHNICAL CONSULTING

1457 Pittwater Road, North Narrabeen NSW 2101
T: (02) 9913 3179 E: admin@ascentgeo.com.au

Dynamic Cone Penetration Test Report

Client:	MMIG Developments Pty Ltd	**Job No:**	AG 24222
Project:	New Dwelling	**Date:**	13/6/2024
Location:	139-141 Riverview Road, Avalon Beach	**Operator:**	CY & RT
Test Procedure:	AS 1289.6.3.2 – 1997		

Test Data

Test No: DCP 1		Test No: DCP 2		Test No: DCP 3		Test No: DCP 4		Test No: DCP 5	
Test Location: Refer to Site Plan		Test Location: Refer to Site Plan		Test Location: Refer to Site Plan		Test Location: Refer to Site Plan		Test Location: Refer to Site Plan	
RL:		RL:		RL:		RL:		RL:	
Soil Classification: P		Soil Classification: P		Soil Classification: P		Soil Classification: P		Soil Classification: P	
Depth (m)	Blows	Depth (m)	Blows	Depth (m)	Blows	Depth (m)	Blows	Depth (m)	Blows
0.0 - 0.3	3	0.0 - 0.3	8 Rs	0.0 - 0.3	5 Rs	0.0 - 0.3	8 Rs	0.0 - 0.3	2
0.3 - 0.6	8	0.3 - 0.6		0.3 - 0.6		0.3 - 0.6		0.3 - 0.6	3
0.6 - 0.9	10	0.6 - 0.9		0.6 - 0.9		0.6 - 0.9		0.6 - 0.9	6
0.9 - 1.2	14	0.9 - 1.2		0.9 - 1.2		0.9 - 1.2		0.9 - 1.2	19
1.2 - 1.5	18 Rs	1.2 - 1.5		1.2 - 1.5		1.2 - 1.5		1.2 - 1.5	25 Pr
1.5 - 1.8		1.5 - 1.8		1.5 - 1.8		1.5 - 1.8		1.5 - 1.8	
1.8 - 2.1		1.8 - 2.1		1.8 - 2.1		1.8 - 2.1		1.8 - 2.1	
2.1 - 2.4		2.1 - 2.4		2.1 - 2.4		2.1 - 2.4		2.1 - 2.4	
2.4 - 2.7		2.4 - 2.7		2.4 - 2.7		2.4 - 2.7		2.4 - 2.7	
2.7 - 3.0		2.7 - 3.0		2.7 - 3.0		2.7 - 3.0		2.7 - 3.0	
3.0 - 3.3		3.0 - 3.3		3.0 - 3.3		3.0 - 3.3		3.0 - 3.3	
3.3 - 3.6		3.3 - 3.6		3.3 - 3.6		3.3 - 3.6		3.3 - 3.6	
3.6 - 3.9		3.6 - 3.9		3.6 - 3.9		3.6 - 3.9		3.6 - 3.9	
3.9 - 4.2		3.9 - 4.2		3.9 - 4.2		3.9 - 4.2		3.9 - 4.2	
4.2 - 4.5		4.2 - 4.5		4.2 - 4.5		4.2 - 4.5		4.2 - 4.5	
4.5 - 4.8		4.5 - 4.8		4.5 - 4.8		4.5 - 4.8		4.5 - 4.8	
DCP 1: Refusal @ 1.3m Double bouncing on bedrock or embedded boulder. Red / orange sand on dry tip. Several sandstone boulder on the surface in close proximity to this test location.		DCP 2: Refusal @ 0.3m Double bouncing on bedrock or embedded boulder. Grey sand on dry tip.		DCP 3: Refusal @ 0.2m Double bouncing on bedrock or embedded boulder. Grey sand on dry tip.		DPC 4 : Refusal @ 0.3m Double bouncing on bedrock or embedded boulder. Grey sand on dry tip.		DPC 5 : Practical refusal @ 1.4m Dull thudding and no further progress in inferred low strength bedrock. Clean dry tip.	

Remarks: Available test locations limited by large trees, existing hard surfaces and surface boulders . No groundwater encountered.	Weight:	9 kg
	Drop:	510 mm
	Rod Diameter:	16 mm

Rs = Solid ring/Hammer bouncing

Pr = Practical Refusal. Rods progressingly slowly through weathered bedrock.

D = Equipment dropping under own weight

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Dynamic Cone Penetration Test Report

Client:	MMIG Developments Pty Ltd	**Job No:**	AG 24222
Project:	New Dwelling	**Date:**	13/6/2024
Location:	139-141 Riverview Road, Avalon Beach	**Operator:**	CY & RT
Test Procedure:	AS 1289.6.3.2 – 1997		

