All In Project Management

Proposed Additions and Alterations
32 Reddall Street, Manly NSW

Preliminary Geotechnical Assessment

Our ref: 6416-G1
15 April 2021

Your trusted engineering professionals

Document Authorisation

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32 Reddall Street, Manly NSW
Preliminary Geotechnical Assessment

Prepared for All In Project Management

Our ref: 6416-G1
15 April 2021

For and on behalf of
AssetGeoEnviro

Mark Bartel

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1. Introduction

1.1 General

This report presents the results of a preliminary geotechnical investigation for a development at 32 Reddall Street, Manly NSW (the Site). The investigation was commissioned on 30 March 2021 by Ben Larsson of All In Project Management, on behalf of Belle Property Manly. The work was carried out in accordance with the email proposal by AssetGeoEnviro (Asset) dated 30 March 2021.

Drawings supplied to us for this investigation comprised:

- Survey plans (prepared by: C.M.S. Surveyors Pty Limited; ref: 17970; dated: 21/12/2020)
- Architectural plans (prepared by: EATON ARCHITECTS; project no: 0021; dwg: A02-A to A06-A; dated: 24 January 2021)

Based on the supplied drawings, we understand that the project involves demolition of the existing brick garage and an extension to the existing residence with a garage, kitchen and living/dining room at the rear along College Street and construction of a basement storeroom and a new pool. With a very gently sloping site, maximum excavation of up to 4m depth is anticipated for the construction of basement floor below College Street.

1.2 Scope of Work

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

- Excavation requirements and batter slopes.
- Subgrade preparation.
- Likely Site Classification to AS2870-2011 “Residential Slabs and Footings”.
- Suitable footing systems and preliminary geotechnical design parameters for the footing systems.
- Likely soil aggressiveness and corrosion potential.
- Recommendation for invasive ground investigation, post-demolition.

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

- A review of existing regional maps and reports relevant to the site held within our files.
- Review of ground investigation carried out by Asset at 12 Fairy Bower Road, Manly.
- Engineering assessment and reporting.

This report must be read in conjunction with the attached “Important Information about your Geotechnical Report” in Appendix A. Attention is drawn to the limitations inherent in site investigations and the importance of verifying the subsurface conditions inferred herein.

2. Site Description

The Site is located at the corner of intersection of Reddall Street and College Street, as shown in Figure 1. It is roughly rectangular in shape with a street frontage of about 10.4m along Reddall Street, increasing to about 15.2 towards the rear lawn area, and is about 45.7m front to back. The Site is bounded to the south east by College Street, to the north east by Reddall Street and to the south west and north west by existing residence and beyond. 12 Fairy Bower Road is approx. 173m to the south.

Based on the 1943 aerial photo (see Figure 2), the Site area appears to be used for residential purposes prior to that date. There has been little change to the enviros since then. More residential dwellings had been built along College Green.

Topographically, the site is located on a very gently sloping terrain that falls to the north east. The overall ground surface slopes in the region are about 2º to 5º. The site lies between 24.5m and 28.1m AHD.

At the time of the investigation, the Site was occupied by a single storey, tiled-roof, brick and clad cottage with vehicle access to existing garage at rear from College Street. Based on a visual observation of the external structures of the building and existing stone retaining walls within the lawn area, it appears in overall good external condition with no obvious signs of significant cracks and spalling or ground settlements.

Site drainage is primarily via overland flow to the north east via the road network. The ocean is approximately 340m to the north west of the site. The majority of the site is covered with short grass and garden areas with minimal paved area near the existing garage. No rock outcrops are discovered.

According to eSpade web site, the soil landscape type at the Site is identified as "Lambert". This is typified by undulating to rolling rise and low hills on Hawkesbury Sandstone, local relief 20 to 120m, slope gradients generally 20%. Broad ridges, gently to moderately inclined slopes, wide rock benches with low broken scarps and areas of poor drainage. The geotechnical hazards associated with this on undeveloped sites include very high soil erosion hazard, rock outcrop, seasonally perched watertables and shallow, highly permeable soil of very low soil fertility.

3. Subsurface Conditions

3.1 Geology

The 1:100,000 Sydney Geological Map indicates the Site is underlain by former dune sands overlying Hawkesbury Sandstone.

