

GEOTECHNICAL INVESTIGATION REPORT

**No. 12 Bykool Avenue
Kingsgrove, NSW**

Prepared for
Building & Engineering Services

Reference No. ESWN-PR-2025-3146

16th June 2025

Geotechnical Engineering Services

- *Geotechnical investigation*
- *Lot classification*
- *Geotechnical design*
- *Excavation methodology and monitoring plans*
- *Footing inspections*
- *Slope stability analysis*
- *Landslide risk assessment*
- *Finite element analysis (FEA)*



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TABLE OF CONTENTS

1. INTRODUCTION	5
1.1 Proposed Development	5
1.2 Scope of Work	5
2. SITE DESCRIPTION.....	6
3. LOCAL GEOLOGY	6
4. METHODOLOGY OF INVESTIGATION.....	7
4.1 Pre-fieldwork	7
4.2 Borehole Drilling	7
4.3 Dynamic Cone Penetrometer (DCP) Test	7
5. RESULTS OF INVESTIGATION.....	8
5.1 Surface Conditions	8
5.2 Subsurface Conditions	8
5.3 Groundwater	9
6. GEOTECHNICAL ASSESSMENTS	9
6.1 Site Classifications.....	9
6.2 Excavation Conditions and Methods	10
6.3 Stability of Excavation/Shoring Measures	11
6.4 Earth Retaining Structures	12
6.5 Foundations	14
6.6 Foundation/Subgrade Preparation	15
6.7 Earthworks and Material Use	15
6.8 Water/seepage Management	16
6.9 Preliminary Comments on Pavement Subgrade.....	17
6.10 Protection of Sewer Assets.....	17
7. CONCLUSIONS AND RECOMMENDATIONS	18
8. LIMITATIONS.....	18

LIST OF TABLES

Table 1 - Subsurface Conditions at Testing Locations	8
Table 2 - Recommended Safe Excavation Batters	11
Table 3 - Preliminary Geotechnical Design Parameters for Retaining Walls	13
Table 4 - Preliminary Coefficients of Lateral Earth Pressure	13
Table 5 - Preliminary Geotechnical Foundation Design Parameters	14

LIST OF APPENDICES

APPENDIX A	SITE LOCATION PLAN
APPENDIX B	SITE PHOTOGRAPHS
APPENDIX C	ENGINEERING BOREHOLE LOGS AND EXPLANATORY NOTES
APPENDIX D	RESULTS OF CONE PENETROMETER(DCP) TEST
APPENDIX E	LIMITATIONS OF GEOETCHNICAL INVESTIGATION

REFERENCES

1. Australian Standard – AS 1726-2017 Geotechnical Site Investigation.
2. Australian Standard AS 1289.6.3.2 – Determination of the penetration resistance of a soil – 9 kg dynamic cone penetrometer test.
3. Australian Standard – AS 2870-2011 Residential Slabs and Footings.
4. Australian Standard – AS 2159-2009 Piling - Design and Installation.
5. Australian Standard – AS 3798-2007 Guidelines on Earthworks for Commercial and Residential Developments.
6. Australian Standard – AS 1170.4-2007 Structural Design Actions – Part 4: Earthquake actions in Australia.
7. Australian Standard – AS 4678-2002 Earth-retaining Structures.
8. ‘NSW Government: Code of Practice – Excavation Work’ January 2020.
9. Pells, P.J.N, Mostyn, G. & Walker B.F., “Foundations on Sandstone and Shale in the Sydney Region”, Australian Geomechanics Journal, 1998.
10. Austroads – “Pavement Design – A Guide to the Structural Design of Road Pavements”, 2004.
11. CSIRO, BTF 18 - “Foundation Maintenance and Footing Performance: A Homeowner’s Guide”.
12. Sydney Water, “Technical Guidelines for Building over and adjacent to Pipe Assets”, August 2021.

1. INTRODUCTION

ESWNMAN Pty Ltd (ESWNMAN) was commissioned by Building & Engineering Services to undertake a geotechnical investigation at No. 12 Bykool Avenue, Kingsgrove, NSW 2208. The fieldwork was completed on 12th June 2025 by ESWNMAN staff under the supervision of an experienced Geotechnical Engineer.

The purpose of geotechnical investigation was to assess the feasibility of site in geotechnical prospective for proposed residential development.

This report presents results of investigation & in-situ tests, interpretation & assessments, and provides comments on geotechnical related issues and recommendations.

1.1 Proposed Development

Based on a development brief provided by the Client prior to fieldwork, it's understood the proposed development will comprise the demolition of existing site structures and construction of a two storey dwelling above basement level with an inground swimming pool.

It's anticipated that approximate excavation between 2.5m and 3.0m deep for basement level would be typically required during construction. An approximate setback of 1.0m was proposed for basement level from site northern and southern side boundaries.

In addition, the following excavation, minor cut/fill and earthworks are likely also required:

- Excavation of driveway ramp from street entry to basement level;
- Excavation of swimming pool, typically 1.5m-1.8m deep (Note: nil setback from southern side boundary);
- Excavation of lift shaft;
- Excavation within structural footing areas (such as, pad/strip footings or piles);
- Trench excavation/backfilling for installation of water/sewer/stormwater pipes;
- Subgrade preparation for pavement and footpath; and
- Landscaping.

1.2 Scope of Work

The geotechnical investigation was undertaken by an experienced Geotechnical Engineer from ESWNMAN, including the following:

- Desktop study on local geology and our in-house dataset near the subject site;

- Collection and review of Before-You-Dig-Australia (BYDA) plans;
- A site walkover to assess site accessibility and surface conditions, identify relevant site features, and nominate borehole and testing locations;
- Augering of boreholes to check thickness of fill and property of natural soils;
- Performing of Dynamic Cone Penetrometer (DCP) Test to assess strength of soils with depth and rock profile;
- Geotechnical logging of materials retrieved from boreholes by an experienced Geotechnical Engineer;
- Reinstatement of site upon completion of site work;
- Interpretation of investigation data obtained; and
- Preparation of a geotechnical report.

The approximate locations of boreholes and DCP test completed are shown on Figure 1 – “Site location Plan” as included in Appendix A of this report.

2. SITE DESCRIPTION

The site is located within the Canterbury-Bankstown Council area, approximately 13km to the southwest of Sydney CBD, 150m to the southeast of McCallums Hill Public School and 460m to the north of Wolli Creek.

The site is a rectangular-shaped land, identified as Lot 8 in Deposited Plan(DP)20665, with an approximate area of 525m². At time of investigation, the site was occupied by a single storey rendered residence.

Based on our observations during a site walkover, the existing ground surface was generally flat and sloping slightly towards the Wolli Creek in the south.

BYDA plans indicate the presence of a DN150 VC(Vitrified Clay) sewer main within the site and runs north-westerly in vicinity of site rear boundary.

Selected site photographs recorded during site investigation are provided in Appendix B.