Test Data

Test No: DCP 6		Test No: DCP 7		Test No: DCP 8		Test No: DCP 9		Test No: DCP 10	
Test Location: Refer to Site Plan		Test Location: Refer to Site Plan		Test Location: Refer to Site Plan		Test Location: Refer to Site Plan		Test Location: Refer to Site Plan	
RL:		RL:		RL:		RL:		RL:	
Soil Classification: P		Soil Classification: P		Soil Classification: P		Soil Classification: P		Soil Classification: P	
Depth (m)	Blows	Depth (m)	Blows	Depth (m)	Blows	Depth (m)	Blows	Depth (m)	Blows
0.0 - 0.3	10 Rs	0.0 - 0.3	3	0.0 - 0.3	1 - D	0.0 - 0.3	2	0.0 - 0.3	1 -D
0.3 - 0.6		0.3 - 0.6	12 Rs	0.3 - 0.6	5	0.3 - 0.6	2	0.3 - 0.6	1 - D
0.6 - 0.9		0.6 - 0.9		0.6 - 0.9	6	0.6 - 0.9	2	0.6 - 0.9	20 Rs
0.9 - 1.2		0.9 - 1.2		0.9 - 1.2	5	0.9 - 1.2	10	0.9 - 1.2	
1.2 - 1.5		1.2 - 1.5		1.2 - 1.5	15	1.2 - 1.5	16	1.2 - 1.5	
1.5 - 1.8		1.5 - 1.8		1.5 - 1.8	25 Pr	1.5 - 1.8	25 Pr	1.5 - 1.8	
1.8 - 2.1		1.8 - 2.1		1.8 - 2.1		1.8 - 2.1		1.8 - 2.1	
2.1 - 2.4		2.1 - 2.4		2.1 - 2.4		2.1 - 2.4		2.1 - 2.4	
2.4 - 2.7		2.4 - 2.7		2.4 - 2.7		2.4 - 2.7		2.4 - 2.7	
2.7 - 3.0		2.7 - 3.0		2.7 - 3.0		2.7 - 3.0		2.7 - 3.0	
3.0 - 3.3		3.0 - 3.3		3.0 - 3.3		3.0 - 3.3		3.0 - 3.3	
3.3 - 3.6		3.3 - 3.6		3.3 - 3.6		3.3 - 3.6		3.3 - 3.6	
3.6 - 3.9		3.6 - 3.9		3.6 - 3.9		3.6 - 3.9		3.6 - 3.9	
3.9 - 4.2		3.9 - 4.2		3.9 - 4.2		3.9 - 4.2		3.9 - 4.2	
4.2 - 4.5		4.2 - 4.5		4.2 - 4.5		4.2 - 4.5		4.2 - 4.5	
4.5 - 4.8		4.5 - 4.8		4.5 - 4.8		4.5 - 4.8		4.5 - 4.8	
DCP 6: Refusal @ 0.3m Double bouncing on bedrock or embedded boulder. Grey sand on dry tip.		DCP 7: Refusal @ 0.6m Double bouncing on bedrock or embedded boulder. Grey sand on dry tip.		DCP 8: Practical refusal @ 1.7m Dull thudding and no further progress in inferred low strength bedrock. Orange clay on dry tip.		DPC 9 : Practical refusal @ 1.6m Dull thudding and no further progress in inferred low strength bedrock. Orange clay on dry tip. Large sandstone boulders on the surface in close proximity to this		DPC 10 : Refusal @ 0.6m Double bouncing likely on embedded boulder. Grey sand on dry tip. Large sandstone boulders on the surface in close proximity to this test location.	

Remarks: Available test locations limited by large trees, existing hard surfaces and surface boulders . No groundwater encountered.

Weight:	9 kg
Drop:	510 mm
Rod Diameter:	16 mm

Rs = Solid ring/Hammer bouncing

Pr = Practical Refusal. Rods progressingly slowly through weathered bedrock.

D = Equipment dropping under own weight

STS Geotechnics Pty Ltd
14/1 Cowpasture Place, Wetherill Park NSW 2164
Phone: (02)9756 2166 | Email: enquiries@stsgeo.com.au

Accredited for Compliance with ISO/IEC 17025 - Testing No. 2750

Point Load Strength Index Report

Project: AG 24222: 139 – 141 Riverview Road, Avalon Beach NSW	Project No.: 32746/8858D-L
Client: ASCENT GEO	Report No.: 24/1690
Address: 1457 Pittwater Road, North Narrabeen NSW 2101	Report Date: 26/06/2024
Test Method: AS 4133.4.1	Page: 1 of 2

Sampling Procedure: Samples Supplied By Client (Not covered under NATA Scope of Accreditation)