3.2 Anticipated Subsurface Conditions

Ground investigation have been carried out by Asset at 12 Fairy Bower Road, Manly, and the generalised site geotechnical model was summarised as per Table 1.

Table 1 - Generalised Site Geotechnical Model – 12 Fairy Bower Road

Unit	Origin	Description	Depth to Top of Unit [1] (m)	Unit Thickness [1] (m)
1	Fill	Gravelly Clayey SAND, fine to medium grained, grey & brown, moist, medium dense to dense, fine to coarse sandstone gravel.	Ground surface	0.15 to 1.2
2	Residual	Gravelly SAND, fine to medium grained, brown, fine to medium sandstone gravel, moist, dense.	0.15 to 1.2	0.15
3	Bedrock[2]	SANDSTONE, fine to medium grained, extremely weathered, extremely low strength, grey/ brown assessed Class 5 Sandstone	0.3 to 1.35	Not proven beyond a depth of 1.35

Notes:

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

Special Note for DCP testing

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

The boreholes encountered sandstone bedrock at shallow depths. A shallow sandstone bedrock level appears to underly 12 Fairy Bower Street.

It is anticipated that the Site subsurface conditions would be similar to that summarised above.

3.3 Groundwater

For 12 Fairy Bower Road, groundwater flow was not observed in the hand-augered borehole during auger drilling to a depth of 1.35m bgl. No long-term groundwater monitoring was carried out.

Similar groundwater conditions are anticipated at the Site.

4. Discussions & Recommendations

4.1 Key Geotechnical Site Constraints

Based on a basement finished floor level of RL 23.5m AHD, and from the results of neighbouring investigation, it is assessed that the basement level will likely be within sandstone bedrock.

Key geotechnical constraints to the development include excavation adjacent to existing structures, vibration (during demolition and during earthworks), temporary shoring, permanent retaining and foundation conditions.

Recommendations for design and construction of the development are provided in the following sections.

4.2 Temporary Shoring

It is understood that permanent batter slopes are not proposed for the development. The proposed depth of excavation, anticipated geology (shallow soils over rock), and available clearance to site boundaries indicates that temporary batters could be adopted. Therefore, temporary shoring would not be required.

4.3 Earthworks

4.3.1 Excavation

The excavation for the proposed development is anticipated to be partially within soils, and mostly within sandstone bedrock. Excavation within the soils and extremely weathered bedrock would be achievable using conventional earthmoving equipment (i.e. hydraulic excavator bucket).

Excavation within the less weathered bedrock will likely require the use of ripper tooth fitted to a hydraulic excavator bucket, a dozer fitted with ripper tooth, or a hydraulic hammer fitted to an excavator, possibly supplemented by rock saw and rock splitting techniques.

4.3.2 Vibration Management

Australian Standard AS 2187: Part 2-2006 recommends the frequency dependent guideline values and assessment methods given in BS 7385 Part 2-1993 "Evaluation and measurement for vibration in buildings Part 2" as they "are applicable to Australian conditions". The standard sets guide values for building vibration based on the lowest vibration levels above which damage has been credibly demonstrated. These levels are judged to give a minimum risk of vibration-induced damage, where the minimal risk for a named effect is usually taken as a 95% probability of no effect.

Sources of vibration that are considered in the standard include demolition, blasting (carried out during mineral extraction or construction excavation), piling, ground treatments (e.g. compaction), construction equipment, tunnelling, road and rail traffic and industrial machinery.

For residential structures, BS 7385 recommends vibration criteria of 7.5 mm/s to 10 mm/s for frequencies between 4 Hz and 15 Hz, and 10 mm/s to 25 mm/s for frequencies between 15 Hz to 40 Hz and above. These values would normally be applicable for new residential structures or residential structures in good condition. Higher values would normally apply to commercial structures, and more conservative criteria would normally apply to heritage structures.

However, structures can withstand vibration levels significantly higher than those required to maintain comfort for their occupants. Human comfort is therefore likely to be the critical factor in vibration management.

Excavation methods should be adopted which limit ground vibrations at the adjoining developments to not more than 10mm/sec. Vibration monitoring is recommended to verify that this is achieved. However, if the contractor adopts methods and/or equipment in accordance with the recommendations in Table 2 for a ground vibration limit of 5mm/sec, vibration monitoring may not be required.

The limits of 5mm/sec and 10mm/sec are expected to be achievable if rock breaker equipment or other excavation methods are restricted as indicated in Table 2.

