

PRELIMINARY GEOTECHNICAL ASSESSMENT PROPOSED RURAL RESIDENTIAL SUBDIVISION 600 SEAHAM ROAD, NELSONS PLAINS NSW

Le Mottee Group Pty Ltd

GEOTWARA22010AA-AB 5 April 2013

Coffey Geotechnics Pty Ltd ABN 93 056 929 483 19 Warabrook Boulevard Warabrook NSW 2304 Australia



5 April 2013

Le Mottee Group Pty Ltd 199 Adelaide Street RAYMOND TERRACE NSW 2324

Attention: Nicole Gerrard

Dear Nicole

RE: PRELIMINARY GEOTECHNICAL ASSESSMENT PROPOSED RURAL RESIDENTIAL SUBDIVISION 600 SEAHAM ROAD, NELSONS PLAINS NSW

1 INTRODUCTION

At the request of Le Mottee Group Pty Ltd, Coffey Geotechnics Pty Ltd (Coffey) has undertaken a preliminary assessment of on-site effluent disposal capability and geotechnical constraints for Lot 1, DP 1014480, 600 Seaham Road, Nelsons Plains NSW.

The proposed development of the site is understood to comprise the subdivision of approximately 114ha into 50 small holding lots, each having an area of 4000m² on the western portion of the site and one large 40ha lot on the eastern portion of the site, it is understood no development is proposed on this eastern portion.

The objectives of this preliminary assessment, which was commissioned by Le Mottee Group Pty Ltd, were as follows:

- Provide a preliminary assessment of the suitability of the land for on-site effluent disposal from residential dwelling;
- Geotechnical constraints to development.

Coffey conducted the assessment in general accordance with our fee proposal, reference GEOTWARA22010AA-AA dated 18 February 2013.

2 SITE EVALUATION

2.1 Evaluation Procedure

The evaluation involved the following steps:

- Desk top study involving a review of available geological, topographical and soil maps, published information and relevant reports held within Coffey files;
- Drilling of four hand auger boreholes widely spaced across the site;
- Observation of surface conditions over the site and the immediate surrounding area by an experienced geotechnical engineer from Coffey. Some of the observed features are shown on Figure 1 in the attachments to this report.

2.2 Site Conditions

The site is located at 600 Seaham Road, Nelsons Plains and is about 114 hectares in area.

At the time of the field investigation vegetation comprised thick grass that covered the majority of the site, which made assessment of geological (such as rock outcrops) or other surface features (eg. erosion scouring) difficult. The approximate extent of areas inundated by water, over the eastern portion of the site, is presented in Figure 1 attached. It is understood that these wet areas are a result of recent rain. Surface slopes across the site ranged from near level to about 9 degrees, but were generally in the order of 5 degrees, as presented in Figure 1. No erodible/dispersive surface soils were noted during the field investigation. Photographs of the site are shown in Photo 1 to Photo 3 below.



Photo 1 – Looking east from centre of site



Photo 2 - Looking south east from centre of site



Photo 3 - Looking west towards north western corner of site

2.3 Site Geology

Reference to the Newcastle 1:100 000 Geology Map indicates that the western portion of the site is underlain by the Branxton Formation of the Maitland Group which is noted to comprise conglomerate, sandstone and siltstone and the eastern portion of the site is underlain by Quaternary aged alluvium which is noted to comprise silt, sand and gravel.

3 SOIL EVALUATION

3.1 Evaluation Procedure

Soil and subsurface profile evaluation involved:

- Desktop study, including review of geological and soil maps;
- Limited subsurface investigation comprising the excavation of four hand auger boreholes.

• Engineering logs of the boreholes are presented in Appendix B together with explanation sheets defining the terms and symbols used in their preparation. The approximate locations of the boreholes are shown in Figure 1 Appendix A.