Borehole / Sample No.	Depth (m)	Date Sampled	Date Tested	Test Type	**Is (MPa)**	**$Is_{(50)}$ (MPa)**	Rock Type	Failure Type	Moisture
BH01	0.71	13/06/2024	26/06/2024	D	**0.75**	**0.76**	SS	1	M
BH01	0.71	13/06/2024	26/06/2024	A	**0.58**	**0.6**	SS	3	M
BH01	2.26	13/06/2024	26/06/2024	D	**0.75**	**0.76**	SS	1	M
BH01	2.26	13/06/2024	26/06/2024	A	**0.82**	**0.84**	SS	3	M
BH01	3.80	13/06/2024	26/06/2024	D	**1.3**	**1.3**	SS	1	M
BH01	3.80	13/06/2024	26/06/2024	A	**1.8**	**1.9**	SS	3	M
BH01	5.30	13/06/2024	26/06/2024	D	**0.56**	**0.57**	SS	1	M
BH01	5.30	13/06/2024	26/06/2024	A	**0.61**	**0.63**	SS	3	M
BH01	6.84	13/06/2024	26/06/2024	D	**0.63**	**0.64**	SS	1	M
BH01	6.84	13/06/2024	26/06/2024	A	**0.68**	**0.72**	SS	3	M
BH01	8.35	13/06/2024	26/06/2024	D	**0.82**	**0.84**	SS	1	M
BH01	8.35	13/06/2024	26/06/2024	A	**0.8**	**0.84**	SS	3	M
BH01	9.85	13/06/2024	26/06/2024	D	**0.54**	**0.55**	SS	1	M
BH01	9.85	13/06/2024	26/06/2024	A	**0.7**	**0.74**	SS	3	M
BH01	11.29	13/06/2024	26/06/2024	D	**0.29**	**0.29**	SS	1	M
BH01	11.29	13/06/2024	26/06/2024	A	**0.41**	**0.41**	SS	3	M
BH01	12.89	13/06/2024	26/06/2024	D	**0.35**	**0.36**	SS	1	D
BH01	12.89	13/06/2024	26/06/2024	A	**0.74**	**0.79**	SS	3	D
BH01	14.41	13/06/2024	26/06/2024	D	**1.3**	**1.3**	SS	1	D
BH01	14.41	13/06/2024	26/06/2024	A	**1.6**	**1.7**	SS	3	D

Failure Type
1 = Fracture through bedding or weak plane
2 = Fracture along bedding
3 = Fracture through rock mass
4 = Fracture influenced by natural defect or drilling
5 = Partial fracture or chip (invalid result)

Test Type
A = Axial
D = Diametrial
I = Irregular
C = Cube

Moisure Condition
W = Wet
M = Moist
D = Dry

Rock Type
SS = Sandstone
ST = Siltstone
SH = Shale
YS = Claystone
IG = Igneous

Remarks:

Approved Signatory..

Technician: FV

Manager - Mrigesh Tamang

Point Load Strength Index Report

Project: AG 24222: 139 – 141 Riverview Road, Avalon Beach NSW
Client: ASCENT GEO
Address: 1457 Pittwater Road, North Narrabeen NSW 2101
Test Method: AS 4133.4.1
Sampling Procedure: Samples Supplied By Client (Not covered under NATA Scope of Accreditation)

Project No.: 32746/8858D-L
Report No.: 24/1690
Report Date: 26/06/2024
Page: 2 of 2

Borehole / Sample No.	Depth (m)	Date Sampled	Date Tested	Test Type	**Is (MPa)**	**$Is_{(50)}$ (MPa)**	Rock Type	Failure Type	Moisture
BH02	1.12	13/06/2024	26/06/2024	D	**0.68**	**0.69**	SS	1	M
BH02	1.17	13/06/2024	26/06/2024	A	**0.93**	**0.95**	SS	3	M
BH02	2.74	13/06/2024	26/06/2024	D	**0.69**	**0.7**	SS	1	M
BH02	2.74	13/06/2024	26/06/2024	A	**0.85**	**0.86**	SS	3	M
BH02	4.32	13/06/2024	26/06/2024	D	**0.56**	**0.56**	SS	1	M
BH02	4.32	13/06/2024	26/06/2024	A	**0.47**	**0.48**	SS	3	M
BH02	5.75	13/06/2024	26/06/2024	D	**0.29**	**0.29**	SS	1	M
BH02	5.75	13/06/2024	26/06/2024	A	**0.37**	**0.38**	SS	3	M
BH02	7.25	13/06/2024	26/06/2024	D	**0.82**	**0.83**	SS	1	M
BH02	7.25	13/06/2024	26/06/2024	A	**0.84**	**0.84**	SS	3	M
BH02	8.75	13/06/2024	26/06/2024	D	**0.86**	**0.87**	SS	1	M
BH02	8.75	13/06/2024	26/06/2024	A	**1.2**	**1.2**	SS	3	M

Failure Type
1 = Fracture through bedding or weak plane
2 = Fracture along bedding
3 = Fracture through rock mass
4 = Fracture influenced by natural defect or drilling
5 = Partial fracture or chip (invalid result)

Test Type
A = Axial
D = Diametrial
I = Irregular
C = Cube

Moisure Condition
W = Wet
M = Moist
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Rock Type
SS = Sandstone
ST = Siltstone
SH = Shale
YS = Claystone
IG = Igneous

Remarks:

Approved Signatory...

Technician: FV

Manager - Mrigesh Tamang

Appendix D

Information Sheets

General Notes About This Report

INTRODUCTION

These notes have been prepared by Ascent Geotechnical Consulting Pty Ltd (Ascent) to help our Clients interpret and understand the limitations of this report. Not all sections below are necessarily relevant to all reports.

SCOPE OF SERVICES

This report has been prepared in accordance with the scope of services set out in Ascent's proposal under Ascent's Terms and Conditions, or as otherwise agreed with the Client. The scope of work may have been limited by a range of factors including time, budget, access and/or site constraints.

