

GEOTECHNICAL INVESTIGATION REPORT

Client – Sasco Property

Project Title – 166-174 Blaxland Rd, Ryde

Project Type – Proposed Multistorey Residential Flat Building with 4 basements

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Table of Contents

1. Introduction.....	4
1.1 Background	4
1.2 Provided Information.....	4
1.3 Proposed Development	4
1.4 Objectives.....	5
1.5 Scope of Works	5
1.6 Constraints	5
2. Desktop Assessment	5
2.1 General Site Description	5
2.2 Topography and Geological Description	6
3. Geotechnical Investigation Results	6
3.1 Sub-Surface Conditions	6
3.2 Infiltration Tests (Absorption Rate).....	7
3.3 Groundwater Observation	8
3.4 Lab Test Results.....	8
3.4.1 Soil Salinity & Aggressivity Test Results	8
3.4.2 Point Load Test Results.....	9
4. Discussion and Recommendations	10
4.1 Infiltration Tests Assessment (Absorption Rate).....	10
4.2 Site Classification	10
4.3 Excavation Assessment.....	11
4.4 Shoring/Footings Design Parameters	11
4.5 Batter Slopes (Temporary).....	13
4.6 Exposure Classification.....	13
4.7 Groundwater Management	13
4.8 Earthquake Site Assessment.....	14
4.9 Sub-grade Preparation.....	14
4.10 Conditions of the Recommendations	14
5. Further Geotechnical Recommendations	14
6. Limitations	15
References	16

List of Tables

Table 1: Subsurface Conditions	7
Table 2: Results of Electrical Conductivity Test (Salinity)	9
Table 3: Soil pH, Chloride, Sulphate and Electrical Resistivity Test Results (AS 2159-2009)	9
Table 4: Recommended Maximum PPV	11
Table 5: Geotechnical Design Parameters	11
Table 6: Recommended Batter Slopes (temporary)	13

List of Appendices

- Appendix A:** Site Plan
- Appendix B:** Bore Hole Logs and DCP Test Results
- Appendix C:** Infiltration Test Results
- Appendix D:** Laboratory Test Results
- Appendix E:** Site Classification General Information

1. Introduction

1.1 Background

CEC Geotechnical Pty Ltd was engaged by the client Sasco Property to carry out a geotechnical investigation for the proposed Multistorey Residential Flat Building with 4 basements at **166-174 Blaxland Rd, Ryde**.

This report provides geotechnical recommendations regarding the existing ground conditions in order to have a clear guidance for design and construction of ground structures.

The results presented in this report are mainly based on the investigation, the laboratory tests and the author's experience. This report is prepared based on the information received from the client. If the site conditions change before, during or after construction, the geotechnical engineer shall be notified.

1.2 Provided Information

- A set of Architectural Drawings including site plans, floor plans, elevations and sections, prepared by Curzon + Partners, Project No. 24009, Date: 22/04/26, Issue: S
- Survey Plan prepared by Daw and Walton Consulting Surveyors, Project No.6155-24, Date: 06/12/24

1.3 Proposed Development

With reference to the information provided by the client, it is understood that the proposed development will comprise the demolition of existing structures & construction of a part 4 and part 10-storey residential flat building development containing 114 residential apartments with four basements and associated landscape work.

The lowest proposed basement has a Finished Floor level (FFL) of 44.2 and hence the maximum excavation depths will be approximately 12.3 m. Deeper excavation is expected locally for the proposed lift shafts, building footings and service pits and trenches.

Based on the information provided by the client, the proposed development involves the demolition of the existing structures and the construction of a part 4-storey, part 10-storey residential flat building containing 114 apartments, four basement levels, and associated landscaping works.

SSD-95802958 is accompanied by a concurrent rezoning request and seeks consent for the proposed residential development and basement parking. The development includes rooftop communal open space and loft-style apartments on the uppermost level, above four basement levels containing 171 car parking spaces, including accessible, motorcycle, and bicycle parking. A loading dock and waste storage area are provided at ground level.

Vehicle access to the basement is provided via a two-way driveway from Blaxland Road, with a separate service driveway to the loading dock. The building includes two residential lobbies, each with two lift cores servicing a maximum of seven apartments. Additional communal open space is provided at both ground and rooftop levels.

1.4 Objectives

The objective of this report included:

- Assessment of subsurface profiles and groundwater considerations.
- Excavation methodologies and monitoring.
- Infiltration Testing to confirm absorption rate
- Design parameters and allowable bearing capacities.
- Earthquake subsoil classification in accordance with Australian Standards “AS 1170.4-2007”.
- Soil salinity and aggressivity assessment.
- General geotechnical recommendations regarding site preparation or further works required.