3. LOCAL GEOLOGY

Reference to the Sydney 1:100,000 Geological Series Sheet 9130 (Edition 1), dated 1983, by the Geological Survey of New South Wales, Department of Mineral Resources, indicates the site is located within an area underlain by Triassic Age Ashfield Shale Formation (Rwa) of the Wianamatta Group. The Ashfield Shale is described as “Black to dark grey shale and laminite.”

Results of the investigation provided in Section 5.2 confirmed the published geology.

4. METHODOLOGY OF INVESTIGATION

4.1 Pre-fieldwork

Prior to the commencement of fieldwork, a desktop study on local geology and our in-house dataset near the subject site was undertaken.

BYDA underground services search was conducted with plans reviewed prior to the mobilisation and in-situ tests.

4.2 Borehole Drilling

During fieldwork, portable investigation involved augering of boreholes was completed to check thickness of fill and property of natural soils using a hand operated equipment assisted with in-situ tests.

The borehole locations are shown on Figure 1 – “Site Location Plan” attached in Appendix A. Engineering logs of boreholes processed using Bentley gINT software together with borehole explanatory notes are presented in Appendix C.

4.3 Dynamic Cone Penetrometer (DCP) Test

The Dynamic Cone Penetrometer (DCP) Test involves hammering cone tipped rods using a standard weight and drop height. The number of blows required to penetrate each 100 mm is recorded (Reference 2). The DCP test is used to assess in-situ strength of undisturbed soil and/or compacted materials. The penetration rate of the 9-kg DCP can be used to estimate in-situ CBR (California Bearing Ratio) and to identify strata thickness and other material characteristics.

A total of three(3) DCP tests, identified as DCPs 1 to 3 inclusive, were completed during site investigation, to assess the strength of soils with depth and rock profile. DCP tests reached refusal depth or bounce of DCP hammer occurred approximately at 1.4m, 0.6m and 1.2m below the existing ground level (BGL) at location of DCPs 1 to 3 respectively. Please note it's possible that underground structure or ironstone might cause bounce of DCP hammer at location of DCP2.

The location of DCP test is shown on Figure 1 attached in Appendix A. The record of DCP test results is presented in Appendix D.

All fieldwork was supervised on a full time basis by an experienced Geotechnical Engineer who was responsible for nominating locations of boreholes and DCP tests, preparing field engineering logs of subsurface strata encountered in accordance with AS 1726 for Geotechnical Site Investigation (Reference 1), conducting in-situ tests and taking photos.

5. RESULTS OF INVESTIGATION

5.1 Surface Conditions

At time of fieldwork, the site was occupied by existing dwelling, an outbuilding, a carport, a garage, paved driveway & surface, and some limited garden areas.

5.2 Subsurface Conditions

Based on borehole information and interpreted results of DCP test, the subsurface conditions encountered at testing locations consisted of the following:

- **Fill** (Unit 1): Silty CLAY, low plasticity, grey, some topsoil near surface, some sand, trace gravel, moist, mostly poorly compacted, typically 0.4m-0.5m in thickness at testing locations; overlying
- **Residual Soils** (Unit 2): Silty CLAY, low plasticity, brown and light grey, moist, varying from “stiff” to “hard” consistency, extending to inferred top of rock below 1.4m and 1.2m BGL at location of DCP1 and DCP3 respectively; overlying
- **Weathered Shale** (Unit 3): Class V Shale, some laminite, extremely weathered, extremely low and low strength, based on interpreted results of DCP tests and local geology. Classification of rock was carried out in accordance with the guidelines provided by Pells et al (Reference 9).

Subsurface conditions described above are also summarised in Table 1 below.

Table 1 - Subsurface Conditions at Testing Locations

Geotechnical Unit and Description			Inferred Depth at Top of Unit (m, BGL)		
			BH1/DCP1	BH2/DCP2	BH3/DCP3
Fill (Unit 1)		Silty CLAY, poorly compacted	0	0	0
Residual Soils (Unit 2)	Unit 2a	Silty CLAY, stiff & very stiff	0.4	-	0.4
	Unit 2b	Silty CLAY, hard	1.2	0.5	0.8
Weathered Shale (Unit 3)		Class V Shale, some laminite, extremely low and low strength	>1.4	0.6*	>1.2

Note: * - DCP hammer bounce and refusal occurred due to presence of structure or ironstone.

5.3 Groundwater

No groundwater was encountered during augering of any boreholes. No indicates of water seepage/inflow and no wet soil materials were observed on DCP tools when DCP accessories were extracted onto ground surface upon completion of DCP tests.

6. GEOTECHNICAL ASSESSMENTS

The main geotechnical aspects associated with proposed development are assessed to include the following:

- Site classifications;
- Excavation conditions and methods;
- Stability of excavation/shoring measures;
- Earth retaining structures;
- Foundations;
- Foundation/subgrade preparation;
- Earthworks and material use;
- Water/seepage management;
- Preliminary comments on pavement subgrade; and
- Protection of sewer assets.

The assessment of the listed above and recommendations for the proposed development are presented in the following sections.

6.1 Site Classifications

(a) Site reactivity classification

Based on the site soil profile, proposed development and the criteria specified in AS2870 (Reference 3), the site can be assessed as Class M – “Moderately reactive clay and silt sites”, which may experience moderate ground movement from moisture changes, provided that our recommendations in Section 6.5 are adopted during design and construction.

The above classification and footing recommendations are provided on the basis that the performance expectations set out in Appendix B of AS2870 are accepted.

Design, construction and maintenance of plumbing, ground drainage, protection of building perimeter, the garden, etc. should be carried out in accordance with CSIRO BTF18

(Reference 11) to avoid any water related problems or significant changes of moisture in building foundations, which may contribute to surface movement.

(b) Site earthquake classification

The results of geotechnical investigation indicate the presence of fill and residual soils, underlain by Class V Shale or stronger rock. In accordance with Australian Standard AS1170.4 (Reference 6), the site sub-soil may be classified as a “Shallow soil site” (Class C_e) for design of foundations and retaining walls embedded in the soils or a “Rock Site” (Class B_e) for design of foundations and retaining walls embedded in underlying rock. The Hazard Factor (Z) for Kingsgrove in accordance with AS1170.4 is considered to be 0.08.

6.2 Excavation Conditions and Methods

Based on proposed development as provided in Section 1.1, the approximate excavation between 2.5m and 3.0m deep for basement level would be typically required during construction. Other excavation likely required during construction may include the excavation of driveway ramp, swimming pool (typically 1.5m-1.8m deep), lift shaft, excavation of footing areas (such as, pad/strip footings or piles), trench excavation & backfilling for installation of water/sewer/stormwater pipes, and landscaping.

The shoring wall should be constructed as per our recommendation in Section 6.3(b) and details in structural design drawings prior to any excavation along side boundaries.

Any fill and deleterious materials, including old footings/buried structures, concrete slabs, plant/tree roots, redundant services, timber/brick material, and sandstone boulders, are expected to be stripped and removed from development area to spoils.

The results of geotechnical investigation indicate majority of excavation for proposed buildings will likely be within Fill, Residual Soils and Weathered Shale.