RELIANCE ON INFORMATION PROVIDED

In preparing the report, Ascent has necessarily relied upon information provided by the Client and/or their Agents. Such data may include surveys, analyses, designs, maps and design plans. Ascent has not verified the accuracy or completeness of the data except as stated in this report.

GEOTECHNICAL AND ENVIRONMENTAL REPORTING

Geotechnical and environmental reporting relies on the interpretation of factual information, based on judgment and opinion, and is far less exact than other engineering or design disciplines.

Geotechnical and environmental reports are prepared for a specific purpose, development, and site, as described in the report, and may not contain sufficient information for other purposes, developments, or sites (including adjacent sites), other than that described in the report.

SUBSURFACE CONDITIONS

Subsurface conditions can change with time and can vary between test locations. For example, the actual interface between the materials may be far more gradual or abrupt than indicated.

Therefore, actual conditions in areas not sampled may differ from those predicted, since no subsurface investigation, no matter how comprehensive, can reveal all subsurface details and anomalies.

Construction operations at or adjacent to the site and natural events such as floods, earthquakes or groundwater fluctuations can also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. Ascent should be kept informed of any such events, and should be retained to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

GROUNDWATER

Groundwater levels indicated on borehole and test pit logs are recorded at specific times. Depending on ground permeability, measured levels may or may not reflect actual levels if measured over a longer time period. Also, groundwater levels and seepage inflows may fluctuate with seasonal and environmental variations and construction activities.

INTERPRETATION OF DATA

Data obtained from nominated discrete locations, subsequent laboratory testing and empirical or external sources are interpreted by trained professionals in order to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions in accordance with any relevant industry standards, guidelines or procedures.

SOIL AND ROCK DESCRIPTIONS

Soil and rock descriptions are based on AS 1726 – 1993, using visual and tactile assessment, except at discrete locations where field and / or laboratory tests have been carried out. Refer to the accompanying soil and rock terms sheet for further information.

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FURTHER ADVICE

Ascent would be pleased to further discuss how any of the above issues could affect a specific project. We would also be pleased to provide further advice or assistance including:

- Assessment of suitability of designs and construction techniques;
- Contract documentation and specification;
- Construction advice (foundation assessments, excavation support).

Abbreviations, Notes & Symbols

SUBSURFACE INVESTIGATION

METHOD

Borehole Logs

AS#	Auger screwing (#-bit)
AD#	Auger drilling (#-bit)
B	Blank bit
V	V-bit
T	TC-bit
HA	Hand auger
R	Roller/tricone
W	Washbore
AH	Air hammer
AT	Air track
LB	Light bore push tube
MC	Macro core push tube
DT	Dual core push tube

Excavation Logs

BH	Backhoe/excavator bucket
NE	Natural exposure
HE	Hand excavation
X	Existing excavation

Cored Borehole Logs

NMLC	NMLC core drilling
NQ/HQ	Wireline core drilling

SUPPORT

Borehole Logs

C	Casing
M	Mud

Excavation Logs

S	Shoring
B	Benched

SAMPLING

B	Bulk sample
D	Disturbed sample
U#	Thin-walled tube sample (#mm diameter)
ES	Environmental sample
EW	Environmental water sample

FIELD TESTING

PP	Pocket penetrometer (kPa)
DCP	Dynamic cone penetrometer
PSP	Perth sand penetrometer
SPT	Standard penetration test
PBT	Plate bearing test
s_u	Vane shear strength peak/residual (kPa) and vane size (mm)
N*	SPT (blows per 300mm)
Nc	SPT with solid cone
R	Refusal

**denotes sample taken*

BOUNDARIES

_______	Known
_ _ _ _ _	Probable
----------	Possible

SOIL

MOISTURE CONDITION

D	Dry
M	Moist
W	Wet
Wp	Plastic Limit
Wl	Liquid Limit
MC	Moisture Content

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

USCS SYMBOLS

GW	Well graded gravels and gravel-sand mixtures, little or no fines
GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
GM	Silty gravels, gravel-sand-silt mixtures
GC	Clayey gravels, gravel-sand-clay mixtures
SW	Well graded sands and gravelly sands, little or no fines
SP	Poorly graded sands and gravelly sands, little or no fines
SM	Silty sand, sand-silt mixtures
SC	Clayey sand, sand-clay mixtures
ML	Inorganic silts of low plasticity, very fine sands, rock flour, silty or clayey fine sands
CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays
OL	Organic silts and organic silty clays of low plasticity
MH	Inorganic silts of high plasticity
CH	Inorganic clays of high plasticity
OH	Organic clays of medium to high plasticity
PT	Peat muck and other highly organic soils

ROCK

WEATHERING

RS	Residual Soil
XW	Extremely Weathered
HW	Highly Weathered
MW	Moderately Weathered
DW*	Distinctly Weathered
SW	Slightly Weathered
FR	Fresh

**covers both HW & MW*

STRENGTH

EL	Extremely Low
VL	Very Low
L	Low
M	Medium
H	High
VH	Very High
EH	Extremely High

ROCK QUALITY DESIGNATION (%)

$$= \frac{\text{sum of intact core pieces} > 100\text{mm}}{\text{total length of section being evaluated}} \times 100$$