1.5 Scope of Works

The geotechnical site investigation was carried out on 10/02/26 to 11/02/26 by an experienced geotechnical engineer in accordance with “AS 1726”. The scope of works included:

- Desktop Study including a review of existing architectural drawings, survey plan, geology and topography of the site and neighbouring properties.
- Drilling of 4 boreholes (BH01 to BH04) by a 4x4 drill rig with 100 mm diameter solid flight auger to depth of 10-20m or TC-bit refusal. (location found in Appendix A and logs found in Appendix B)
- Standard Penetration Test (SPT) testing in accordance with Australian Standards “AS 1289.6”
- In-situ permeability testing (absorption Rate), results presented in Appendix C
- Site classification (see Section 4.1) in accordance with Australian Standards “AS 2870 2011”.
- 10 soil samples were extracted from the borehole, to test the soil/rock salinity and aggressivity according to “AS2870, cl 5.5.3, Table 5.1 & 5.2” by a NATA accredited laboratory with laboratory results presented in Appendix D
- Installation of groundwater wells for BH01, BH02, BH03 & BH04 in accordance with the “*Minimum requirements for building site groundwater investigations and reporting 2022*”, prepared by the Department of Planning and Environment

1.6 Constraints

If a more detailed geotechnical investigation regarding soil reactivity is available, it should be provided to CEC Geotechnical Pty Ltd. In addition, any details related to the site’s history should be supplied. This report was produced based on a limited geotechnical investigation in line with the requirements of “AS 1726 and AS 2870”.

This classification is based on the findings in this investigation, including visual-tactile identification of the soil profile combined with the author’s local knowledge and experience. If the site conditions change from those of the original investigation, the findings of this report may be void.

2. Desktop Assessment

2.1 General Site Description

The site is located within the Local Government Area (LGA) of City of Ryde and is registered as Lot 28 DP6046, Lot 27 DP6046, Lot A DP390365, Lot 25 DP6046, Lot 24 DP6046. The site is covering an area of 3816.7 m² and is bounded by Blaxland Rd to the Southeast and surrounding residential as shown in Figure 1. During the site visit it was observed that there were existing single-storey dwellings situated on the site, surrounded by grass, trees and concrete pavers.

Figure 1: Site Location (166-174 Blaxland Rd, Ryde)

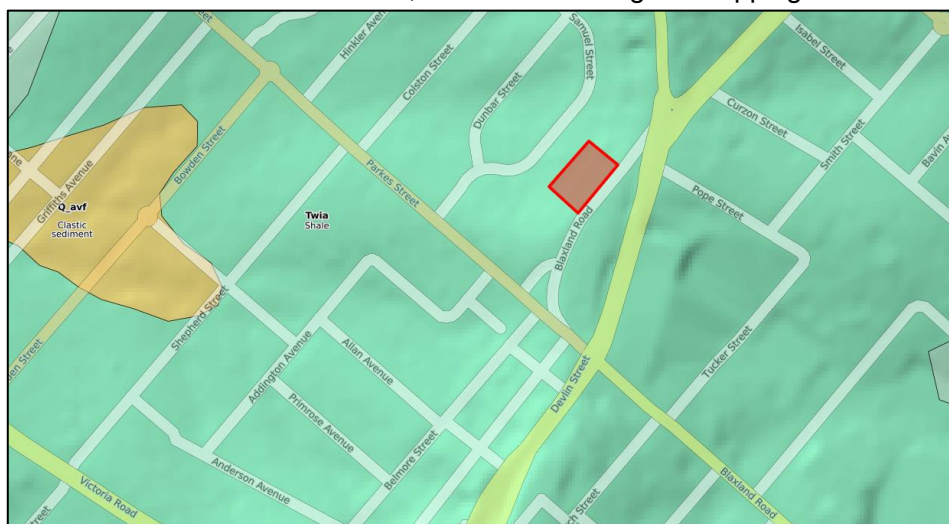


2.2 Topography and Geological Description

Based on the architectural drawings, it can be noted that the site is sloping from Northwest to Southeast.

The NSW Government MinView Portal, Seamless Geological Mapping indicates that the subject site is underlain by Wianamatta group, Ashfield Shale (**Twia**) which consists of black to light grey shale and laminate.