Table 2 – Recommendations for Rock Breaking Equipment

Distance from adjoining structure (m)	Maximum Peak Particle Velocity 5mm/sec		Maximum Peak Particle Velocity 10mm/sec*	
	Equipment	**Operating Limit (% of Maximum Capacity)**	**Equipment**	**Operating Limit (% of Maximum Capacity)**
1.5 to 2.5	Hand operated jackhammer only	100	300 kg rock hammer	50
2.5 to 5.0	300 kg rock hammer	50	300 kg rock hammer or 600 kg rock hammer	100 50
5.0 to 10.0	300 kg rock hammer or 600 kg rock hammer	100 50	600 kg rock hammer or 900 kg rock hammer	100 50

* Vibration monitoring is recommended for 10mm/sec vibration limit.

At all times, the excavation equipment must be operated by experienced personnel, per the manufacturer's instructions, and in a manner, consistent with minimising vibration effects.

Use of other techniques (e.g. chemical rock splitting, rock sawing), although less productive, would reduce or possibly eliminate risks of damage to adjoining property through vibration effects transmitted via the ground. Such techniques may be considered if an alternative to rock breaking is necessary. If rock sawing is carried out around excavation boundaries in not less than 1m deep lifts, a 900kg rock hammer could be used at up to 100% maximum operating capacity with an assessed peak particle velocity not exceeding 5 mm/sec, subject to observation and confirmation by a Geotechnical Engineer at the commencement of excavation.

It is pointed out that the rock classification system used in Table 1 is intended primarily for use in the design of foundations and is not intended to be used to directly assess rock excavation characteristics. Excavation contractors should refer to the detailed engineering logs, core photographs, laboratory strength tests, and inspection of rock core, and should not rely solely on the rock classifications presented in geotechnical engineering reports when assessing the suitability of their excavation equipment for the proposed development. Further geotechnical advice must be sought if rock excavation characteristics are critical to the proposed development.

It should be noted that vibrations that are below threshold levels for building damage may be experienced at adjoining developments. Rock excavation methodology should also consider acceptable noise limits as per the "Interim Construction Noise Guideline" (NSW EPA).

4.3.3 Subgrade Preparation

The following general recommendations are provided for subgrade preparation for earthworks, pavements, slab-on-ground construction, and minor structures:

- Strip existing fill and topsoil. Remove unsuitable materials from the site (e.g. material containing deleterious matter). Stockpile remainder for re-use as landscaping material or remove from site.
- Excavate natural soils and rock, stockpiling for re-use as engineered fill or remove to spoil. Rock could be stockpiled separately from clayey soils, for select use beneath pavements.
- Where rock is exposed in bulk excavation level beneath pavements, rip a further 150mm.

- Where rock is exposed at footing invert level, it should be free of loose, "drummy" and softened material before concrete is poured.

Any waste soils being removed from the site must be classified in accordance with current regulatory authority requirements to enable appropriate disposal to an appropriately licensed landfill facility. Asset can provide further advice on this matter if required.

4.3.4 Filling

Where filing is required, place in horizontal layers over prepared subgrade and compact as per Table 3.

Table 3 – Compaction Specifications

Parameter	Cohesive Fill	Non Cohesive Fill
Fill layer thickness (loose measurement): • Within 1.5m of the rear of retaining walls • Elsewhere	0.2m 0.3m	0.2m 0.3m
Density: • Beneath Pavements • Beneath Structures • Upper 150mm of subgrade	≥ 95% Std ≥ 98% Std ≥ 100% Std	≥ 70% ID ≥ 80% ID ≥ 80% ID
Moisture content during compaction	± 2% of optimum	Moist but not wet

Filling within 1.5m of the rear of any retaining walls should be compacted using lightweight equipment (e.g. hand-operated plate compactor or ride-on compactor not more than 3 tonnes static weight) to limit compaction-induced lateral pressures.

Any soils to be imported onto the site for backfilling and reinstatement of excavated areas should be free of contamination and deleterious material and should include appropriate validation documentation in accordance with current regulatory authority requirements which confirms its suitability for the proposed land use. Asset can provide further advice on this matter if required.

4.3.5 Batter Slopes

Recommended maximum slopes for permanent and temporary batters are presented in Table 4.