CORE RECOVERY (%)

$$= \frac{\text{core recovered}}{\text{core llft}} \times 100$$

NATURAL FRACTURES

Type

JT	Joint
BP	Bedding plane
SM	Seam
FZ	Fractured zone
SZ	Shear zone
VN	Vein

Infill or Coating

Cn	Clean
St	Stained
Vn	Veneer
Co	Coating
Cl	Clay
Ca	Calcite
Fe	Iron oxide
Mi	Micaceous
Qz	Quartz

Shape

pl	Planar
cu	Curved
un	Undulose
st	Stepped
ir	Irregular

Roughness

pol	Polished
slk	Slickensided
smo	Smooth
rou	Rough

Soil & Rock Terms

SOIL

MOISTURE CONDITION

Term	Description
Dry	Looks and feels dry. Cohesive and cemented soils are hard, friable or powdery. Uncemented granular soils run freely through the hand.
Moist	Feels cool and darkened in colour. Cohesive soils can be moulded. Granular soils tend to cohere.
Wet	As for moist, but with free water forming on hands when handled.

For cohesive soils, moisture content 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

Term	c_u (kPa)	Term	c_u (kPa)
Very Soft	< 12	Very Stiff	100 - 200
Soft	12 - 25	Hard	> 200
Firm	25 - 50	Friable	-
Stiff	50 - 100		

DENSITY INDEX

Term	I_D (%)	Term	I_D (%)
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	20 - 63
	medium	6 - 20
	fine	2.36 - 6
Sand	coarse	0.6 -2.36
	medium	0.2 - 0.6
	fine	0.075 - 0.2
Silt & Clay		< 0.075

MINOR COMPONENTS

Term	Proportion by Mass coarse grained	fine grained
Trace	≤ 5%	≤ 15%
Some	5 - 2%	15 - 30%

SOIL ZONING

Layers	Continuous exposures
Lenses	Discontinuous layers of lenticular shape
Pockets	Irregular inclusions of different material

SOIL CEMENTING

Weakly	Easily broken up by hand
Moderately	Effort is required to break up the soil by hand

SOIL STRUCTURE

Massive	Coherent, with any partings both vertically and horizontally spaced at greater than 100mm
Weak	Peds indistinct and barely observable on pit face. When disturbed approx. 30% consist of peds smaller than 100mm
Strong	Peds are quite distinct in undisturbed soil. When disturbed >60% consists of peds smaller than 100mm

ROCK

SEDIMENTARY ROCK TYPE DEFINITIONS

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

STRENGTH

Term	Is50 (MPa)	Term	Is50 (MPa)
Extremely Low	< 0.03	High	1 – 3
Very Low	0.03 – 0.1	Very High	3 – 10
Low	0.1 – 0.3	Extremely High	> 10
Medium	0.3 – 1		

WEATHERING

Term	Description
Residual Soil	Soil developed on extremely weathered rock; the mass structure and substance fabric are no longer evident
Extremely Weathered	Rock is weathered to such an extent that it has 'soil' properties, i.e. it either disintegrates or can be remoulded, in water. Fabric of original rock is still visible
Highly Weathered	Rock strength usually highly changed by weathering; rock may be highly discoloured
Moderately Weathered	Rock strength usually moderately changed by weathering; rock may be moderately discoloured
Distinctly Weathered	See 'Highly Weathered' or 'Moderately Weathered'
Slightly Weathered	Rock is slightly discoloured but shows little or no change of strength from fresh rock
Fresh	Rock shows no signs of decomposition or staining

NATURAL FRACTURES

Type	Description
Joint	A discontinuity or crack across which the rock has little or no tensile strength. May be open or closed
Bedding plane	Arrangement in layers of mineral grains of similar sizes or composition
Seam	Seam with deposited soil (infill), extremely weathered insitu rock (XW), or disoriented usually angular fragments of the host rock (crushed)
Shear zone	Zone with roughly parallel planar boundaries, of rock material intersected by closely spaced (generally < 50mm) joints and /or microscopic fracture (cleavage) planes
Vein	Intrusion of any shape dissimilar to the adjoining rock mass. Usually igneous

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

Infill or Coating	Description
Clean	No visible coating or discolouring
Stained	No visible coating but surfaces are discoloured
Veneer	A visible coating of soil or mineral, too thin to measure; may be patchy
Coating	Visible coating ≤ 1mm thick. Ticker soil material described as seam

Roughness	Description
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 < 1mm). Feels like fine to coarse sandpaper

Note: soil and rock descriptions are generally in accordance with AS1726-1993 Geotechnical Site Investigations

Graphic Symbols Index

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 Sand
- Silty Sand
- Clayey Sand

Rock

- Sandstone
- Shale
- Clayey Shale
- Siltstone
- Conglomerate
- Claystone
- Dolerite, Basalt
- Granite
- Limestone
- Tuff
- Coarse grained Metamorphic
- Medium grained Metamorphic
- Fine grained Metamorphic
- Coal

Other

- ■ Asphalt
- Concrete
- Brick

Water Measurements

- ▽ Level at time of drilling
- ▼ Level after drilling
- ► Inflow
- ◄ Outflow

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.