Excavation of soils (Unit 1 & Unit 2) and Class V Shale (Unit 3) will be typically feasible using conventional earthmoving equipment. Heavy ripping and rock breaking equipment or vibratory rock breaking equipment is typically required for excavation in medium strength Class IV Shale or higher strength rock.

Based on groundwater conditions in Section 5.3, **we assessed construction excavation for proposed basement level and swimming pool will not encounter groundwater.**

6.3 Stability of Excavation/Shoring Measures

(a) *Shallow Excavation* (i.e. <1.5 m in Depth)

The excavations should be carried out in accordance with the ‘NSW Government: Code of Practice – Excavation Work’ (Reference 8).

Temporary excavations through the underlying soils to a maximum depth of 1.5m may be excavated using a safe excavation batter provided that:

- They do not encroach ZOI (Zone of Influence, defined as 45° angle of draw from nearest edge of footing underside) of any site or adjoining structures;
- They are barricaded when not in use;
- They are not left open for more than 24 hours;
- No surcharge loading is applied within 1.5m from edge of excavation/footings;
- No groundwater flows are encountered; and
- They are not used for access by a worker.

Where access is required for workers, the temporary excavation batters should be re-graded to no steeper than 2 Horizontal (H) to 1 Vertical (V) for soils or supported by suitable temporary shoring measures/formworks.

We recommend a permanent safe batter of 3H:1V or flatter can be adopted for soil materials within the site for re-battering and landscaping.

Any permanent excavation (or filling) greater than 0.6m in height should be retained by a retaining wall to be designed by a qualified Engineer based on the recommendation provided in Section 6.4.

(b) *Deep Excavations* (i.e. >1.5 m in Depth)

Any excavation batters in soils and/or rocks greater than 1.5 m in depth, the temporary safe batters for excavated slopes in Table 2 below can be adopted under dry conditions:

Table 2 - Recommended Safe Excavation Batters¹

Geotechnical Unit ³		Maximum Batter Angle	
		Temporary ²	Permanent
Fill (Unit 1)		2.0H:1V	To be retained
Residual Soils (Unit 2)	Unit 2a	1.75H:1V	To be retained
	Unit 2b	1.5H:1V	To be retained
Class V Shale (Unit 3)		1H:2.5V to Sub-vertical, Self-supporting	Reinforced shotcrete or To be retained

Notes:

¹ - Typical temporary batters of excavated slopes (Hoerner, 1990). Assume no surcharge on top of cut/excavation. Excavation using benching technique can be adopted.

² – Reinforced shotcrete with drainage, inclined/raking shores/braces or earth berms/formworks can be considered as temporary support/shoring measures for excavation over short period of time.

³ – Approximate depth to top of unit refers to Table 1.

Based on proposed setbacks and approximate excavation depth provided in Section 1.2, we assessed excavation using temporary safe batters recommended in Table 2 would be typically feasible for majority excavation of proposed basement level and swimming pool away from side boundaries.

However, it may not be possible or impractical to use safe excavation batters in Table 2 for excavation along southern and northern side boundaries due to inadequate setback proposed or considerations of lateral ground movement and safe work in front of the excavation/cut. The following excavation support/shoring measure should be installed **prior to excavation:**

- Contiguous pile or a line of closely spaced piles (<1.0m spacing C.T.C.); or
- Soldier pile wall shoring system.

Other alternative shoring options and additional supports may be considered subject to the on-site assessment and approval by the project Structural and Geotechnical Engineers.

A dilapidation survey of adjoining properties, roads and public infrastructure should be carried out prior to the commencement of construction work.

During excavation, observations and recording on conditions of exposed faces, safe excavation batters and support/shoring measures adopted should be carried out by a Geotechnical Engineer.

Earth retention structures can be designed using the recommended parameters provided in Section 6.4.

If our recommendations on the above are adopted during design and construction, the construction of proposed development and excavation over a short and long term will have no impacts on adjoining properties, sewer asset, roads and public infrastructure.

6.4 Earth Retaining Structures

The earth retaining structure should be designed to withstand the applied lateral pressures of the subsurface layers, the surcharges in their zone of influence, including loading from existing structures, construction machinery, traffic and construction related activities. The

design of retaining structures should also take into consideration hydrostatic pressures and lateral earthquake loads as appropriate. **Filter type geofabric should be considered to be installed between wall backfill area and surrounding soils** to avoid soil erosion and to prevent the fines from entering the wall drainage system.

The retaining wall design should be carried out in accordance with AS 4678 (Reference 7).

The recommended preliminary parameters for design of retaining structures are presented in Tables 3 and 4 below. The coefficients provided are based on drained conditions.

Table 3 - Preliminary Geotechnical Design Parameters for Retaining Walls

Geotechnical Unit	Unit Weight (kN/m ³)	Effective Cohesion c' (kPa)	Angle of Effective Internal Friction ϕ (degree)	Modulus of Elasticity (E_s (h), MPa)	Poisson's Ratio (ν)
Fill (Unit 1)	17	2	27	10	0.35
Residual Soils (Unit 2)	18	5	28	30	0.35
Class V Shale/claystone (Unit 3)	23	30	29	80	0.25

Table 4 - Preliminary Coefficients of Lateral Earth Pressure

Geotechnical Unit	Coefficient of Active Lateral Earth Pressure (K_a)	Coefficient of Lateral Earth Pressure at Rest (K_o)	Coefficient of Passive Lateral Earth Pressure (K_p)
Fill (Unit 1)	0.38	0.55	2.7
Residual Soils (Unit 2)	0.36	0.53	2.8
Class V Shale/claystone (Unit 3)	0.35	0.52	2.9

The coefficients of lateral earth pressure should be verified by the project Structural Engineer prior to use in the design of retaining walls. Simplified calculations of lateral active (or at rest) and passive earth pressures can be carried out using Rankine's equation shown below:

$$P_a = K \gamma H - 2c\sqrt{K} \quad \text{For calculation of Lateral Active or At Rest Earth Pressure}$$

$$P_p = K_p \gamma H + 2c\sqrt{K_p} \quad \text{For calculation of Passive Earth Pressure}$$

Where:

P_a = Active (or at rest) Earth Pressure (kN/m²)

P_p = Passive Earth Pressure (kN/m²)

γ = Bulk density (kN/m³)

K = Coefficient of Earth Pressure (K_a or K_o)

K_p = Coefficient of Passive Earth Pressure

H = Retained height (m)

c = Effective Cohesion (kN/m²)

6.5 Foundations

Based on design information and results of geotechnical investigation, we assessed the site is suitable for the proposed dwelling and associated works.

It is noted that after excavation of basement level to proposed FFL, the materials at bulk excavation level are likely predominately occupied by Unit 3 – “Class V Shale” or stronger rock. Therefore, we assessed a footing system consisting of **cast-in-situ reinforced concrete shallow foundations**, such as pad or strip footings under columns and walls, are applicable for the proposed structures within basement area; while for those structures proposed outside the footprint of basement area, **piers/piles founded** in Unit 3 – “Class V Shale” should be considered. Bored piles can be adopted.

We recommend the suitable founding materials should be Unit 3 – “Class V Shale/claystone” with minimum 300mm footing embedment for any footing systems adopted so that any potential for differential settlement can be eliminated effectively.