Figure 2: NSW Government MinView Portal, Seamless Geological Mapping



3. Geotechnical Investigation Results

3.1 Sub-Surface Conditions

The results of the investigation indicate that the subsurface profile comprises of Silty CLAY underlain by SHALE. Based on the borehole information, a summary of subsurface conditions is presented below. The location of each borehole can be found in Appendix A and more detailed logs can be found in Appendix B.

Table 1: Subsurface Conditions

Unit	Material	Description	BH01 (m)*	BH02 (m)*
Unit – 1	Topsoil	Clayey SILT ML: low plasticity, dark grey brown	0.0-0.2	-
Unit – 2	Pavement	Non-Soil - Concrete	-	0.0-0.2
Unit – 3	Residual Soils: Stiff to Very Stiff	Silty CLAY CI: stiff to very stiff, medium plasticity, brown grey red	0.2-1.3	0.2-2.4
Unit – 4	Shale: Class V	SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained	1.3-9.0	2.4-9.3
Unit – 5	Class IV	SHALE: highly weathered, medium strength, brown, medium to coarse grained	9.0**- 12.0	9.3**- 10.0
Unit – 6	Class III	SHALE: moderately weathered, medium to high strength, grey, coarse grained	12.0- 20.0	-

*Depths below ground level (BGL) at the location of each borehole. This may vary depending on other areas of the site.
BH01 and BH02 terminated at depths of 20.0 m and 10.0 m respectively.

Table 1: Subsurface Conditions Cont.

Unit	Material	Description	BH03 (m)*	BH04 (m)*
Unit – 1	Topsoil	Clayey SILT ML: low plasticity, dark grey brown	0.0-0.2	0.0-0.2
Unit – 2	Pavement	Non-Soil - Concrete concrete	-	-
Unit – 3	Residual Soils: Stiff to Very Stiff	Silty CLAY CI: stiff to very stiff, medium plasticity, brown grey red	0.2-4.3	0.2-1.4
Unit – 4	Shale: Class V	SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained	4.3- 10.1	1.4-9.5
Unit – 5	Class IV	SHALE: highly weathered, medium strength, brown, medium to coarse grained	10.1**- 13.0	9.5**- 12.3
Unit – 6	Class III	SHALE: moderately weathered, medium to high strength, grey, coarse grained	-	12.3- 15.0

*Depths below ground level (BGL) at the location of each borehole. This may vary depending on other areas of the site.
BH03 and BH04 terminated at depths of 13.0 m and 15.0 m respectively.

**In accordance with the core logs and core photographs presented in Appendix B across all drilled boreholes, numerous sheared, highly fractured, and crushed zones are observed within the highly weathered (Class IV) region, (i.e sheared zones: 10.23 to 10.61m, 10.84m to 10.93 m, 12.97 to 12.96 m and crushed zones: 11.53 to 11.56 m from BH03, of Class V material). These zones are characterized by closely spaced discontinuities, and locally decomposed material, indicating a significantly weakened rock fabric.

3.2 Infiltration Tests (Absorption Rate)

In-situ hydraulic conductivity tests, (Infiltration Tests or Absorption Rate), were undertaken using the constant head test method. This test method was chosen as it is able to determine the rate of absorption despite the variations in subsurface conditions. It should be noted that testing was undertaken when the ground was fairly dry. Test results are presented in Attachment C.

3.3 Groundwater Observation

Groundwater was encountered within the investigated depths during the geotechnical investigation on the 10/2/26 to 11/02/26. However, due to the usage of water during the rock coring, the data for the water level was not accurate.

Four groundwater monitoring wells were installed in the boreholes (BH01, BH02, BH03 & BH04). The Groundwater levels were measured during additional site visits on 23/02/26 and are summarised in the table below. The measurement was conducted after the fieldwork was completed to allow the groundwater levels to stabilise. A geotechnical engineer regularly monitored the water levels for 3 months in order to establish a baseline groundwater level at the proposed site.

Table 2: Observed Groundwater Levels

Groundwater Well	Borehole	Ground RL	Groundwater Level (m bgl)/RL			Approximate depth of Rock Level Encountered bgl
			23/02/26	16/03/26	27/05/26	
GW1	BH01	55.31	4.67m/ RL 50.64	4.40m/ RL 50.91	4.70m/ RL 50.61	1.3m/ RL 54.01
GW2	BH02	53.20	2.66m/ RL 50.54	2.37m/ RL 50.83	2.70m/ RL 50.50	2.4m/ RL 50.80
GW3	BH03	48.80	2.76m/ RL 46.04	2.17m/ RL 46.63	3.77m/ RL 45.03	4.3m/ RL 44.50
GW3	BH04	53.80	3.31m/ RL 50.49	2.15m/ RL 51.65	2.78m/ RL 51.02	1.4m/ RL 52.40