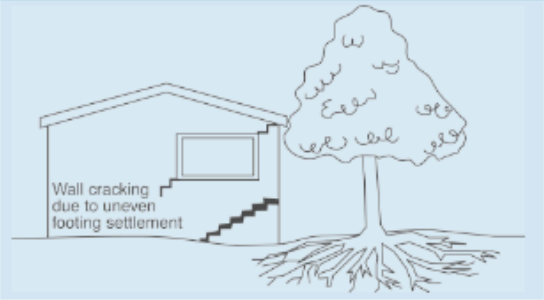
Seasonal swelling/shrinkage in clay

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

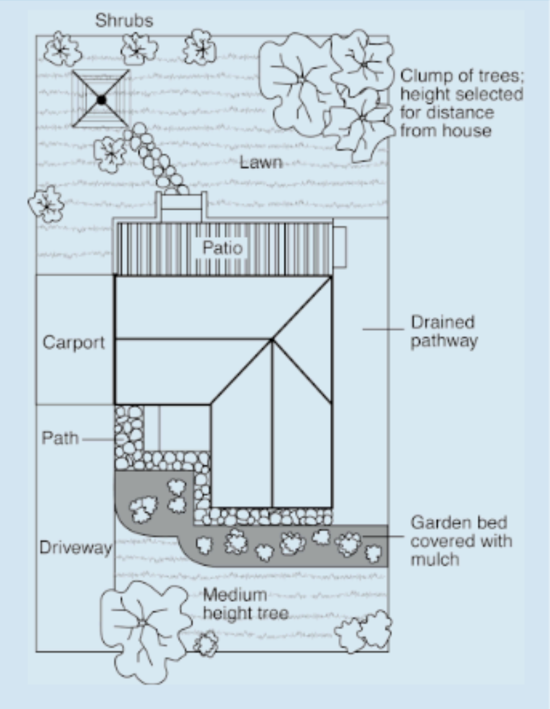
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

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.

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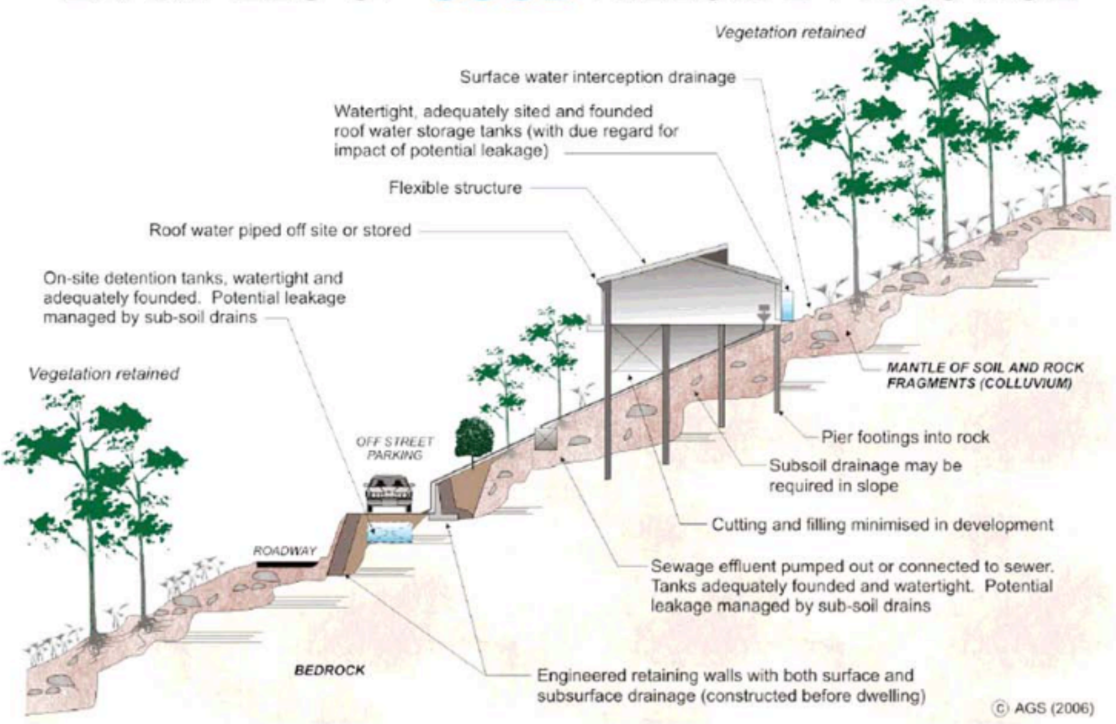
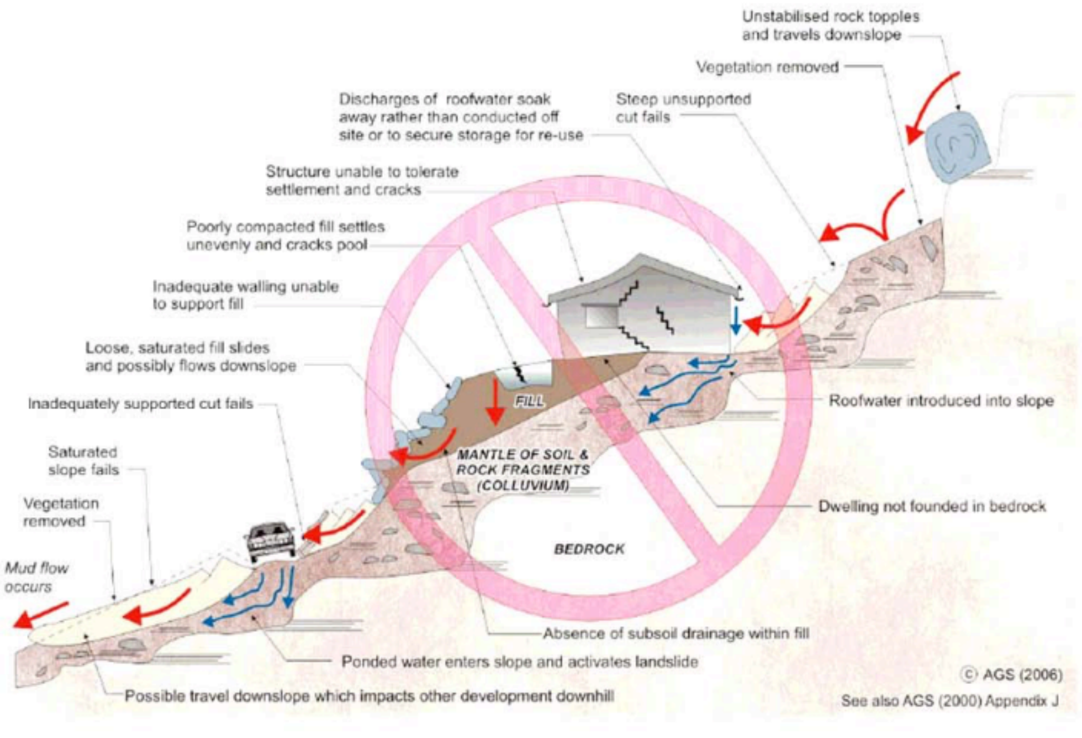
EXAMPLES OF GOOD HILLSIDE PRACTICE