Cast insitu reinforced concrete stiffened raft slab is typically adopted for an inground swimming pool.

Preliminary geotechnical capacities and parameters recommended for design of shallow and piled foundations are provided in Table 5 below.

Table 5 - Preliminary Geotechnical Foundation Design Capacities and Parameters

Geotechnical Unit		Allowable End Bearing Pressure ¹ (kPa)	Allowable Shaft Adhesion Compression ² (kPa)	Modulus of Elasticity (E _{s,v} , MPa)
Fill (Unit 1)		N/A ³	N/A ³	15
Residual Soils (Unit 2)	Unit 2a	150 (Shallow footings)	15	30
	Unit 2b	250 (piers/piles)	20	70
Class V Shale (Unit 3)		500 (Shallow footings/piles)	50	100

Note:

¹ Applying a multiplier of 3.0 for ultimate capacities. Minimum footing embedment=300mm.

² Shaft Adhesion applicable to piles only. Applying a multiplier of 0.5 for skin friction under tension.

³ N/A, being excavated or Not Applicable or not recommended for supporting structures unless re-compacted.

Design of shallow and piled foundations should be carried out in accordance with Australian Standards AS2870 (Reference 3) and AS2159 (Reference 4) respectively.

To minimise the potential effects of differential settlement under the buildings loads, it is recommended all foundations of the proposed building should be founded on consistent materials of similar properties or rock of similar class.

Any water, debris, loose and wet materials should be removed from excavations prior to placement of reinforcement and pouring of concrete.

A Geotechnical Engineer should be engaged to inspect footing excavations and construction to ensure foundation bases have suitable materials with adequate bearing capacity, and to check the adequacy of footing embedment or pile socket length if **unexpected ground conditions** are encountered during construction excavation or a **geotechnical certificate** is required.

6.6 Foundation/Subgrade Preparation

For services pipes, slabs to partially or fully rely on soils underneath (existing fill or new fill), to achieve an allowable bearing capacity of 150kPa, the following can be adopted as a guidance:

- Excavate and re-compact existing Fill (Unit 1);
- Remove roots/timber and organic matters and oversized materials(if any);
- Level off the existing natural ground surface and provide proof rolling;
- Place fill materials (preferably granular materials) at loose layer of not exceeding 150mm in thickness for cohesive soils and 200mm for cohesionless materials;
- Densify the fill mechanically, using a suitable roller or compaction equipment;
- Repeat the above till proposed FLL is reached.

For compaction over a small area or inside a trench, a vibrating plate compactor is commonly used to compact and densify the subgrade/foundation areas.

The fill and compaction for different engineering purposes should be carried out in accordance with our recommendations provided in Section 6.7 below.

6.7 Earthworks and Material Use

The excavated materials from excavation are assessed to be generally suitable for landscaping provided they are free of any contaminants.

The suitability of site won materials or imported materials for engineering fill should be subject to satisfying the following criteria:

- The materials should be Virgin Excavated Natural Material (VNEM) (i.e. free of contaminants, deleterious or organic material), free of inclusions of >75mm in size, high plasticity material be removed and suitably conditioned to meet the design assumptions where fill material is proposed to be used.
- The materials should satisfy the Australian Standard AS 3798-2007 Guidelines on Earthworks for Commercial and Residential Developments (Reference 5).

The final surface levels of all excavation and filling areas should be compacted in order to achieve an adequate strength for subgrade.

As a guidance for fill construction, the following compaction targets can be adopted:

- Moisture content of $\pm 2\%$ of OMC (Optimal Moisture Content);
- Minimum density ratio of 100% of MDD (Maximum Dry Density) for filling within building/structural foundation areas;
- Minimum density ratio of 98% of MDD for filling surrounding the pipes within trenches or behind retaining walls (unless otherwise specified in design drawings);
- The loose thickness of layer should not exceed 150mm for cohesive soils and 200mm for cohesionless soils; and
- For the footpath and pavement areas, minimum density ratio of 95% of MDD for general fill and 98% for the subgrade to 0.5m depth.

Design and construction of earthworks should be carried out in accordance with Australian Standard AS 3798-2007 (Reference 5).

6.8 Water/seepage Management

The groundwater conditions and observations summarised in Section 5.3 indicate the construction excavation of proposed basement level will not encounter groundwater.

Based on our experience and observation of excavation in surrounding areas, it is possible that localised minor seepage/inflow may occur along interface between soils and underlying rock, fractures/defects in the rock, including apertures, joints or other natural defects within the underlying shale/claystone, in particular, when it encounters an intense and prolonged rainfall event.

Nevertheless, it would be prudent at this stage to allow for precautionary drainage measures in the design and construction of the proposed development. As a guidance, the following measures can be considered during design and construction:

- Strip drains or drainage materials to be installed behind shoring/retaining walls.

- Collection trenches or pipes and pits connected to the building stormwater system. A stormwater storage tank and pump system may be required.
- A filter type geofabric membrane to be installed between the retaining wall and backfilling soils to prevent loss of fines from surrounding soils.
- “Sump and pump method” can be typically adopted for any stormwater/localised seepage occurs in foundation pit during intense and prolonged rainfall period.

6.9 Preliminary Comments on Pavement Subgrade

It is recommended that pavement be designed on a CBR value of 3% minimum on medium dense sand subgrade, based on the results of DCP tests.

Topsoil and any deleterious material should be removed prior to pavement construction. Loose/soft fill materials as indicated by low DCP test results (DCP value < 2) may present within the site, as confirmed by a site inspection and in-situ testing, should be improved by compaction in order to increase the strength of the material.

If require, pavement design should be carried out in accordance with “Pavement Design – A Guide to the Structural Design of Road Pavements” (Reference 10) and should be complemented by the provision of adequate surface and subsurface drainage.

6.10 Protection of Sewer Assets

Design of footings, excavation or construction activities in the vicinity of Sydney Water’s small sewer pipes (less than 300mm diameter) should be carried out in accordance with “Technical Guidelines for Building over and adjacent to Pipe Assets” by Sydney Water (Reference 12).

In addition, the following construction control measures and provisions should be adopted during construction:

- Mark the existing sewer assets clearly on ground and to be protected throughout the construction stage.
- All construction excavation and activities should be carried out in a careful and controlled manner to avoid induced vibration.
- Stockpile of excavated spoils or construction waste within ZOI of sewer pipe are not allowed.
- Impact compaction or vibratory compaction is not recommended for compaction near sewer assets or adjoining properties. If required, a small or medium steel drum

roller or the equivalent can be considered after a consultation with a Geotechnical Engineer.

- A geotechnical inspection by project Geotechnical Engineer and/or Sydney Water's representative may be required during excavation and prior to pouring of concrete.

