D. Katauskas

Consulting Geotechnical Engineer

Katauskas Family Trust T/A D.Katauskas Geotechnical Consultant ABN 59 442 991 347 127B Campbell Drive Wahroonga NSW 2076 Phone: 02 9489 6341 Mob: 0409 727 831 email: dkatauskas@gmail.com 8 January 2016 Ref: 939

GJW Consulting P.O. Box 3107 St Pauls LPP NSW 2031

Attention: Gary Watts

Dear Gary,

Re: Geotechnical Investigation Proposed Development Dee Why Bowling Club Fisher Road North, Dee Why

Introduction

This report presents the results of the above geotechnical Investigation, the specific purpose of which was to determine the nature of the subsurface soil and groundwater conditions in order that comments and recommendations on relevant geotechnical aspects could be presented.

The matters pertinent to the development are considered to be related to the following:

- a. Necessary site preparation and earthworks.
- b. Basement excavation, shoring, support and groundwater issues.
- c. Suitable foundation schemes, design bearing pressures and foundation settlement considerations.

A Phase 1 Contamination Assessment was also completed with the findings to be reported upon under separate cover by Sullivan Environmental Services Pty Ltd.

Field Investigation

The fieldwork for the investigation was carried out over a period of two days commencing on 23 November 2015, and comprised the following:

- Drilling of seven boreholes to depths ranging from approximately 5 to 10 metres.
- Completion of Standard Penetration Tests to evaluate the strength of the insitu soils.
- Installation of three PVC standpipes for groundwater observations.

The boreholes were positioned to suit the prevailing site access conditions and their locations are shown on the attached Figure 1.

The fieldwork was supervised on a full-time basis by the undersigned.

Site Description and Geology

The site has a irregular shape, covering a plan area of 1.15ha, and is located near the tail end of an old, natural infilled gully associated with the Dee Why Lagoon system to the east. The western end of the gully is flanked by rising ground slopes which ascend to the Hawkesbury Sandstone ridges and plateaus.

In view of the geological and topographic setting, relatively deep colluvial soil deposits could be expected and were proven to underlie the site.

Investigation Findings

It is apparent that modifications to the original topography have occurred to facilitate the existing site improvements, which include buildings, bowling greens and drainage. These improvements have resulted in a variable depth of fill forming the surface soil cover over the site. The fill, which generally comprises clayey sands and ripped sandstone derivatives, ranges up to 2.5 metres in thickness and appears to be associated with earthworks connected with the drainage easement pipes and open channel.

The natural soils below the fill generally comprised an interlayered sequence of clayey sands, sands and sandy clays. Where sandy or cohesionless, the strength varied from a loose to medium state of compaction. Where the layering was predominantly clayey or of a cohesive nature, the strength varied from stiff to very stiff consistency, with occasional hard bands.

Reference should be made to the attached Borehole Logs and Explanatory Notes for a detailed description and sequence of the various strata encountered at the site.

Groundwater

Groundwater was encountered at most borehole locations, at depths from between 2 to 3 metres below ground surface. The water level observation standpipes were installed in BHs1, 3 and 6, during the site investigations of 23 and 24 November 2015. The groundwater levels measured in the standpipes on 29 November 2015 varied from approximately 1.1m in

BHs 1 and 3, to 1.7m below ground level in BH6, which is situated at a slightly higher ground elevation than the other installations. A summary of the groundwater level observations made during and after the completion of the investigation is shown on the attached Borehole Logs.

COMMENTS AND RECOMMENDATIONS

Proposed Development

It is understood that the proposed development of the site will involve the construction of a Clubhouse with ground level carparking provisions and Independent Living apartment blocks which are provided with basement carparking. Also it is proposed to relocate a section of the existing easement so as to minimize any impact on the new works.

It has been assumed that the new structure will be of up to three storeys (including basement) and therefore the wall line and column loads are estimated to be in the normal range for such buildings.

The site groundwater regimen is expected to have an impact on the basement provisions, the implications of which are discussed later.