EXAMPLES OF POOR HILLSIDE PRACTICE



PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

APPENDIX C: LANDSLIDE RISK ASSESSMENT

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		**Implied Indicative Landslide Recurrence Interval**		**Description**	**Descriptor**	**Level**
Indicative Value	**Notional Boundary**					
10^{-1}	$5x10^{-2}$	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10^{-2}	$5x10^{-3}$	100 years	200 years	The event will probably occur under adverse conditions over the design life.	LIKELY	B
10^{-3}	$5x10^{-4}$	1000 years	2000 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10^{-4}	$5x10^{-5}$	10,000 years	20,000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10^{-5}	$5x10^{-6}$	100,000 years	200,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10^{-6}		1,000,000 years		The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		**Description**	**Descriptor**	**Level**
Indicative Value	**Notional Boundary**			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%	40%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	10%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	1%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%		Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

Notes: (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.

(3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilisation works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.

(4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not vice versa

APPENDIX C: – QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (CONTINUED)

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		**CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)**				
	Indicative Value of Approximate Annual Probability	**1: CATASTROPHIC 200%**	**2: MAJOR 60%**	**3: MEDIUM 20%**	**4: MINOR 5%**	**5: INSIGNIFICANT 0.5%**
A – ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or **L** (5)
B - LIKELY	10^{-2}	VH	VH	H	M	**L**
C - POSSIBLE	10^{-3}	VH	H	M	M	**VL**
D - UNLIKELY	10^{-4}	H	M	**L**	**L**	**VL**
E - RARE	10^{-5}	M	**L**	**L**	**VL**	**VL**
F - BARELY CREDIBLE	10^{-6}	**L**	**VL**	**VL**	**VL**	**VL**

Notes: (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.

(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		**Example Implications** (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide.

Appendix E

Geotechnical Forms 1 & 1A
Northern Beaches Council – Pittwater LEP

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER

FORM NO. 1 – To be submitted with Development Application

Development Application for CM Studio
Name of Applicant

Address of site 139-141 Riverview Road, Avalon Beach NSW

Declaration made by geotechnical engineer or engineering geologist or coastal engineer (where applicable) as part of a geotechnical report

I, Ben Morgan (insert name) *on behalf of* AscentGeo Geotechnical Consulting (Trading or Company Name)

on this the 11.12.2024 certify that I am a geotechnical engineer or engineering geologist or coastal engineer

as defined by the Geotechnical Risk Management Policy for Pittwater - 2009 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least $2 million.