7. CONCLUSIONS AND RECOMMENDATIONS

- Results of the geotechnical investigation and assessment indicate ground conditions at this site are suitable for proposed dwelling and associated works.
- Based on proposed development and subsurface conditions, we assessed a footing system consisting of **cast-in-situ reinforced concrete shallow foundations** are applicable for proposed structures within basement area, while **piers/piled foundations** can be considered for those structures proposed outside the footprint of basement area. **We recommend the suitable founding materials should be Unit 3 – “Class V Shale”** with minimum 300mm footing embedment for any footing systems adopted. The details of footing systems and recommended geotechnical design parameters are provided in Section 6.5.
- For service pipes or slabs to fully or partially rely on soils underneath (either existing fill or new fill), “Foundation/subgrade Preparation” in Section 6.6 should be implemented during construction.
- The construction, fill & compaction, excavation methods, safe excavation batters, excavation support/shoring measures, retaining walls, footing system, foundation/subgrade preparation, drainage works, fill and compaction, water/seepage management, pavement subgrade and sewer assets should be implemented in accordance with the recommendations provided in Section 6 of this report.
- A Geotechnical Engineer should be engaged to inspect foundation excavations to ensure the foundation base have been taken to suitable materials of appropriate bearing capacity and adequate embedment depth/socket length if unexpected ground conditions are encountered or a geotechnical certificate is required.
- If the recommendations made in this report are adopted during design and construction, the construction of proposed development and excavation over a short and long term will have no impacts on adjoining properties, sewer assets, roads and public infrastructure.

8. LIMITATIONS

This report should be read in conjunction with the “Limitations of Geotechnical Investigation Statement” attached as Appendix E, which provides important information

regarding geotechnical investigation, assessment and reporting. If the actual subsurface conditions exposed during construction vary significantly from those discussed in this report, this report should be reviewed and the undersigned should be contacted for further consultation and advices.

For and on behalf of
ESWNMAN Pty Ltd



Jiameng Li

BE (Civil), MEngSc (Geotechnical), MIEAust, CPEng, NER
Design Practitioner Registration No. DEP0001301

Principal Geotechnical Engineer

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APPENDIX A

SITE LOCATION PLAN

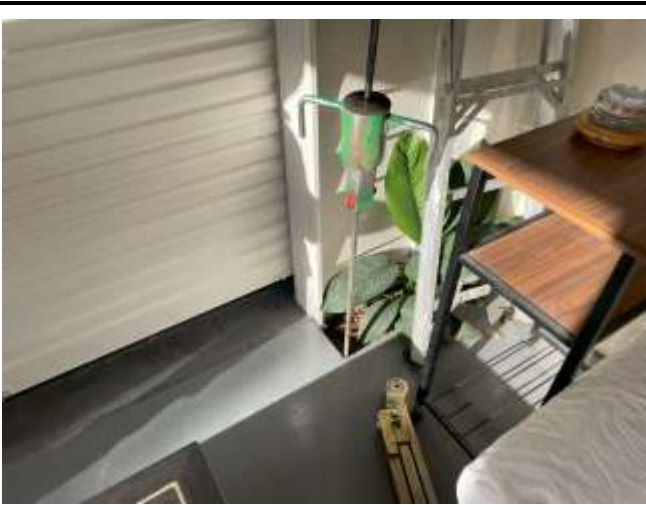


LEGEND ▲ **Approximate Location of Dynamic Cone Penetrometer (DCP) Test & Borehole (BH)**

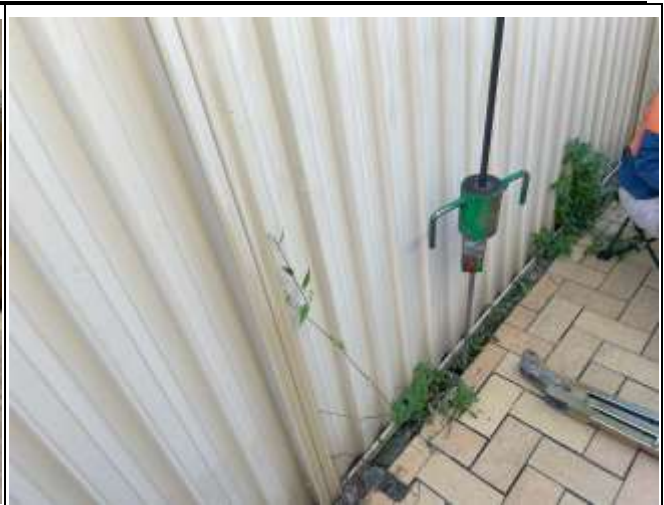
PROJECT: 212 Bykool Avenue, Kingsgrove, NSW	DRAWN BY: J.L.		CLIENT: Building & Engineering Services	
PROJECT NO: ESWN-PR-2025-3146	DATE: 15 th June 2025		TITLE: Site Location Plan	FIGURE 1

APPENDIX B

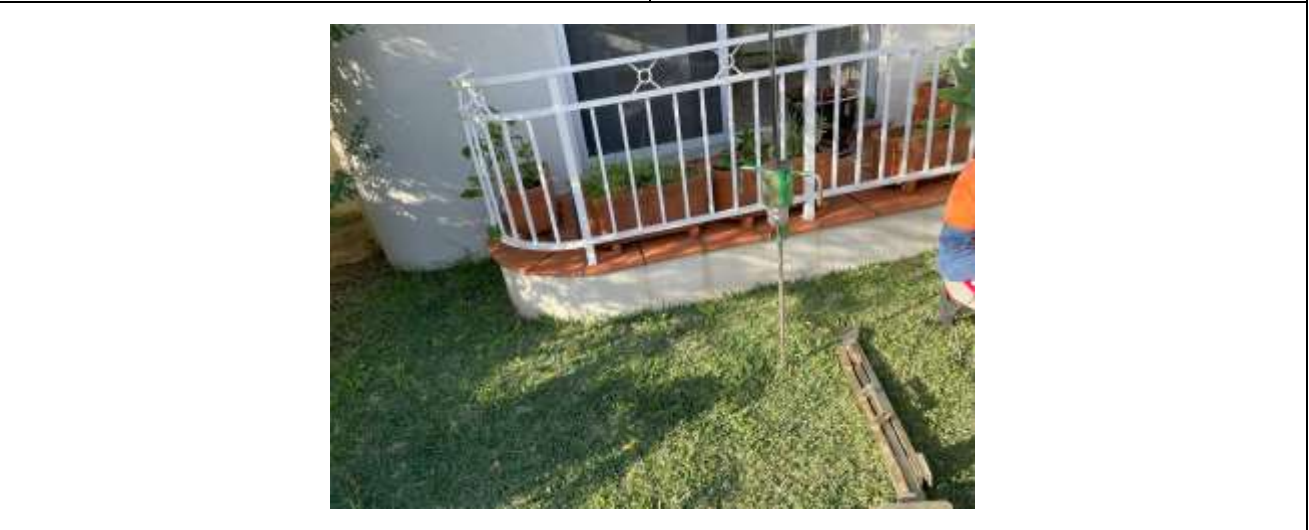
SITE PHOTOGRAPHS



Photograph 1
Drilling and Dynamic Cone Penetrometer(DCP) Test
at location of DCP1 within rear portion



Photograph 2
DCP test in progress at location of DCP2
within middle portion



Photograph 3
DCP test in progress at location of DCP3
within front yard

Appendix B Site Photographs

APPENDIX C

ENGINEERING BOREHOLE LOGS AND EXPLANATORY NOTES



ESWNMAN Pty Ltd
PO Box 6
Ashfield, NSW 1800

BOREHOLE NUMBER BH1

CLIENT Building & Engineering Services

PROJECT NAME Geotechnical Investigation

PROJECT NUMBER ESWN-PR-2025-3146

PROJECT LOCATION 12 Bykool Avenue, Kingsgrove, NSW

DATE STARTED 12/6/25 COMPLETED 12/6/25 R.L. SURFACE _____ DATUM _____

DRILLING CONTRACTOR ESWNMAN Pty Ltd SLOPE 90° BEARING ---

EQUIPMENT Hand augering and DCP test HOLE LOCATION Refer to Figure 1 Site Location Plan

HOLE SIZE 70mm LOGGED BY W.L. CHECKED BY J.L.