3.2 Soil and Subsurface Conditions

Subsurface materials encountered in the boreholes are presented on the Engineering Logs in Appendix B and are summarised in Table 1 below:

BOREHOLE	DEPTH OF TOPSOIL (M)	SUMMARY OF SOIL PROFILE	DEPTH TO HAND AUGER REFUSAL WHERE ENCOUNTERED (M)	DEPTH TO GROUND WATER INFLOW (M)	COMMENTS
HA01	0.20	Sandy Clay and Clayey Sand, low plasticity, medium to coarse grained, brown, trace of gravel, colluvium and Clay and Sandy Clay, high plasticity, brown and orange, trace of gravel, residual	1.75	0.7	Located outside of proposed development area
HA02	0.30	Clay and Sandy Clay, high plasticity, very stiff, pale brown to orange, trace of sand and gravel, residual	0.80	Not observed	
HA03	0.35	Clay and Sandy Clay, stiff to hard, pale brown to orange and brown to red mottled pale grey, trace of sand, residual	>1.5(no refusal)	Not observed	
HA04	0.15	Clay, high plasticity, stiff to very stiff, brown to orange, with a trace of sand, residual	0.95	Not observed	

TABLE 1 - SUMMARY OF SUBSURFACE CONDITIONS

Hand auger boreholes HA01, HA02 and HA04 were terminated due to hand auger refusal on inferred rock at depths ranging from 0.8m to 1.75m. HA03 was terminated at a depth of 1.50m and did not encounter refusal.

Groundwater inflow was encountered in borehole HA01 at a depth of 0.7m. No groundwater was encountered in the other boreholes during the investigation.

4 SELECTION OF EFFLUENT DISPOSAL SYSTEM

The following onsite systems are commonly used in NSW for disposal of treated domestic effluent where a reticulated sewer system is not available:

- Absorption beds or trenches;
- Evapotranspiration assisted trenches or beds;
- Irrigation areas;
- Mound Systems.

It is assumed that the effluent has been chemically treated and or aerated in holding tanks before disposal by one or more of the above methods, or in the case of primary treatment only(ie.by septic tank) a 100% reserve would need to be placed over the disposal site. Limiting factors encountered by the site and soil evaluation will have a strong bearing on the type of system preferred. Factors influencing system selection are summarised in Table 2 below. Also, surface water ponding or inundation is not desirable for any of the above systems and site drainage would need to be improved in the areas affected by inundation during development to ensure that effluent storage and disposal areas are not located where inundation remains possible.

Based on the information contained in Section 2 and 3 of this report and the limiting factors presented in Table 2, mound systems would be considered feasible for the site.

Conventional absorption trench systems would not be recommended due to the shallow soil profile and slopes of greater than 5%. Evapotranspiration assisted irrigation systems would also not be recommended due to the shallow soil profile.

SYSTEM	TYPICAL LIMITING FACTOR				
Conventional absorption trench/bed or	Trenches difficult on slopes >5% slope.				
subsurface irrigation system	Require soil depth > 1.2m.				
	Low permeability (Category 5 or 6) soils require impractical trench lengths particularly for conventional septic tank.				
	Require water table >1.2m deep.				
	Dispersive soils require impractical trench lengths.				
	High rock or cobble content inhibits absorption.				
	Large lots required. 100% reserve area required for primary treated effluent disposal (ie. septic tank)				
Evapotranspiration assisted absorption bed/trench or irrigation area	5% recommended maximum slope for bed or surface irrigation.				
	Up to 25% slope acceptable for trench or subsoil irrigation.				

TABLE 2 - TYPICAL LIMITING FACTORS INFLUENCING SYSTEM SELECTION

	Minimum soil depth 1.2m for trench or bed, minimum 0.4m below lines for irrigation.				
	Soil categories 4-6 preferred.				
	Require >1.2m depth to water table.				
	Dispersive soils a limitation require treatment.				
	High cobble or boulder content inhibits infiltration.				
	Water balance required.				
	Lot size – require sufficient area for disposal and buffer. Partial reserve area recommended for low permeability soils.				
Mound Systems	Maximum practical slope 15% steeper slopes require large quantity of imported sand and induce risk of soil seepage.				
	Soil depth not important.				
	Can be used for all soil categories 1-6.				
	Preferred >0.6m to water table. Can design for shallower water table if required.				
	Cobble, stone or boulder content not important				
	Lot Size – can occupy small area on flat land. Require large area on steep slope.				

5 LOCATION AND CONSTRUCTION

Buffer distance requirements vary with local government regulations. For most areas of NSW, the buffer distances shown in Table 3 below would be acceptable.