Table 4 – Recommended Maximum Dry Batter Slopes

Unit	Maximum Batter Slope (H : V)	
	Permanent	**Temporary**
Medium Dense Sand (or denser)	3 : 1	2 : 1
Class 5 Sandstone	1.5 : 1	0.75 : 1
Class 4 (or better) Sandstone	vertical *	vertical *

* subject to inspection by a Geotechnical Engineer and carrying out remedial works as recommended (e.g. shotcrete, rock bolting).

4.4 Anticipated Site Classification

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

Footings should also be designed as per the recommendations in Section 4.6.

The classification and footing recommendations given above and in Section 4.6 are provided on the basis that the performance expectations set out in Appendix B of AS2870–2011 are acceptable and that future site maintenance is in accordance with CSIRO BTF 18, a copy of which is attached.

4.5 Salinity & Aggressivity

Whilst no specific laboratory testing has been carried out to assess the aggressiveness of soil to concrete and steel, based on the subsurface profile as described above and the site conditions, we consider that the soils would likely be non-saline, mildly aggressive with respect to buried concrete and non-aggressive to buried steel structures. Further testing would be required to confirm this.

4.6 Footings

Suitable footings might comprise a slab on ground for the basement area and pad and strip footings supporting the upper building loads. Where some footings are taken to bedrock, it is recommended that all footings are founded on bedrock to reduce the risk of differential settlement due to variable founding conditions.

Edge beams for slabs, pad footings, and rock-socketed piles may be designed for the parameters in Table 5.

Table 5 – Preliminary Footing Design Parameters

Founding Stratum	Maximum Allowable (Serviceability) Values (kPa)			Ultimate Strength Limit State Values (kPa)			
	End Bearing	Shaft Friction – Compression #	Shaft Friction – Tension	End Bearing	Shaft Friction – Compression #	Shaft Friction – Tension*	Typical E_{field} MPa
Class 5 Sandstone	1,000	100	50	3,000	300	150	50-100
Class 4 Sandstone	2,000	200	100	6,000	600	300	100-700

Note:

* Uplift capacity of piles in tension loading should also be checked for inverted cone pull out mechanism.

clean socket of roughness category R2 or better is assumed

In accordance with AS2159-2009 "Piling–Design and Installation", for limit state design, the ultimate geotechnical pile capacity shall be multiplied by a geotechnical reduction factor (Φg). This factor is derived from an Average Risk Rating (ARR) which considers geotechnical uncertainties, redundancy of the foundation system, construction supervision, and the quantity and type of pile testing (if any). Where testing is undertaken, or more comprehensive ground investigation is carried out, it may be possible to adopt a larger Φg value that results in a more economical pile design. Further geotechnical advice will be required in consultation with the pile designer and piling contractor, to develop an appropriate Φg value.

Settlements for footings on rock are anticipated to be about 1% of the minimum footing dimension, based on serviceability parameters as per Table 5. Settlements for pad footings on clay are anticipated to be up to about 15mm where loading does not exceed the maximum allowable values.

Options for piles include:

> **Bored Piles.** It assessed that the construction of sockets would require the use of a truck-mounted drilling rig. It is also assessed that the bored pile holes would not require liners to support the overburden soils, although some over break and minor fretting should be allowed for. Groundwater may be expected within bored pile holes and dewatering by a down-hole pump may be required to limit softening of the bases prior to concreting.

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

4.7 Groundwater Control

No groundwater observations have been made at the Site for this assessment. It is anticipated that groundwater is unlikely to be a constraint to the proposed development. However, good practice should be followed to cater for potential groundwater, such as designing retaining walls with adequate subsoil drainage. Further geotechnical advice must be sought if significant groundwater is encountered during construction.

4.8 Excavation Support

Support system design may be based on the parameters given in Table 6. Cantilever walls may be designed for a triangular earth pressure distribution with the lateral pressure being determined as follows:

$\sigma_z = K_{o,a,p}\ z\ \gamma$ where

σ_z	=	lateral earth pressure (kPa) at depth z
$K_{o,a,p}$	=	earth pressure coefficient o = 'at rest', a = 'active', p = 'passive'
z	=	depth (m)
γ	=	unit weight of soil / rock (kN/m^3)