NOTES Rear portion, inside a planter box

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Samples Tests Remarks	Additional Observations
HA					CL	Silty CLAY, low plasticity, grey, some topsoil near surface, tarce sand, moist, poory compacted.		FILL
	Not Encountered		0.5		CL	Silty CLAY, low plasticity, brown, some ironstone, moist, stiff. - encountered ironstone at 0.6m-0.8m depth		RESIDUAL SOILS
			1.0		CL	Silty CLAY, low plasticity, brown & light grey, moist, hard.		DCP test indicates top of rock below 1.4m depth
			1.5			Borehole BH1 terminated at 1.4m		
			2.0					



ESWNMAN Pty Ltd
PO Box 6
Ashfield, NSW 1800

BOREHOLE NUMBER BH2

CLIENT Building & Engineering Services

PROJECT NAME Geotechnical Investigation

PROJECT NUMBER ESWN-PR-2025-3146

PROJECT LOCATION 12 Bykool Avenue, Kingsgrove, NSW

DATE STARTED 12/6/25 COMPLETED 12/6/25 R.L. SURFACE _____ DATUM _____

DRILLING CONTRACTOR ESWNMAN Pty Ltd SLOPE 90° BEARING ---

EQUIPMENT Hand Augering & DCP Test HOLE LOCATION Refer to Figure 1 Site Location Plan

HOLE SIZE 70mm LOGGED BY W.L. CHECKED BY J.L.

NOTES Middle portion

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Samples Tests Remarks	Additional Observations
HA	Not Encountered				CL	Silty CLAY, low plasticity, some sand, trace gravel, moist, fairly compacted.		FILL
			0.5		CL	Silty CLAY, low plasticity, brown & light grey, moist, hard. - DCP hammer bounce due to underground structure?		RESIDUAL SOILS
						Borehole BH2 terminated at 0.6m		
			1.0					
			1.5					
			2.0					



ESWNMAN Pty Ltd
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Ashfield, NSW 1800

BOREHOLE NUMBER BH3

CLIENT Building & Engineering Services

PROJECT NAME Geotechnical Investigation

PROJECT NUMBER ESWN-PR-2025-3146

PROJECT LOCATION 12 Bykool Avenue, Kingsgrove, NSW

DATE STARTED 12/6/25 COMPLETED 12/6/25 R.L. SURFACE _____ DATUM _____

DRILLING CONTRACTOR ESWNMAN Pty Ltd SLOPE 90° BEARING ---

EQUIPMENT Hand Augering & DCP Test HOLE LOCATION Refer to Figure 1 Site Location Plan

HOLE SIZE 70mm LOGGED BY W.L. CHECKED BY J.L.

NOTES Front portion

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Samples Tests Remarks	Additional Observations
HA	Not Encountered				CL	Silty CLAY, low plasticity, grey & brown, some topsoil near surface, moist, poorly compacted.		FILL
					CL	Silty CLAY, low plasticity, brown, moist, stiff.		RESIDUAL SOILS
					CL	Silty CLAY, low plasticity, brown & light grey, moist, hard.		
						Borehole BH3 terminated at 1.2m		DCP test indicates top of rock below 1.2m depth
			0.5					
			1.0					
			1.5					
			2.0					

Explanatory Notes – Description for Soil

In engineering terms soil includes every type of uncemented or partially cemented inorganic material found in the ground. In practice, if the material can be remoulded by hand in its field condition or in water it is described as a soil. The dominant soil constituent is given in capital letters, with secondary textures in lower case. The dominant feature is assessed from the Unified Soil Classification system and a soil symbol is used to define a soil layer.

METHOD

Method	Description
AS	Auger Screwing
BH	Backhoe
CT	Cable Tool Rig
EE	Existing Excavation/Cutting
EX	Excavator
HA	Hand Auger
HQ	Diamond Core-63mm
JET	Jetting
NMLC	Diamond Core –52mm
NQ	Diamond Core –47mm
PT	Push Tube
RAB	Rotary Air Blast
RB	Rotary Blade
RT	Rotary Tricone Bit
TC	Auger TC Bit
V	Auger V Bit
WB	Washbore
DT	Diatube

WATER

	Water level at date shown		Partial water loss
	Water inflow		Complete water loss

NFGWO: The observation of groundwater, whether present or not, was not possible due to drilling water, surface seepage or cave in of the borehole/test pit.

NFGWE: The borehole/test pit was dry soon after excavation. Inflow may have been observed had the borehole/test pit been left open for a longer period.

SAMPLING

Sample	Description
B	Bulk Disturbed Sample
D	Disturbed Sample
Jar	Jar Sample
SPT	Standard Penetration Test
U50	Undisturbed Sample –50mm
U75	Undisturbed Sample –75mm

UNIFIED SOIL CLASSIFICATION

The appropriate symbols are selected on the result of visual examination, field tests and available laboratory tests, such as, sieve analysis, liquid limit and plasticity index.

USC Symbol	Description
GW	Well graded gravel
GP	Poorly graded gravel
GM	Silty gravel
GC	Clayey gravel
SW	Well graded sand
SP	Poorly graded sand
SM	Silty sand
SC	Clayey sand
ML	Silt of low plasticity
CL	Clay of low plasticity
OL	Organic soil of low plasticity
MH	Silt of high plasticity
CH	Clay of high plasticity
OH	Organic soil of high plasticity
Pt	Peaty Soil

MOISTURE CONDITION

Dry	- Cohesive soils are friable or powdery Cohesionless soil grains are free-running
Moist	- Soil feels cool, darkened in colour Cohesive soils can be moulded Cohesionless soil grains tend to adhere
Wet	- Cohesive soils usually weakened

Free water forms on hands when handling

For cohesive soils the following codes may also be used:

MC>PL	Moisture Content greater than the Plastic Limit.
MC~PL	Moisture Content near the Plastic Limit.
MC<PL	Moisture Content less than the Plastic Limit.