3.4 Lab Test Results

10 samples were collected at depths of 0.5 m, 1.0 m, 1.4 m, 1.5 m, 1.8m and 2.5 m. The samples were submitted to NATA accredited laboratories for further testing. These tests included:

- Chemical testing (Salinity, pH, Chloride (Cl), sulphates (SO₄), and electrical conductivity) to assess soil salinity and aggressivity

3.4.1 Soil Salinity & Aggressivity Test Results

The soil encountered is Silty CLAY and was tested as stipulated in the Department of Natural Resources (DNR) publication "Site Investigations for Urban Salinity" (2002).

Results of the laboratory testing are attached to this report in Appendix D and summarised in Tables 3 and 4.

Table 3: Results of Electrical Conductivity Test (Salinity)

Borehole	Depth (m bgl)	Electrical Conductivity (dS/m)	Multiplication Factor ^a	Electrical Conductivity of Saturated Extract (dS/m)	Soil Type
				EC _e	
BH01	0.5	0.038	10	0.38	Loam
BH01	1.4	0.012	10	0.12	Loam
BH02	0.5	0.019	10	0.19	Loam
BH02	1.5	0.015	10	0.15	Loam
BH03	0.5	0.190	10	1.9	Loam
BH03	1.0	0.240	10	2.4	Loam
BH03	2.5	0.110	10	1.1	Loam
BH04	0.5	0.029	10	0.29	Loam
BH04	1.8	0.027	10	0.27	Loam
BH04	2.5	0.022	10	0.22	Loam

"Site Investigations for Urban Salinity" (2002)

Non-saline <2 dS/m
Saline at >4 dS/m
Slightly saline 2-4 dS/m
Moderately saline 4-8 dS/m
Very saline 8-16 dS/m
Highly saline >16 dS/m

Table 4: Soil pH, Chloride, Sulphate and Electrical Resistivity Test Results (AS 2159-2009)

Borehole	Depth (m bgl)	MC* (%)	pH	Chloride (mg/kg)	Sulphate as SO ₄ ⁴ (mg/kg)	Electrical Resistivity (ohm.cm)
BH01	0.5	19	5.0	<10	61	26000
BH01	1.4	6.3	5.6	<10	15	83000
BH02	0.5	19	5.8	<10	34	53000
BH02	1.5	14	5.4	<10	22	66000
BH03	0.5	17	4.8	190	140	5100
BH03	1.0	12	4.7	250	150	4100
BH03	2.5	9.9	5.1	74	98	8700
BH04	0.5	20	5.5	14	29	35000
BH04	1.8	14	5.3	<10	32	37000
BH04	2.5	7.8	5.8	<10	25	45000

*MC = Moisture Content

Note: Electrical Resistivity converted from Electrical Conductivity

3.4.2 Point Load Test Results

Point load strength testing was carried out on representative 30 rock specimens obtained from selected boreholes to assess the intact rock strength characteristics. The test results were corrected to a standard equivalent core diameter of 50 mm to derive the size-corrected point load index, $I_{s(50)}$ in accordance with ISRM recommendations. The corrected $I_{s(50)}$ values ranged from 0.17 MPa to 4.12 MPa. Further, the corrected $I_{s(50)}$ was converted to unconfined compressive strength (UCS) which was estimated using established empirical correlations ranging from 3.46 MPa to 82.45 MPa. The Point Load Test results are summarised in Table 5 below.

Table 5: Summary of Point Load Test Results

Sample ID	Corrected Point Load Index, $I_{s(50)}$ (MPa)	Unconfined Compressive Strength, UCS (MPa)	Sample ID	Corrected Point Load Index, $I_{s(50)}$ (MPa)	Unconfined Compressive Strength, UCS (MPa)
BH01-1	0.27	5.37	BH01-16	2.26	45.13
BH01-2	0.47	9.50	BH01-17	3.49	69.79
BH01-3	0.43	8.57	BH02-1	0.17	3.46
BH01-4	0.73	14.67	BH02-2	1.90	38.10
BH01-5	0.92	18.40	BH02-3	0.59	11.81
BH01-6	0.63	12.60	BH03-1	0.43	10.89
BH01-7	0.46	9.28	BH03-2	0.43	10.61
BH01-8	1.02	20.42	BH04-1	0.45	8.97
BH01-9	0.77	15.30	BH04-2	0.59	11.74
BH01-10	0.61	12.25	BH04-3	1.10	21.91
BH01-11	0.51	10.24	BH04-4	1.21	24.29
BH01-12	0.99	19.77	BH04-5	0.68	13.69
BH01-13	1.78	35.70	BH04-6	0.42	8.48
BH01-14	4.12	82.45	BH04-7	0.46	9.22
BH01-15	1.90	37.91	BH04-8	0.49	9.85