Table 6 – Preliminary Excavation Support Design Parameters

Material	Moist Unit Weight (γ_m) kN/m^3	'Active' Lateral Earth Pressure Coefficient (1) (K_a)	'At Rest' Coefficient (1) (K_o)	'Passive' Coefficient (2) (K_p)
Medium Dense Sand	17.0	0.31	0.47	2.1
Dense to very dense sand	18.0	0.26	0.41	2.5
Class 5 Sandstone (3)	21.0	0.2	0.4	6
Class 4 Sandstone (3)	22.0	0.1	0.3	15

Notes to table:

1. These values assume that some wall movement and relaxation of horizontal stress will occur due to the excavation. Actual in-situ K_0 values may be higher, particularly in the rock units.
2. Includes a reduction factor to the ultimate value of K_p to consider strain incompatibility between active and passive pressure conditions. Parameters assume horizontal backfill and no back of wall friction.
3. The values for rock assume no adversely dipping joints or other defects are present in the bedrock. All excavation rock faces should be inspected regularly by an experienced Geotechnical Engineer / Engineering Geologist as excavation proceeds.

The parameters for the 'at rest' condition (K_o) should be used for the design of lateral earth pressures where adjacent footings/structures are located within the 'zone of influence' of the wall. The 'zone of influence' may be taken as a line extending upwards and outwards at 45° above horizontal from the base of the wall. Piles for cantilever walls should be socketed below bulk excavation level by a depth at least equal to the retained height. For assessment of passive restraint embedded below excavation level, we recommend a triangular pressure distribution.

4.8.1 Surcharge

Allowance must also be made for surcharge loadings and footing loads from adjacent structures.

4.8.2 Hydrostatic Pressure

Where an adequate subsoil drainage system designed by an appropriately qualified and experienced Hydraulic / Stormwater Engineer is provided behind non-tanked retaining walls, no allowance for hydrostatic pressure would be necessary.

Where tanked retaining walls are to be adopted, they should be designed for a hydrostatic pressure based on an appropriate design groundwater level (refer to Section 4.7).

4.8.3 Underpinning

Where excavations (e.g. for new footings and underground storage area) extend below the 'zone of influence' of existing footings, then underpinning will be required. The 'zone of influence' is defined as a line extending downwards and outwards from the toe of the existing footing at an angle which is dependent on the nature and condition of the foundation soils. For the sandstone anticipated beneath the existing footings, an angle of 45° may be adopted. Further investigation of existing footing depths is recommended by carrying out inspection at the commencement of construction. The timing/programme of geotechnical inspections for further assessment of footings adjacent to proposed excavation should be nominated by the Geotechnical Engineer prior to the commencement of bulk excavation.

The assessment of adjacent footings should include assessment of soil or filling depths along the site boundaries that could require support during construction. Requirements for rock support must be nominated or approved by the Geotechnical Engineer during construction. The design of underpinning measures and/or excavation support must be carried out by a suitably experienced and qualified structural/civil engineer.

4.9 Potential Impacts on Adjacent Developments

Potential geotechnical risks of construction on adjoining developments could include; vibration effects due to rock excavation and settlement/deflection of adjacent footings due to the basement excavation. These risks have been discussed in the relevant sections of this report. We assess that if the development is designed and constructed in accordance with the recommendations given in this report, these effects are anticipated to have negligible impact and be within acceptable limits.

4.10 Anticipated Site Classification – Earthquake Actions

In accordance with the earthquake loading standard, AS1170.4 (2007), this site has a site sub-soil Class Ce – Shallow soil site, as more than 3 m depth of soil or highly weathered rock (with UCS not more than 1MPa) is present.

A Hazard Factor, z, of 0.08 for Sydney region is recommended.

5. Recommended Ground Investigation

We recommend the following minimum scope of work to be undertaken pre-demolition:

- Drilling and logging of nominally three hand auger boreholes to refusal or a maximum depth of 2.5m, whichever occurs first.
- Dynamic Cone Penetrometer (DCP) testing would be carried out to a depth of 3m or refusal, whichever occurs first, to aid with assessment of insitu conditions.
- Engineering assessment and reporting.

If information on rock quality is required, cored boreholes would be required.

6. Limitations

In addition to the limitations inherent in site investigations (refer to the attached Information Sheets), it must be pointed out that the recommendations in this report are based on assessed subsurface conditions from limited investigations remote from the Site. To confirm the assessed soil and rock properties in this report, further investigation is required such as coring and strength testing of rock.