PLASTICITY

The potential for soil to undergo change in volume with moisture change is assessed from its degree of plasticity. The classification of the degree of plasticity in terms of the Liquid Limit (LL) is as follows:

Description of Plasticity	LL (%)
Low	<35
Medium	35 to 50
High	>50

COHESIVE SOILS - CONSISTENCY

The consistency of a cohesive soil is defined by descriptive terminology such as very soft, soft, firm, stiff, very stiff and hard. These terms are assessed by the shear strength of the soil as observed visually, by hand penetrometer values and by resistance to deformation to hand moulding.

A Hand Penetrometer may be used in the field or the laboratory to provide an approximate assessment of the unconfined compressive strength (UCS) of cohesive soils. The undrained shear strength of cohesive soils is approximately half the UCS. The values are recorded in kPa as follows:

Strength	Symbol	Undrained Shear Strength, C_u (kPa)
Very Soft	VS	< 12
Soft	S	12 to 25
Firm	F	25 to 50
Stiff	St	50 to 100
Very Stiff	VSt	100 to 200
Hard	H	> 200

COHESIONLESS SOILS - RELATIVE DENSITY

Relative density terms such as very loose, loose, medium, dense and very dense are used to describe silty and sandy material, and these are usually based on resistance to drilling penetration or the Standard Penetration Test (SPT) 'N' values. Other condition terms, such as friable, powdery or crumbly may also be used.

Term	Symbol	Density Index	N Value (blows/0.3 m)
Very Loose	VL	0 to 15	0 to 4
Loose	L	15 to 35	4 to 10
Medium Dense	MD	35 to 65	10 to 30
Dense	D	65 to 85	30 to 50
Very Dense	VD	>85	>50

COHESIONLESS SOILS PARTICLE SIZE DESCRIPTIVE TERMS

Name	Subdivision	Size
Boulders		>200 mm
Cobbles		63 mm to 200 mm
Gravel	coarse	20 mm to 63 mm
	medium	6 mm to 20 mm
	fine	2.36 mm to 6 mm
Sand	coarse	600 µm to 2.36 mm
	medium	200 µm to 600 µm
	fine	75 µm to 200 µm

Description for Rock

The rock is described with strength and weathering symbols as shown below. Other features such as bedding and dip angle are given.

METHOD

Refer soil description sheet

WATER

Refer soil description sheet

ROCK QUALITY

The fracture spacing is shown where applicable and the Rock Quality Designation (RQD) or Total Core Recovery (TCR) is given where:

$$\text{TCR (\%)} = \frac{\text{length of core recovered}}{\text{length of core run}}$$

$$\text{RQD (\%)} = \frac{\text{Sum of Axial lengths of core > 100mm long}}{\text{length of core run}}$$

ROCK MATERIAL WEATHERING

Rock weathering is described using the abbreviations and definitions used in AS1726. AS1726 suggests the term "Distinctly Weathered" (DW) to cover the range of substance weathering conditions between (but not including) XW and SW. For projects where it is not practical to delineate between HW and MW or it is deemed that there is no advantage in making such a distinction, DW may be used with the definition given in AS1726.

Symbol	Term	Definition
RS	Residual Soil	Soil definition on extremely weathered rock; the mass structure and substance are no longer evident; there is a large change in volume but the soil has not been significantly transported
XW	Extremely Weathered	Rock is weathered to such an extent that it has 'soil' properties, ie. It either disintegrates or can be remoulded in water
HW	Highly Weathered	The rock substance is affected by weathering to the extent that limonite staining or bleaching affects the whole rock substance and other signs of chemical or physical decomposition are evident. Porosity and strength is usually decreased compared to the fresh rock. The colour and strength of the fresh rock is no longer recognisable.
DW	Distinctly Weathered (see AS1726 Definition below)	
MW	Moderately Weathered	
SW	Slightly Weathered	The whole of the rock substance is discoloured, usually by iron staining or bleaching, to the extent that the colour of the fresh rock is no longer recognisable
FR	Fresh	Rock shows no sign of decomposition or staining

"Distinctly Weathered: Rock strength usually changed by weathering. The rock may be highly discoloured, usually by iron staining. Porosity may be increased by leaching, or may be decreased due to the deposition of weathering products in pores." (AS1726)

ROCK STRENGTH

Rock strength is described using AS1726 and ISRM - Commission on Standardisation of Laboratory and Field Tests, "Suggested method of determining the Uniaxial Compressive Strength of Rock materials and the Point Load Index", as follows:

Term	Symbol	Point Load Index Is(50) (MPa)
Extremely Low	EL	<0.03
Very Low	VL	0.03 to 0.1

Low	L	0.1 to 0.3
Medium	M	0.3 to 1
High	H	1 to 3
Very High	VH	3 to 10
Extremely High	EH	>10

● Diametral Point Load Index test

■ Axial Point Load Index test

DEFECT SPACING/BEDDING THICKNESS

Measured at right angles to defects of same set or bedding.

Term	Defect Spacing	Bedding
Extremely closely spaced	<6 mm	Thinly Laminated
	6 to 20 mm	Laminated
Very closely spaced	20 to 60 mm	Very Thin
Closely spaced	0.06 to 0.2 m	Thin
Moderately widely spaced	0.2 to 0.6 m	Medium
Widely spaced	0.6 to 2 m	Thick
Very widely spaced	>2 m	Very Thick

DEFECT DESCRIPTION

Type:	Definition:
B	Bedding
BP	Bedding Parting
F	Fault
C	Cleavage
J	Joint
SZ	Shear Zone
CZ	Crushed Zone
DB	Drill Break

Planarity:	Roughness:
P – Planar	R – Rough
Ir – Irregular	S – Smooth
St – Stepped	Sl – Slickensides
U – Undulating	Po – Polished

Coating or Infill:	Description
Clean	No visible coating or infilling
Stain	No visible coating or infilling but surfaces are discoloured by mineral staining
Veneer	A visible coating or infilling of soil or mineral substance but usually unable to be measured (<1mm). If discontinuous over the plane, patchy veneer
Coating	A visible coating or infilling of soil or mineral substance, >1mm thick. Describe composition and thickness

The inclinations of defects are measured from perpendicular to the core axis.

Graphic Symbols for Soil and Rock

Graphic symbols used on borehole and test pit reports for soil and rock are as follows. Combinations of these symbols may be used to indicate mixed materials such as clayey sand.

Soil Symbols

Main Components

	CLAY
	SILT
	SAND
	GRAVEL
	BOULDERS / COBBLES
	PEAT (Organic)

Minor Components

	Clayey
	Silty
	Sandy
	Gravelly

Other Symbols

	TOPSOIL
	FILL
	ASPHALT
	CONCRETE
	NO CORE

Rock Symbols

Sedimentary Rocks

	SANDSTONE
	SILTSTONE
	CLAYSTONE, MUDSTONE
	SHALE
	LAMINITE
	CONGLOMERATE
	BRECCIA
	TILL
	COAL
	LIMESTONE

Igneous Rocks

	PLUTONIC IGNEOUS (eg: Granite)
	VOLCANIC IGNEOUS (eg: Basalt)
	PYROCLASTIC IGNEOUS (eg: Ignimbrite)

Metamorphic Rocks

	SLATE, PHYLLITE, SCHIST
	GNEISS
	QUARTZITE

Engineering classification of shales and sandstones in the Sydney Region - A summary guide

The Sydney Rock Class classification system is based on rock strength, defect spacing and allowable seams as set out below. All three factors must be satisfied.