<u>Basement</u>

It is estimated that excavation to depths of approximately 3 metres below existing ground level may encounter groundwater which will impact on the works. In order to minimize any impact on the excavation subgrade, preparation and construction of a basement wall and temporary dewatering will be required. This may be achieved using wells and /or spear point methods. It is recommended that specific advice on dewatering methods be sought from specialist dewatering contractors.

No problems are envisaged with excavating the insitu sandy and clayey soils. Subject to appropriate site dewatering, temporary excavation batters of 1.5H:1V, may be used, as there appears to be sufficient space for this.

In the event that the basement footprint is positioned close to any existing greens or structures, then the excavation in this situation should be provided with shoring and support using either temporary driven sheet piles or contiguous concrete bored pier walls.

The shoring walls may be installed as cantilever walls, subject to complying with acceptable deflection criteria at the crest of the wall. In the design of permanent and temporary shoring of basement walls the following parameters may be used.

Active Earth Pressure Coefficient	Ka	0.3
Passive Earth Pressure Coefficient	Кр	0.33
At Rest Earth Pressure Coefficient	Ks	0.5
Soil Unit Weight	γ	20KN/m ³

The basement should be designed as a tanked installation, and the resistance to uplift forces provided from either gravitational loads or tension piles.

Building Foundations

The accommodation buildings may be supported on strip and pad footings founded at basement invert levels in the underlying very stiff natural clayey soils or medium dense sands, using an allowable bearing pressure of 150 kPa.

The new clubhouse may also be designed as above, subject to the reinstatement of any fill and the top 0.3 metres of subgrade to at least a density ratio of 98% of Standard Maximum Dry Density.

As an alternative to the above high level foundation solution the structure may be supported on friction piles such as CFA type, using the following parameters:

Allowable Shaft Friction	30 kPa
Allowable End Bearing Pressure	400 kPa

In the event that changes to the proposed buildings occur that result in substantial increases in structure wall and column loadings, then it may be desirable to verify the pile load-carrying capacity from dynamic pile load testing procedures on at least two test piles.

Site Preparation

It is recommended that under all proposed pavement and building footprints, excluding basement areas, any fill be cut back, and the subgrade be proofrolled and be compacted to at least a density ratio of 98% of Standard Maximum Dry Density. All subsequent fill up to the final subgrade levels should be compacted as above.

Access Pavements

A provisional CBR of 3% is recommended in determining the pavement thickness requirements. This should be confirmed, once final subgrade levels have been determined.

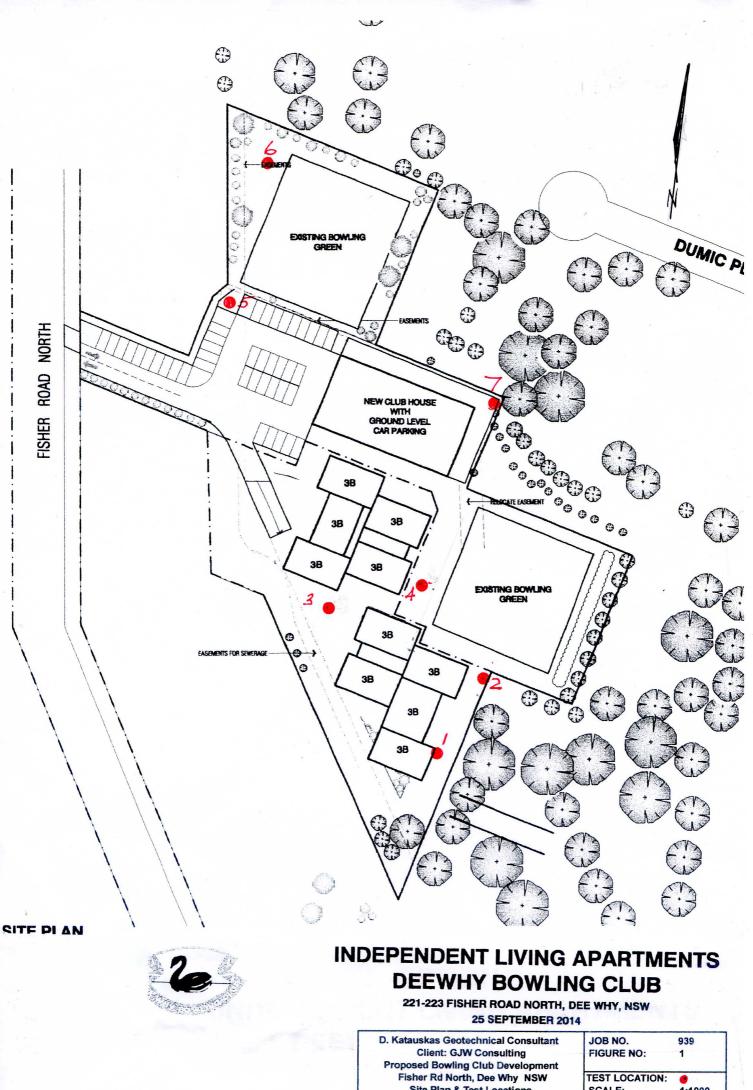
If you have any queries regarding the above please do not hesitate to call me.