It is recommended that a qualified and experienced Geotechnical Engineer be engaged to provide further input and review during the design development; including site visits during construction to verify the site conditions and provide advice where conditions vary from those assumed in this report. Development of an appropriate inspection and testing plan should be carried out in consultation with the Geotechnical Engineer.

This report may have included geotechnical recommendations for design and construction of temporary works (e.g. temporary batter slopes or temporary shoring of excavations). Such temporary works are expected to perform adequately for a relatively short period only, which could range from a few days (for temporary batter slopes) up to six months (for temporary shoring). This period depends on a range of factors including but not limited to: site geology; groundwater conditions; weather conditions; design criteria; and level of care taken during construction. If there are factors which prevent temporary works from being completed and/or which require temporary works to function for periods longer than originally designed, further advice must be sought from the Geotechnical Engineer and Structural Engineer.

This report and details for the proposed development should be submitted to relevant regulatory authorities that have an interest in the property (e.g. Council) or are responsible for services that may be within or adjacent to the site (e.g. Sydney Water), for their review.

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

Figures

APPROXIMATE ONLY – SUBJECT TO DETAIL SURVEY.

SOURCE: SIX MAPS

THIS DRAWING IS USED TO ILLUSTRATE SITE LOCATION ONLY, AND MUST NOT BE USED FOR ANY OTHER PURPOSE.

0 1:2000 @ A4 100m

issue	date	description
A	6.4.21	INITIAL ISSUE

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PROPOSED ADDITIONS & ALTERATIONS,
32 REDDALL STREET,
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for
ALL IN PROJECT MANAGEMENT

SITE LOCALITY

drawn: AT

date: 6.4.2021

checked: MAB

scale: 1:2000 A4

job no.: 6416

fig: 1

issue: A

APPROXIMATE ONLY – SUBJECT TO DETAIL SURVEY.

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PROPOSED ADDITIONS & ALTERATIONS,
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AERIAL PHOTO – HISTORY 1943

drawn: AT
date: 6.4.2021
checked: MAB
scale: NTS

job no.: 6416
fig: 2
issue: A

Appendix A

Important Information about your Geotechnical Report
Soil and Rock Explanation Sheets
CSIRO BTF 18

Scope of Services

The geotechnical report ("the report") has been prepared in accordance with the scope of services as set out in the contract, or as otherwise agreed, between the Client and Asset Geotechnical Engineering Pty Ltd ("Asset"), for the specific site investigated. The scope of work may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

The report should not be used if there have been changes to the project, without first consulting with Asset to assess if the report's recommendations are still valid. Asset does not accept responsibility for problems that occur due to project changes if they are not consulted.

Reliance on Data

Asset has relied on data provided by the Client and other individuals and organizations, to prepare the report. Such data may include surveys, analyses, designs, maps and plans. Asset has not verified the accuracy or completeness of the data except as stated in the report. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations ("conclusions") are based in whole or part on the data, Asset will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Asset.

Geotechnical Engineering

Geotechnical engineering is based extensively on judgment and opinion. It is far less exact than other engineering disciplines. Geotechnical engineering reports are prepared for a specific client, for a specific project and to meet specific needs, and may not be adequate for other clients or other purposes (e.g. a report prepared for a consulting civil engineer may not be adequate for a construction contractor). The report should not be used for other than its intended purpose without seeking additional geotechnical advice. Also, unless further geotechnical advice is obtained, the report cannot be used where the nature and/or details of the proposed development are changed.

Limitations of Site Investigation

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

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

Therefore, the recommendations in the report can only be regarded as preliminary. Asset should be retained during the project implementation to assess if the report's recommendations are valid and whether or not changes should be considered as the project proceeds.

Subsurface Conditions are Time Dependent

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

Verification of Site Conditions

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

Reproduction of Reports

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

Report for Benefit of Client

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

Data Must Not Be Separated from The Report

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

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

Partial Use of Report

Where the recommendations of the report are only partially followed, there may be significant implications for the project and could lead to problems. Consult Asset if you are not intending to follow all of the report recommendations, to assess what the implications could be. Asset does not accept responsibility for problems that develop where the report recommendations have only been partially followed if they have not been consulted.