CLASSIFICATION FOR SANDSTONE

Class	Uniaxial Compressive Strength (MPa)	Defect Spacing (mm)	Allowable Seams (%)
I	>24	>600	<1.5
II	>12	>600	<3
III	>7	>200	<5
IV	>2	>60	<10
V	>1	N.A.	N.A.

CLASSIFICATION FOR SHALE

Class	Uniaxial Compressive Strength (MPa)	Defect Spacing (mm)	Allowable Seams (%)
I	>16	>600	<2
II	>7	>200	<4
III	>2	>60	<8
IV	>1	>20	<25
V	>1	N.A.	N.A.

1. ROCK STRENGTH

For expedience in field/construction situations the uniaxial (unconfined) compressive strength of the rock is often inferred, or assessed using the point load strength index (Is_{50}) test (AS 4133.4.1 - 1993). For Sydney Basin sedimentary rocks the uniaxial compressive strength is typically about 20 x (Is_{50}) but the multiplier may range from about 10 to 30 depending on the rock type and characteristics. In the absence of UCS tests, the assigned Sydney Rock Class classification may therefore include rock strengths outside the nominated UCS range.

2. DEFECT SPACING

The terms relate to spacing of natural fractures in NMLC, NQ and HQ diamond drill cores and have the following definitions:

Defect Spacing (mm)	Terms Used to Describe Defect Spacing ¹
>2000	Very widely spaced
600 – 2000	Widely spaced
200 – 600	Moderately spaced
60 – 200	Closely spaced
20 – 60	Very closely spaced
<20	Extremely closely spaced

¹After ISO/CD14689 and ISRM.

3. ALLOWABLE SEAMS

Seams include clay, fragmented, highly weathered or similar zones, usually sub-parallel to the loaded surface. The limits suggested in the tables relate to a defined zone of influence. For pad footings, the zone of influence is defined as 1.5 times the least footing dimension. For socketed footings, the zone includes the length of the socket plus a further depth equal to the width of the footing. For tunnel or excavation assessment purposes the defects are assessed over a length of core of similar characteristics.

Source: Based on Pells, P.J.N, Mostyn, G. and Walker, B.F. (1998) – Foundations on sandstone and shale in the Sydney region. Australian Geomechanics Journal, No 33 Part 3

APPENDIX D

RESULTS OF DYNAMIC CONE PENETROMETER(DCP) TEST

RESULTS OF DYNAMIC CONE PENETROMETER TEST



ESWNMAN
25 YEARS EXPERIENCE

Client:	Building & Engineering Services	Ref No:	ESWN-PR-2025-3146
Project:	Geotechnical Investigation	Date Tested:	12/06/2025
Location:	12 Bykool Avenue, Kingsgrove, NSW 2208	Tested By:	W.L./J.L.

Depth (mm)	DCP No.				Depth (mm)	DCP No.			
	DCP1	DCP2	DCP3	4		5	6	7	8
0-100	0	0	0		0-100				
100-200		2			100-200				
200-300	1	2	2		200-300				
300-400	1	1	1		300-400				
400-500	3	3	2		400-500				
500-600	7	12	3		500-600				
600-700	10	Bounce	3		600-700				
700-800	12		3		700-800				
800-900	7		16		800-900				
900-1000	4		15		900-1000				
1000-1100	3		21		1000-1100				
1100-1200	4		16/40mm		1100-1200				
1200-1300	13		Bounce		1200-1300				
1300-1400	7/20mm				1300-1400				
1400-1500	Bounce				1400-1500				
1500-1600					1500-1600				
1600-1700					1600-1700				
1700-1800					1700-1800				
1800-1900					1800-1900				
1900-2000					1900-2000				
2000-2100					2000-2100				
2100-2200					2100-2200				
2200-2300					2200-2300				
2300-2400					2300-2400				
2400-2500					2400-2500				
2500-2600					2500-2600				
2600-2700					2600-2700				
2700-2800					2700-2800				
2800-2900					2800-2900				
2900-3000					2900-3000				
3000-3100					3000-3100				
3100-3200					3100-3200				
3200-3300					3200-3300				
3300-3400					3300-3400				
3400-3500					3400-3500				
3500-3600					3500-3600				
3600-3700					3600-3700				
3700-3800					3700-3800				
3800-3900					3800-3900				
RL(m)					RL(m)				

Notes: The test was designed and conducted in accordance with the following standards:

1. Australian Standard AS 1289.6.3.2 – Determination of the penetration resistance of a soil – 9 kg dynamic cone penetrometer test.
2. Australian Standard AS 1289.6.3.3 – Determination of the penetration resistance of a soil – Perth Sand Penetrometer (PSP) test.

APPENDIX E

LIMITATIONS OF GEOTECHNICAL INVESTIGATION

General

In making an assessment of a site from a limited number of boreholes or test pits there is the possibility that variations may occur between testing locations. Site exploration identifies specific subsurface conditions only at those points from which samples have been taken. The risk that variations will not be detected can be reduced by increasing the frequency of testing locations. The investigation program undertaken is a professional estimate of the scope of investigation required to provide a general profile of the 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 behaviour 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 borehole/test pit logs are the subjective interpretation of subsurface conditions at a particular location, made by trained personnel. The interpretation may be limited by the method of investigation, and cannot always be definitive.

Subsurface conditions

Subsurface conditions may be modified by changing natural forces or man-made influences. A geotechnical report is based on conditions which existed at the time of subsurface exploration.

Construction operations at or adjacent to the site, and natural events such as rainfall events, floods, or groundwater fluctuations, may also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. The geotechnical engineer should be kept apprised of any such events, and should be consulted to determine if additional tests are necessary.

Assessment and interpretation

A geotechnical engineer should be retained to work with other appropriate design professionals explaining relevant geotechnical findings and in reviewing the adequacy of their drawings/plans and specifications relative to geotechnical issues.

Information and documentations

Final logs are developed by geotechnical engineers based upon their interpretation of field description and laboratory results of field samples. Customarily, only the final logs are included in geotechnical engineering reports. These logs should not under any circumstances be redrawn for inclusion in architectural or other design drawings. To minimise the likelihood of bore/profile log misinterpretation, contractors should be given access to the complete geotechnical engineering report prepared or authorised for their use. Providing the best available information to contractors helps prevent costly construction problems.

Construction phase service (CPS)

During construction, excavation is frequently undertaken which exposes the actual subsurface conditions. For this reason geotechnical consultants should be retained through the construction stage, to identify variations if they are exposed and to conduct additional tests which may be required and to deal quickly with geotechnical problems if they arise.

ESWNMAN does not accept any liability for site conditions not observed during the time of the construction or inspection.

Report

The report has been prepared for the benefit of the client and no other parties. ESWNMAN PTY LTD 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 ESWNMAN PTY LTD 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 enquiries and obtain independent advice in relation to such matters.

Other limitations

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