Regards,

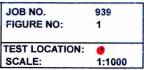
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encl: Figure 1- Site Plan & Test Locations Borehole Logs Explanatory Notes



Site Plan & Test Locations



No: 1

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Client:		GJW	Cons	ultancy	y		Da	te:	23 & 2	4/11/2015		
Project				New De		ment		b No:				
Locatio	on:	Dee	Why E	Bowling	Club,	221-223 Fisher Rd Nth, Dee Why						
Method	d:	Geor Drill		205 Au	ger	RL: Datum:	Logged: DK			Checked :		
Groundwater Record	Sample	Field Tests	Depth (m)	Graphic Log	Unified Classification		Moisture Condition / Weathering	Strength/ Relative Density	Hand Penetromet Readings (kPa)	Remarks		
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V During Drilling		N=// (8/4,7)	45		SC	grading to: CLAYEY SAND: grey with red brown mottling		MD				
		N•5 (2,3,2	6_)									
		N=45 N;20,25	/ -) 8_		SP	SAND: medun graine a grey of brown	-	Ð		-		
			9_		<u>C</u> L	SANDY CLAJ: medium plartato grey d brean	M & PL	H				
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			11_							-		
			12	-								

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Groundwater	Record	Sample	Field Tests	Depth (m)	Graphic Log	Unified Classification	Description	Moisture Condition / Weathering	Strength/ Relative Density	Hand Penetromete Readings (kPa)	Remarks	
				1			FILL: clayey sand, silty Sand 9 ripped Sandstone brown 9_9107				Poor ls com	parto
Dury Deritivi	19		N=-11 9.6.5)	2 3		CL	SANDY CLAJ: bu to making D'articity: gres	M=PL	vst		- - - - - - -	
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			N=27 (10,1215	6		S.	CLAJET SAND :		MD	•	-	
				7			END BHE 6.5m				- - - - -	
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D. Katauskas Consulting Geotechnical Engineer

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Groundwater Record	Sample	Field Tests	Depth (m)	 Graphic Log 	Unified Classification	Description	Moisture Condition / Weathering	Strength/ Relative Density	Hand Penetromete Readings (kPa)		
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Nuran		N=7 (3,3,4)	2			gooding to				- - - -	
During Dr.//103	-	N=/1 (8,5.6)	3_		CL	grading to: CLAJ: law plasticity	MSPL	VSŁ		-	
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		(4,7,9)	4			grading to: grading to: inter lovered clases sand d sands class				-	
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		N=1B (9,11,7)	6_		SP	SAND: medium graned Pinkish brown					
	an de la constante en constante e		7			END BHC 6.5m				-	
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			9_	-						-	
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Groundwater	Record	Sample	Field Tests	Depth (m)	Graphic Log	Unified Classification	Description	Moisture Condition / Weathering	Strength/	Relative Density Hand Penetromete Readings (kPa)	Remarks	
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		N=7 (1,3,4)	1 		SZ.	CLAJEJ SAND: darkishgiez	M	VL.			
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		N=18 (4,7,11)	6_		50	SCLASEY SAND: greg + red		140		- - - -	
			7			brown		MD			
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			12					a		-	