Other Limitations

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

Soil and Rock Explanation Sheets (1 of 2)

Log Abbreviations & Notes

METHOD

borehole logs

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

* bit shown by suffix e.g. ADV

excavation logs

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

coring

NMLC, NQ, PQ, HQ

SUPPORT

borehole logs

N	nil
M	mud
C	casing
NQ	NQ rods

excavation logs

N	nil
S	shoring
B	benched

CORE–LIFT

casing installed

barrel withdrawn

NOTES, SAMPLES, TESTS

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

USCS SYMBOLS

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

MOISTURE CONDITION

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

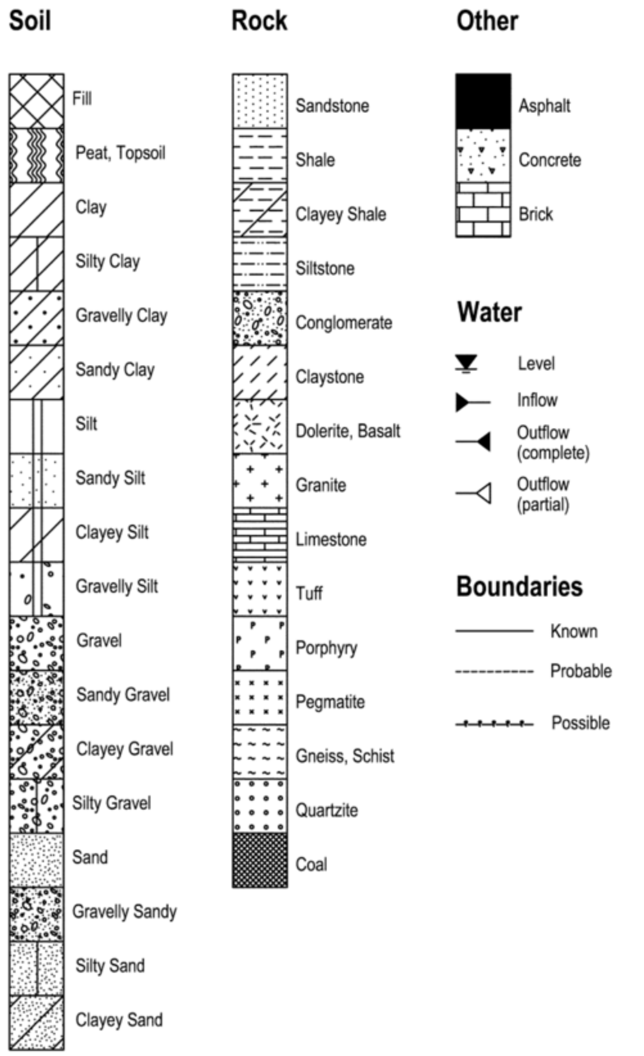
CONSISTENCY

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

DENSITY INDEX

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

Graphic Log



WEATHERING

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

STRENGTH

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

RQD (%)

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

DEFECTS:

type

JT	joint
PT	parting
SZ	shear zone
SM	seam

coating

cl	clean
st	stained
ve	veneer
co	coating

shape

pl	planar
cu	curved
un	undulating
st	stepped
ir	irregular

roughness

po	polished
sl	slickensided
sm	smooth
ro	rough
vr	very rough

inclination

measured above axis and perpendicular to core

Soil and Rock Explanation Sheets (2 of 2)

assetgeoenviro

AS1726-2017

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

Soil

MOISTURE CONDITION

Term	Description
Dry	Looks and feels dry. Fine grained and cemented soils are hard, friable or powdery. Uncemented coarse grained soils run freely through hand.
Moist	Soil feels cool and darkened in colour. Fine grained soils can be moulded. Coarse soils tend to cohere.
Wet	As for moist, but with free water forming on hand.

Moisture content of cohesive soils may also be described in relation to plastic limit (W_P) or liquid limit (W_L) [>> much greater than, > greater than, < less than, << much less than].

CONSISTENCY OF FINE-GRAINED SOILS

Term	Su (kPa)	Term	Su (kPa)
Very soft	< 12	Very Stiff	>100 – ≤200
Soft	>12 – ≤25	Hard	> 200
Firm	>25 – ≤50	Friable	–
Stiff	>50 – ≤100		

RELATIVE DENSITY OF COARSE-GRAINED SOILS

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

PARTICLE SIZE

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

MINOR COMPONENTS

Term	Proportion by Mass: coarse grained	fine grained
Trace	≤ 15%	≤ 5%
With	>15% – ≤30%	>5% – ≤12%

SOIL ZONING

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

SOIL CEMENTING

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

USCS SYMBOLS

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

Rock

SEDIMENTARY ROCK TYPE DEFINITIONS

Rock Type	Definition (more than 50% of rock consists of …..)
Conglomerate	... gravel sized (>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.