Please mark appropriate box

☐ Prepared the detailed Geotechnical Report referenced below in accordance with the Australia Geomechanics Society's Landslide Risk Management Guidelines (AGS 2007) and the Geotechnical Risk Management Policy for Pittwater - 2009

☒ I am willing to technically verify that the detailed Geotechnical Report referenced below has been prepared in accordance with the Australian Geomechanics Society's Landslide Risk Management Guidelines (AGS 2007) and the Geotechnical Risk Management Policy for Pittwater - 2009

☐ Have examined the site and the proposed development in detail and have carried out a risk assessment in accordance with paragraph 6.0 of the Geotechnical Risk Management Policy for Pittwater - 2009. I confirm the results of the risk assessment for the proposed development are in compliance with the Geotechnical Risk Management Policy from Pittwater - 2009 and further detailed geotechnical reporting is not required for the subject site.

☐ Have examined the site and the proposed development/alteration in detail and am of the opinion that the Development Application only involves Minor Development/Alterations that do not require a Detailed Geotechnical Risk Assessment and hence my report is in accordance with the Geotechnical Risk Management Policy for Pittwater – 2009 requirements for Minor Development/Alterations.

☐ Have examined the site and the proposed development/alteration is separate form and not affected by a Geotechnical Hazard and does not require a Geotechnical report or Risk Assessment and hence my Report is in accordance with the Geotechnical Risk Management Policy for Pittwater – 2009 requirements

☐ Provided the coastal process and coastal forces analysis for inclusion in the Geotechnical Report

Geotechnical Report Details:

Report Title: Geotechnical Assessment Report for new dwelling at 139-141 Riverview Road, Avalon Beach (AG 24222)
Report Date: 11 December 2024
Author: Ben Morgan
Author's Company/Organisation: AscentGeo Geotechnical Consulting

Documentation which relate to or are relied upon in report preparation:

Architectural design plans prepared by CM Studio, drawing numbers DA040, DA050, DA060, DA070, DA100 to DA107, DA200-DA203, DA300-DA301, dated 28 May 2024.

I am aware that the above Geotechnical Report, prepared for the abovementioned site is to be submitted in support of a Development Application for this site and will be relied on by Northern Beaches Council as the basis for ensuring that the Geotechnical Risk Management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure, taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature
Name Ben Morgan
Chartered Professional Status MAIG RPGeo (Geotechnical & Engineering)
Membership No. 10269
Company AscentGeo Geotechnical Consulting

REGISTERED PROFESSIONAL GEOSCIENTIST
AUSTRALIAN INSTITUTE OF GEOSCIENTISTS
BENJAMIN J. MORGAN
RPGeo No: 10269

4GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER

FORM NO. 1(a) - Checklist of Requirements for Geotechnical Risk Management Report for Development Application

Development Application for CM Studio
Name of Applicant

Address of site 139-141 Riverview Road, Avalon Beach NSW

The following checklist covers the minimum requirements to be addressed in a Geotechnical Risk Management Geotechnical Report. This checklist is to accompany the Geotechnical Report and its certification (Form No. 1).

Geotechnical Report Details:

Report Title: Geotechnical Assessment Report the new dwelling at 13-141 Riverview Road, Avalon Beach (AG 24222)

Report Date: 11 December 2024

Author: Ben Morgan

Author's Company/Organisation: AscentGeo Geotechnical Consulting

Please mark appropriate box

☒ Comprehensive site mapping conducted 13.6.24
(date)

☒ Mapping details presented on contoured site plan with geomorphic mapping to a minimum scale of 1:200 (as appropriate)

☒ Subsurface investigation required
  ☐ No Justification ....
  ☒ Yes Date conducted 13.6.24

☒ Geotechnical model developed and reported as an inferred subsurface type-section

☒ Geotechnical hazards identified
  ☐ Above the site
  ☒ On the site
  ☐ Below the site
  ☐ Beside the site

☒ Geotechnical hazards described and reported

☒ Risk assessment conducted in accordance with the Geotechnical Risk Management Policy for Pittwater - 2009
  ☒ Consequence analysis
  ☒ Frequency analysis

☒ Risk calculation

☒ Risk assessment for <u>property</u> conducted in accordance with the Geotechnical Risk Management Policy for Pittwater - 2009

☒ Risk assessment for <u>loss of life</u> conducted in accordance with the Geotechnical Risk Management Policy for Pittwater - 2009

☒ Assessed risks have been compared to "Acceptable Risk Management" criteria as defined in the Geotechnical Risk Management Policy for Pittwater - 2009

☒ Opinion has been provided that the design can achieve the "Acceptable Risk Management" criteria provided that the specified conditions are achieved.

☒ Design Life Adopted:
  ☒ 100 years
  ☐ Other ....
  specify

☒ Geotechnical Conditions to be applied to all four phases as described in the Geotechnical Risk Management Policy for Pittwater – 2009 have been specified

☒ Additional action to remove risk where reasonable and practical have been identified and included in the report.

☒ Risk Assessment within Bushfire Asset Protection Zone

I am aware that Pittwater Council will rely on the Geotechnical Report, to which this checklist applies, as the basis for ensuring that the geotechnical risk management aspects of the proposal have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure, taken as at least 100 years unless otherwise stated, and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature

Name Ben Morgan

Chartered Professional Status MAIG RPGeo (Geotechnical & Engineering)

Membership No. 10269

Company AscentGeo Geotechnical Consulting

BENJAMIN J. MORGAN
RPGeo No: 10269