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Client:		GJW	Cons	ultancy	/		Da	te:	23 & 2	4/11/2015	
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Groundwater Record	Sample	Field Tests	Depth (m)	Graphic Log	Unified Classification		Moisture Condition / Weathering	Strength/ Relative Density	Hand Penetromete Readings (kPa)	Remarks	
			-			FILL: sandy clay delayey Sand: dark grey				Poortscomp	ac fra
		11=10 (1, 4,26			SZ	CLAJEY SAND : dork grey then grey	W	ν2 		-	
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		N=20	4		S.	grading to: grading to: CLAJEY SAND: Interlascian with sandy clay bands		VSL (MD)			
	(2.11.9)	5			Mottles greg & red brown					
			7_			END BH@6.5m				-	
			8_							- - - -	
			9_							-	
			10							- - - -	
			11							- - - -	
			12						-	ŀ	

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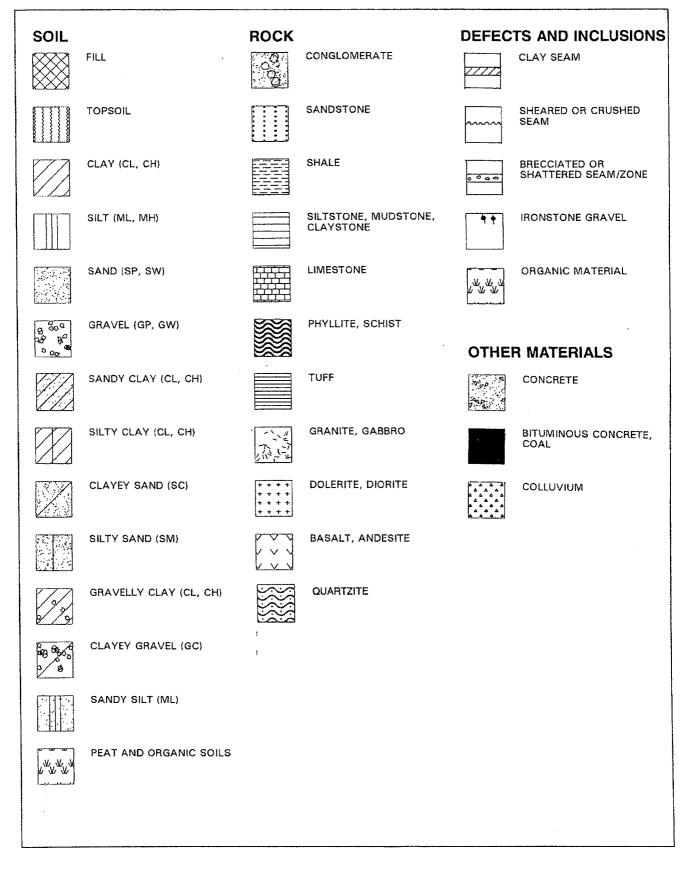
LOG SYMBOLS