LAYERING

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

STRUCTURE

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

STRENGTH (NOTE: Is50 = Point Load Strength Index)

Term	Is50 (MPa)	Term	Is50 (MPa)
Extremely Low	<0.03	High	1.0 – 3.0
Very low	0.03 – 0.1	Very High	3.0 – 10.0
Low	0.1 – 0.3	Extremely High	>10.0
Medium	0.3 – 1.0		

WEATHERING

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

DEFECT DESCRIPTION

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

Shape	
Planar	Consistent orientation.
Curved	Gradual change in orientation.
Undulating	Wavy surface.
Stepped	One or more well defined steps.
Irregular	Many sharp changes in orientation.
Roughness	
Polished	Shiny smooth surface.
Slickensided	Grooved or striated surface, usually polished.
Smooth	Smooth to touch. Few or no surface irregularities.
Rough	Many small surface irregularities (amplitude generally <1mm). Feels like fine to coarse sandpaper.
Very Rough	Many large surface irregularities, amplitude generally >1mm. Feels like very coarse sandpaper.

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

Foundation Maintenance and Footing Performance: A Homeowner's Guide

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.

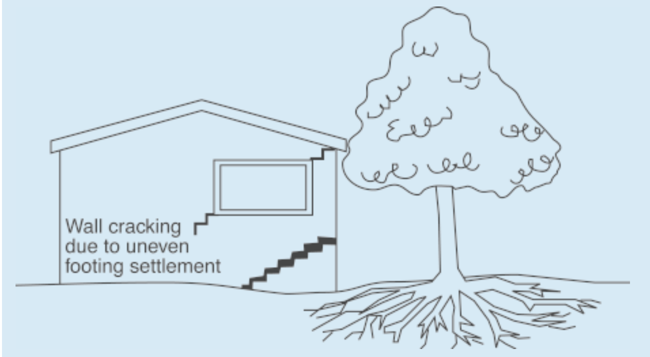
Seasonal swelling/shrinkage in clay

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.

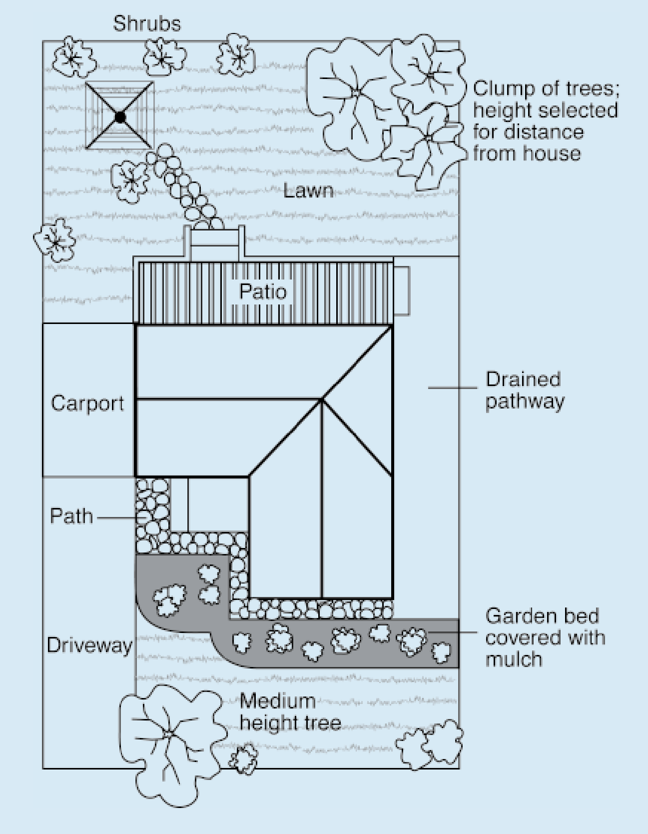
Protection of the building perimeter
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

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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Appendix B

Site Photos

Photo 1

Overview of existing residence

Photo 2

Overview of existing rear lawn and proposed basement and garage location.