4. Discussion and Recommendations

4.1 Infiltration Tests Assessment (Absorption Rate)

The results of infiltration tests indicate the saturated hydraulic conductivity of the soil at approximately 0.35m BGL. The hydraulic conductivity of 0.35m BGL equates to a nominal absorption rate of 0.0104/m²/sec (IFT1) and 0.0101L/m²/sec (IFT2). The hydraulic conductivity is also equivalent to 37.40mm/hr (IFT1) and 36.36mm/hr (IFT2).

Note: This rate has been produced based on Darcy's Law and applies for saturated conditions.

4.2 Site Classification

Due to the presence of services, trees and topsoil, the overall site is classified as **Class P** in accordance with "AS 2870 2011". Once topsoil/fill is removed, this site will then be classified as **Class H1** in accordance with "AS 2870-2011". Class H1 is indicative of Highly reactive site which can experience 40mm – 60mm ground movement due to moisture changes.

At basement slab level the site can be classified as Class A which is indicative of little or no change in moment due to moisture change in accordance with "AS 2870 2011".

4.3 Excavation Assessment

Accordance with the proposed basement levels, the excavations for the proposed basement should mostly encounter residual Silty CLAY underlain by SHALE. Removal of materials should be carried out using conventional earthmoving equipment, such as a hydraulic excavator or backhoe. If rock hammers are to be used, such works will need to be completed carefully as there may be direct transmission of ground vibration to existing structures. We recommend that a geotechnical engineer to be present at the site as they may be required to carry out quantitative vibration monitoring to confirm vibration units do not exceed the maximum Peak Particle Velocity (PPV) values provided in Table 6 below.

Table 6: Recommended Maximum PPV

Type of Building or Structure	Maximum PPV (mm/sec)
Historical buildings or structures in sensitive conditions	2
Residential and low-rise buildings	5
Brick or unreinforced structures in good condition	10
Commercial and industrial buildings or structures of reinforced concrete or steel construction	25

It is recommended that monitoring is carried out during demolition and excavation using a vibration monitoring instrument (Vibra) and alarm levels (being the appropriate PPV).

If the vibrations exceed the above values or appear excessive, the excavations should cease, and the project Geotechnical Engineer should be contacted immediately.

4.4 Shoring/Footings Design Parameters

The following parameters established from Rankine's theory would be valid in the design of a retention system. These bearing pressures apply where footings are founded minimum 300mm into the specified material.

Table 7: Geotechnical Design Parameters

Material Description	Unit Weight γ (kN/m ³)	Effective Cohesion C' (kPa)	Friction Angle ϕ' (°)	$K_a^{\#}$	$K_p^{\#}$	$K_o^{\#}$	Modulus of Elasticity E (MPa)	Poisson's Ratio ν'
Unit 3: Silty CLAY (CI) : Stiff to Very Stiff	19	4	28	0.36	2.77	0.53	5	0.3
Unit 4: Distinctly weathered, SHALE (Class V)	20	15	28	0.36	2.77	0.53	50	0.3
Unit 5: Highly weathered, SHALE (Class IV)	21	30	32	0.31	3.25	0.47	100	0.3
Unit 6: Moderately weathered, SHALE (Class III)	22	80	34	0.28	3.54	0.44	300	0.3

*Approximate depth below ground level based on borehole logs completed during geotechnical investigation.

[#] K_a , K_p and K_o are the active, passive and at-rest earth pressure coefficients.

Note: Unit 1/ Unit 2: Topsoil/ Pavement design parameters are not applicable.

Based on the high density of defects, including fractures, shear planes, and crushed seams, the rock mass quality within this region is assessed to be poor. The presence of such discontinuities is expected to adversely affect the deformation characteristics, bearing capacity, and overall stability of the foundation.

Accordingly, these conditions should be carefully evaluated and considered by the Structural Engineer during the design stage.

Further to the subsurface investigation, Class III Moderately Weathered SHALE was encountered in BH01 and BH04, whereas boreholes BH02 and BH03 predominantly revealed more competent strata. BH01 and BH04 demonstrates more weathered rock, which suggests that rock quality varies in different parts of the site.