	TABLE 3 - TYPICAL	BUFFER DISTANCE	S FOR LOCATION	OF DISPOSAL AREA
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SYSTEM	BUFFER DISTANCE
All On-Site Disposal Systems	100m to permanent surface waters (eg. River, streams, lakes etc).
	250m to a domestic groundwater well.
	40m to other waters (eg. Farm dams, intermittent waterways and drainage channels etc).
Spray Irrigation System	6m if area up gradient and 3m if area down gradient of property boundaries and driveways.
	15m from dwellings.

SYSTEM	BUFFER DISTANCE					
	6m to swimming pools.					
	3m to paths and walkways.					
Amended Soil Systems and Subsurface/Trickle Irrigation Systems	6m if area up gradient and 3m if area down gradient of property boundaries, buildings and swimming pools and driveways.					

Construction of the system should comply with Appendix L7 of AS/NZS 1547:2012. Wet weather storage should comply with local government regulations.

6 FOUNDATIONS

Foundations at the site conventional single or two storey brick veneer or light clad houses could be expected to comprise high level footings founded on uniformly in stiff or better residual clay or uniformly in weathered rock. All foundations should be founded on similar strata to minimize differential settlement. An allowable bearing capacity of 100kPa should be feasible for the stiff to very stiff clays and 250 for hard clays or extremely weathered rock, however this would require confirmation by further investigation. Site classifications to AS2870-2011would also need to be confirmed by further investigation.

7 SLOPE STABILITY

The risk of slope instability has been assessed from the site conditions, in accordance with the classification system formulated by Australian Geomechanics Society and published in Australian Geomechanics News No 10, 1985. The site is assessed to have an overall Low Risk of slope instability, and it is considered that the site is appropriate for the proposed development with regard to slope instability. Selection of individual building sites within lots will need to be assessed in detail by an experienced geotechnical engineer..

8 PAVEMENTS

From a geotechnical view point there is no significant constraint to construction of pavements at this site provided adequate drainage of all pavements is provided. A CBR of between 2% and 4% has been estimated for the soils at this site based on visual assessment and textural classification of samples from the test locations. Further testing should be undertaken for subgrade evaluation and pavement design.

9 ACID SULFATE SOILS

Reference to published acid sulfate soils maps indicate there is no known occurrence of acid sulfate soils in the proposed development area. It is indicated that there is a high probability of acid sulfate soil occurrence to the east of the existing residence within alluvial or estuarine deposits towards the river but it is understood that no development is proposed in this area.

10 LIMITATIONS

The extent of testing associated with this assessment is limited to discrete borehole locations, and variations in ground conditions can occur between and away from such locations. If conditions other than those described in this report are excavated during construction, further advice should be sought without delay.

Further discussion on the uses and limitations of this report are presented in the attached document, Important Information About Your Coffey Report.

For and on behalf of Coffey Geotechnics Pty Ltd

Aufer Bud

Stephen Board Senior Engineering Geologist

REFERENCES:

1. AS1547:2012 Australian / New Zealand Standard, On-site domestic wastewater management;

2. Environment & Health Protection Guidelines, On-site Sewage Management for Single Households, New South Wales Government, February 1998;

3. Australian Geomechanics News No 10, Australian Geomechanics Society, 1985.

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Appendices

Appendix A: Engineering Logs



Important information about your Coffey Report

As a client of Coffey you should know that site subsurface conditions cause more construction problems than any other factor. These notes have been prepared by Coffey to help you interpret and understand the limitations of your report.

Your report is based on project specific criteria

Your report has been developed on the basis of your unique project specific requirements as understood by Coffey and applies only to the site investigated. Project criteria typically include the general nature of the project; its size and configuration; the location of any structures on the site; other site improvements; the presence of underground utilities; and the additional risk imposed by scope-of-service limitations imposed by the client. Your report should not be used if there are any changes to the project without first asking Coffey to assess how factors that changed subsequent to the date of the report affect the report's recommendations. Coffey cannot accept responsibility for problems that may occur due to changed factors if they are not consulted.

Subsurface conditions can change

Subsurface conditions are created by natural processes and the activity of man. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult Coffey to be advised how time may have impacted on the project.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from literature and external data source review, sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, owners should retain the services of Coffey through the development stage, to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Your report will only give

preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered as the project develops. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. Your report should not be applied to any project other than that originally specified at the time the report was issued.



Important information about your Coffey Report

Interpretation by other design professionals

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain Coffey to work with other project design professionals who are affected by the report. Have Coffey explain the report implications to design professionals affected by them and then review plans and specifications produced to see how they incorporate the report findings.