LOG COLUMN	SYMBOL	DEFINITION
Groundwater Record	▼	Standing water level. Time delay following completion of drilling may be shown.
	•	Groundwater seepage into borehole or excavation noted during drilling or excavation.
Samples	ES	Soil sample taken over depth indicated, for environmental analysis.
	U50	Undisturbed 50mm diameter tube sample taken over depth indicated.
	DB	Bulk disturbed sample taken over depth indicated
	DS	Small disturbed bag sample taken over depth indicated.
Field Tests	N = 17 4, 7, 10	Standard Penetration Test (SPT) performed between depths indicated by lines. Individual figures show blows per 150mm penetration. 'R' noted below
	N _c = 5 . 7 . 3R	Dynamic Cone Penetration Test performed between depths indicated by lines. Individual figures show blows per 150mm penetration for 60 degree solid cone driven by SPT hammer. 'R' refers to apparent hammer refusal within the corresponding 150mm depth increment.
	VNS = 25	Vane shear reading in kPa of Undrained Shear Strength
	PID = 100	Photoionization detector reading in ppm (Soil sample headspace test)
Moisture Condition	MC > PL	Moisture content estimated to be greater than plastic limit.
(Cohesive Soils)	MC = PL	Moisture content estimated to be approximately equal to plastic limit.
	MC < PL	Moisture content estimated to be less than plastic limit.
(Cohesionless Soils)	D	DRY - runs freely through fingers
	М	MOIST - does not run freely but no free water visible on soil surface
	W	WET - free water visible on soil surface.
Strength	VS	VERY SOFT - Unconfined compressive strength less than 25 kPa.
(Consistency) Cohesive Soils	S	SOFT - Unconfined compressive strength 25 – 50 kPa.
	F	FIRM - Unconfined compressive strength 50 – 100 kPa
	St	STIFF - Unconfined compressive strength 100 – 200 kPa
	VSt	VERY STIFF - Unconfined compressive strength 200 – 400 kPa
	Н	HARD - Unconfined compressive strength greater than 400 kPa.
	()	Bracketted symbol indicates estimated consistency based on tactile examination or other tests.
Density Index/ Relative density		Density Index (I _D) Range (%) SPT 'N' Value range (Blows/ 300mm)
(Cohesionless Soils)	VL	Very loose <15 0 - 4
(0011001011000 00110)	L	Loose 15 – 35 4 – 10
	MD	Medium Dense 35 – 65 10 – 30
	D	Dense 65 – 85 30 – 50
	VD	Very Dense >85 >50
	()	Bracketted symbol indicates estimated density based on ease of drilling or other tests
Hand Penetrometer Readings	300 250	Numbers indicate individual test results in kPa on representative undisturbed material unless noted otherwise.
Remarks	'V' bit	Hardened steel 'V' bit
	'TC' bit	Tungsten carbide wing bit
	T 60	Penetration of auger string in mm under static load of rig applied by drill head hydraulics without rotation of augers.

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GRAPHIC LOG SYMBOLS FOR SOILS AND ROCKS



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UNIFIED SOIL CLASSIFICATION TABLE