Given this variability, the allowable bearing capacity and socket performance of the piles founded within the Class III SHALE should be verified during the excavation and construction stages. Particular attention shall be given to confirming the rock condition and depth at founding level, including degree of weathering.

In view of the observed defect frequency at greater depths, it is recommended that approximately 20% to 40% of the installed piles be subject to inspection during excavation to verify the founding stratum and ensure compliance with the design assumptions.

Table 7: Geotechnical Design Parameters Cont.

Material Description	Maximum Allowable Pressure (Serviceability)			Maximum Ultimate Pressure (Ultimate)		
	End Bearing q_a (kPa)	Allowable Shaft Adhesion (kPa)		End Bearing q_u (kPa)	Ultimate Shaft Adhesion (kPa)	
		C	T		C	T
Unit 3: Silty CLAY (CI) : stiff to very stiff	150	-	-	350	-	-
Unit 4: Distinctly weathered, SHALE (Class V)	500	50	25	1250	100	50
Unit 5: Highly weathered, SHALE (Class IV)	1500	150	75	3750	300	150
Unit 6: Moderately weathered, SHALE (Class III)	3500	350	175	8750	700	350

****Ultimate Shaft Adhesion (Skin Friction)** is presented in kilopascals (kPa) for both Compression (C) and Tension (T) conditions within Shale. For compression, allowable shaft adhesion is determined as 10% of the allowable bearing capacity of the rock material. In tension, allowable shaft adhesion is taken as 50% of the compressive shaft adhesion.

The following may need to be adopted in response to the design of any retaining wall structures:

- The retaining walls which are propped or restrained by concrete slabs, should be designed using a triangular lateral earth pressure distribution and the K_o , as mentioned in Table 7, for the soil profiles and other backfill materials. The lateral earth pressure distribution is typically triangular, increasing linearly with depth, but more complex analysis may be required for multi-level or flexible systems.
- Free-standing cantilever walls should be designed using a triangular lateral earth pressure distribution and the K_a , as mentioned in Table 7, for the soil profiles and other backfill materials.
- Lateral toe restraint can be achieved through passive resistance adjacent to the wall using a triangular lateral earth pressure and the K_p , as mentioned in Table 7, for the soil profiles and other backfill materials.

- All surcharge loads should be allowed for in the retaining wall design, including building footings and construction related activities, using the appropriate earth pressure coefficient as mentioned in Table 7. (Sloping needs to be considered a surcharge)

The allowable bond stress is presented in Table 8 which provides the shear resistance developed along the interface between the soil and a structural element.

Table 8: Allowable Bond Stress

Material Description	Allowable Bond Stress (kPa)
Unit 4: Distinctly weathered, SHALE (Class V)	50
Unit 5: Highly weathered, SHALE (Class IV)	150
Unit 6: Highly weathered, SHALE (Class III)	300

4.5 Batter Slopes (Temporary)

The following temporary batter slopes may be considered in areas where sufficient space exists between the basement excavation and the boundary and where an adjacent footing is outside a zone of influence obtained by drawing a line at a 45° angle up from the toe of the proposed excavation.

Table 9: Recommended Batter Slopes (temporary)

Material	Maximum Batter Slope (H:V)
Topsoil / Fill	2:1
Silty CLAY	1.5:1
Rock: SHALE	1:1

4.6 Exposure Classification

The lab results show that the electrical conductivity of saturated extracts (EC_e) is approximately 0.12 ds/m to 2.4 ds/m, and hence the samples of residual deposit soil are **“Slightly-Saline”**.

- In accordance with *“AS 2159” Piling – Design and Installation*, the lab results indicated that the low permeability soil pH is: **“Non-aggressive”** for Steel piles and **“Mildly-aggressive”** for Reinforced Concrete Piles
- Chloride, Sulphate and Electrical resistivity is **“Non-aggressive”** for Steel Piles and Reinforced Concrete Piles.

4.7 Groundwater Management

The initial standing groundwater levels were measured following the completion of drilling activities to allow sufficient time for groundwater to permeate the subsurface materials and reach equilibrium. A geotechnical engineer monitored the groundwater levels on the same day as the fieldwork to determine an indicative standing groundwater level at the proposed site. However, due to the presence of water during the drilling works, the obtained standing groundwater level at the time of commencing the fieldwork was inaccurate.

Based on the observed groundwater conditions (refer to Section 3.3) and the additional groundwater readings obtained since the initial fieldwork, which indicate a potential standing groundwater level of approximately 3.3 m below ground level across the site. A comprehensive groundwater seepage

analysis is required to assess potential inflow rates into the basement excavation and evaluate the extent of groundwater drawdown behind the basement walls.