Data should not be separated from the report*

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

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

Geoenvironmental concerns are not at issue

Your report is not likely to relate any findings, conclusions, or recommendations about the potential for hazardous materials existing at the site unless specifically required to do so by the client. Specialist equipment, techniques, and personnel are used to perform a geoenvironmental assessment.

Contamination can create major health, safety and environmental risks. If you have no information about the potential for your site to be contaminated or create an environmental hazard, you are advised to contact Coffey for information relating to geoenvironmental issues.

Rely on Coffey for additional assistance

Coffey is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to a project, from design to construction. It is common that not all approaches will be necessarily dealt with in your site assessment report due to concepts proposed at that time. As the project progresses through design towards construction, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

Responsibility

Reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than the design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from Coffey to other parties but are included to identify where Coffey's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Coffey closely and do not hesitate to ask any questions you may have.

* For further information on this aspect reference should be made to "Guidelines for the Provision of Geotechnical information in Construction Contracts" published by the Institution of Engineers Australia, National headquarters, Canberra, 1987.

Figures



L4°V

APPROXIMATE GROUND SLOPE IN DEGREESAND DIRECTION

WATER







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project:	PROPOSED RURAL RESIDENTIAL SUBDIVISION 600 SEAHAM ROAD, NELSONS PLAINS REZONING STUDIES								
itle:	SITE PLAN								
project no:	GEOTWARA22010AA	figure no:	FIGURE 1						

Appendix A

Engineering Borehole Logs



Borehole ID. HA01 sheet: 1 of 1 **Engineering Log - Borehole** GEOTWARA22010AA project no. Le Motte Group Pty Ltd client: 05 Mar 2013 date started: 05 Mar 2013 principal: date completed: Proposed 50 Lot Subdivision logged by: project: JR **Nelsons Plains** location: checked by: E: 380992; N: 6380019 (MGA94 Zone 56) position: surface elevation : angle from horizontal: 90° drill model: Hand Auger mounting: hole diameter : 70 mm material substance drilling information consistency / relative density material description hand structure and classificatior samples & field tests g penetro additional observations moisture condition £ penetra SOIL TYPE: plasticity or particle characteristic, colour, secondary and minor components method meter graphic symbol Ê vater depth (kPa) ጟ 8888 Ð CL TOPSOIL: CLAY: low plasticity, dark brown, some >Wp TOPSOIL F - St 1 | | | 11 fine to medium grained sand and rootlets. 11 * 11 11 Sandy CLAY: low plasticity, dark brown mottled COLLUVIUM ĊL brown, sand fine to coarse grained, trace fine to medium grained subrounded - subangular gravel. D XH ||||| | | | 111 1111 CLAYEY SAND: medium to coarse, brown, some 1 w SC 1111 1 fine to medium grained, subrounded - subangular gravel. 1 | | | 1 1111 ∇ 1111 D CLAY: high plasticity, pale brown - orange, trace medium to coarse grained sand. RESIDUAL СН >Wp St 05/03/13 11:20 VSt СН Sandy CLAY: high plasticity, brown mottled ||||orange, medium to coarse grained sand, trace fine to medium grained, subrounded - subangular ₹ 11 D gravel. 111 1 1×11 111 1.1 m: Becoming extremely weathered sandstone? | | | | 11 111 1 | | | Borehole HA01 terminated at 1.75 m Refusal |||11 1111 |||||||||||1111 classification symbol & consistency / relative density method support samples & field tests soil description N nil auger drilling* M mud AD U## undisturbed sample ##mm diameter vs very soft based on Unified auger screwing* roller/tricone ۵S C casino D disturbed sample s soft RR Classification System bulk disturbed sample F firm В penetration w. washbore St Е environmental sample stiff СТ cable tool moisture D dry M moist W wet no resistan ranging to refusal HP N hand penetrometer (kPa) VSI very stiff HA hand auge standard penetration test (SPT) Н hard DT diatube N* SPT - sample recovered Fb friable ater в V blank bit SPT with solid cone 10-Oct-12 water level on date shown No VL very loose ۷ V bit vs vane shearpeak/remouded loose TC bit Ţ (uncorrected kPa) MD water inflow medium dense bit shown by suffix R refusal D dense vater outflow AD/T e.q.

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