Laboratory Classification Criteria			as the second se	ر القرار المراقية المماميمماميماممامماميماممامماميمامماممامم	Let $C_{0} \subset C_{0} \subset C_{0} = D_{10}$ Let $C_{0} \subset C_{0} = D_{10}$ Constructions and $C_{0} = D_{10}$ Constructions $C_{0} = D_{10}$. Becaucen 1 and 3 $C_{0} = D_{10} \times D_{40}$ Becaucen 1 and 3	percen	Alterberg limits below Alterberg limits below Alterb	ΩΩΩ ΩΩΩ "Atterberg limits below "A" line with "P greater than 7	and a second	20 Comparing ands at equal liquid	xəbni y	Plasticity 8 S 9 S		0 10 20 30 40 50 60 7	Liquid fimit	for laboratory classification of fine grained soils	
Information Required for Describing Soils	me; indicato centages of	and gravel, maximum size, angularity, surface condition, and hardness of the conte	and other pertinent descriptive information; and symbols in parentheses	rbcd soils add informa- tratification, degree of cementation,	-	nard, anguter gravet par- ticles 12 mm maximum size: roundd and subanglar sand		alluvial sand: (SM)			Give typical name; indicate degree and character of plasticity, amount and maximum size of coarse arains' colour in aver			mation on structure, stratines- tion, consistency in undisturbed and frantage states, moisture and drainage conditions	Example:	Clayey sile, brown: slightly plastic; small percentage of	root holes: firm and dry in place: loess: (ML)
Typical Names	Well graded gravels, gravel- sand mixtures, little or no fines	Poorly graded gravels, gravel- sand mixtures, little or no fines	Silty gravels, poorly graded gravel-sand-silt mixtures	Claycy gravels, poorly graded gravel-sand-clay mixiures	Well graded sands, gravely sands, little or no fines	Pourly graded sands, gravelly sands, little or no fines	Silty sands, poorly graded sand- silt mixtures	Claycy sands, poorly graded sand-clay mixtures			Irrorganic sitts and very fine aands, rock flour, silty or claycy fine sands with slight plasticity	Inorganic clays of tow to medium plasticity, gravely clays, sandy clays, silty clays, lean clays	Organic silts and organic silt- clays of low plasticity	Inorganic silts, micaccous or diatomaccous fine sandy or sitty soils, clastic silts	Inorganic clays of high plas- ticity, fat clays	Organic clays of medium to high plasticity	Pcat and other highly organic soils
Group Symbols	GIF	сĿ	GM	29	AL S	SP	SM	sc			TW	5	TO	HH	СН	но	ā
	id substantial liate particke	range of sizes sizes missing	fication pro-	n procedures,	d substantial iate particle	ange of sizes lizes missing	Acation pro-	n procedures,	um Sieve Size	Toughness (consistency near plastic limit)	Nonc	Mcdium	Slight	Slight to modium	High	Slight to medium	r by fibrous
lures I basing fractic	ide range in grain size and substantial amounts of all intermediate particle sizes	Predominantly one size or a range of sizes with some intermediate sizes missing	Nonplastic fincs (for identification ecdures see M.L. below)	Plastic fines (for identification procedures see CL below)	Wide range in grain sizes and substantial amounts of all intermediate particle sizes	Predominantly one size or a range of sizes with some intermediate sizes missing	Nonplastic fincs (for identification pro- cedures, see ML below)	Plastic fines (for identification procedures see CL below)	affer than 380,	Dilatancy (reaction to shaking)	Quick ta slaw	None to very slow	Slow	Slow to none	None	Nanc ta very slaw	cadily identified by colour, odour, spongy feel and frequently by fibrous texture
Field Identification Procedures cles larger than 75 µm and bas estimated weights)	Wide range in amounts of sizes	Predominant with some	Nonplastic fi codures see	Plastic fines (for sec CL below)	Wide range in amounts of sizes	Predominantl with some	Nonplastic fi cedurcs, 1	Plastic fines (for sec CL below)	m Fraction Sm	Dry Strength (crushing character- istics)	None (0 slight	Medium to high	Slight to medium	Slight to medium	High to very high	Medium to high	Readily iden spongy feet texture
Field Identification Procedures (Excluding particles larger than $75 \mu m$ and basing fractions on estimated weights)	աթկլ.	sicyc si Clea Clea	Cr tetion is 4 mm + 2 m	oM Mo In Isvari In In In In In In In In In In In In In	בספרציט בספרציט בספרציט	sbm Jaff of smalls sicve si Clei Clei	S narit an si noita	io M Enl ibre2 id irgqs)	Identification Procedures on Fraction Smaller than 380	5	velo bra : jimil biu 02 reni :	21/iZ		elays imit nati	pint	ii I	Highly Organic Soils
	דותי-אושותכל בסווג אסריב נהמה האור סו התפוברובו וג בתוסווגר נהמה 75 גיוח בוביעי פובר (The 75 גיוח בוביעי פובר (The 75 גיוח בוביעי פובר להובר אופורוביו ביוחמה 75 גיוח בוביעי בדיין לא גיוח לא גיוח ביוח האביל בעיכו בדיין לא גיוח לא גיוח לא גיוח לא גיוח ביוח האביל בעיכו בדיין לא גיוח לא גיוח לא גיוח לא גיווו לא גיוח לא גיווו לא גיוח לא גיוח לא גיוח לא גיוו לא גיוח לא גיוח לא גיווו לא גיוח לא גיווו לא גיווו לא גיוח לא גיווו לא גיווו לא גיוח לא גיוח לא גיווו לא גיווו לא גיווו לא גיווון לא גיוווו לא גיווון גיווון לא גיוווון לא גיוווווווווווווווווווווווווווווווווווו																

2) Soils with liquid limits of the order of 35 to 50 may be visually classified as being of medium plasticity. wull graded gravel-sand mixture with clay fines).

NJTE; !) Soils possessing characteristics of two groups are designated by combinations of group symbols (e.g. GW-GC,