It is anticipated that a drained basement system will be suitable for the proposed development. Preliminary numerical calculations indicate that the total groundwater inflow during dewatering works is expected to be less than 3 ML/year. However, this estimate should be verified through finite element groundwater seepage analysis to confirm the anticipated dewatering volumes.

4.8 Earthquake Site Assessment

In accordance with Australian Standard “AS 1170.4-2007” (Reference 2) the site may be classified as a “Shallow Soil” (Class Ce).

4.9 Sub-grade Preparation

- Fill should be compacted close to its optimum moisture content (+/- 2%) during compaction.
- The compaction method and equipment shall suit the filled material. The compaction of soil shall be tested by a NATA accredited laboratory and Geotechnical Inspection and Testing Authority (GITA) to ensure it meets the requirements of “AS 3798-2007 *Guidelines on earthworks for commercial and residential developments*”.
- Any organic materials (including topsoil) within the proposed building envelope are to be removed.
- The site should be proof rolled after an initial site scrape to unveil any soft spots. Any soft areas are to be removed and backfilled with compacted fill material as described in “AS 2870-2011”, cl 6.4.2.

4.10 Conditions of the Recommendations

- The descriptions of the soils encountered in the boreholes follow those outlined in “AS 1726-2017”, Geotechnical Site Investigations. Colour descriptions can vary with soil moisture content and individual interpretation.
- The advice given in this report assumes that the test results are representative of the overall subsurface conditions. However, it should be noted that actual conditions in some parts of the building site may differ from those found in the boreholes. If excavations reveal soil conditions significantly different from those shown in our attached Borehole Log(s), CEC Geotechnical shall be consulted and the excavations shall be stopped immediately.
- Depths mentioned in this report are measured from the surface during testing and may vary accordingly if any filling or excavation works are carried out. The description of the foundation material has been provided for ease of recognition over the whole building site.
- Any sketches in this report should be considered as only approximate pictorial evidence of our work. Therefore, unless otherwise stated, any dimensions or slope information should not be used for any building cost calculations and/or positioning of the building. Dimensions on logs are correct.

5. Further Geotechnical Recommendations

Furthermore, CEC Geotechnical should be engaged at the following stages:

- Groundwater Seepage Analysis is required to confirm the expected groundwater volume to be dewatered during construction and long term dewatering.
- If soil conditions encountered differ significantly from those described within this report.
- If the proposed development is altered significantly from what has been assessed and described within this report.

- To confirm safe batter angles and excavation methods during construction.
- To confirm founding materials and allowable bearing capacity.
- If the site conditions at the time of construction differ from those described in this report, then CEC Geotechnical shall be contacted. The owner/builder will be responsible for any fees associated with this additional work.

6. Limitations

This report and its associated recommendations have been prepared exclusively for our client who is named on the front page of this report and is the only intended entity to benefit from this report. CEC Geotechnical notes that reliance on the information provided in this report by any third party will be at their own risk. It should be noted that the analysis and conclusions made in this report may rely on works by other consultants and entities and hence, should these documents and investigations be incorrect, CEC Geotechnical must be made aware and the results of this report may be void.

For and on behalf of CEC Geotechnical Pty Ltd

Dean Mitrevski



Geotechnical Engineer
B.E (Civil & Structures) (Hons)

Amir Eslami

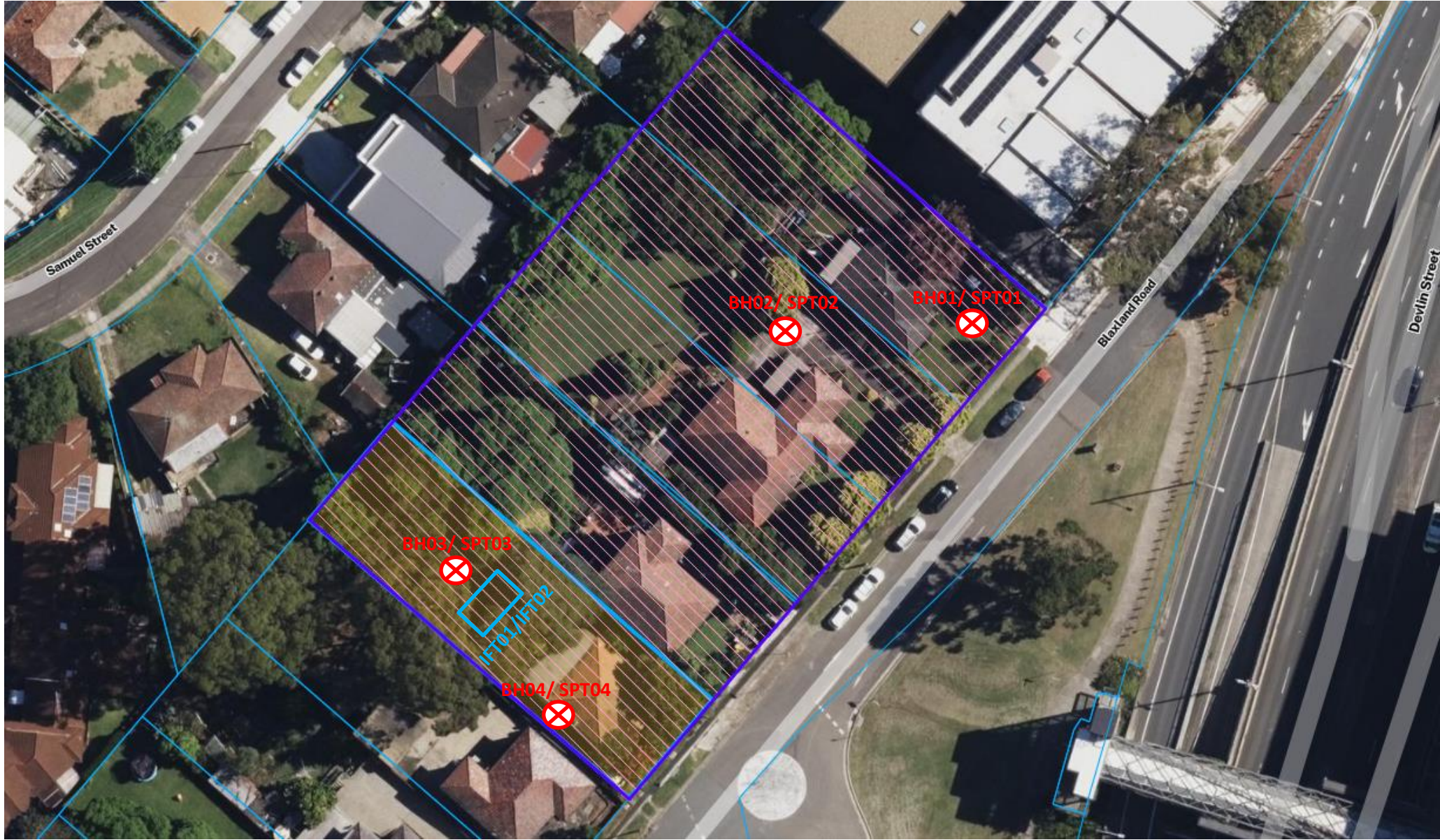


Principal Engineer
B.E. (Civil & Structures), M.E. (Geotechnical),
M.I.E. Aust. CPEng, NER, APEC Eng
IntPE(Aus)
NSW Fair Trading Design Practitioner
(DEP0001792)
NSW Fair Trading Professional Engineer
(PRE0001237)

References

- AS 2870 -2011, Residential Slab and Footings – Construction
- AS 1726-2017, Geotechnical Site Investigations
- AS 2159-2009, Piling - Design and Installation
- AS 3798-2007 “Guidelines on earthworks for commercial and residential developments”
- NSW Government MinView Portal, Seamless Geological Mapping
- Site investigations for urban salinity, Date 1 January 2002, Department of Land and Water Conservation.

APPENDIX A – Site Plan



CEC GEOTECHNICAL

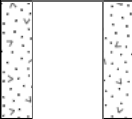
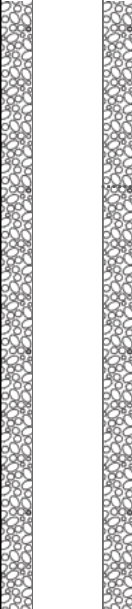
Drawn	AA	CLIENT: SASCO PROPERTY SITE ADDRESS: 166-174 BLAXLAND RD, RYDE	Figure	1
Checked	AE		Title	Site Plan
Date	26/02/2025		Job No	GR26024
Scale @ A3	NTS			

APPENDIX B – Bore Hole Logs and DCP Test Results

UTM : 56H
Easting (m) : 324617.27
Northing (m) : 6257209.06
Ground Elevation : 55.31 (m)
Total Depth : 20 m BGL

Excavator : Track Mounted Drilling Machine
Excavator Supplier : Stratacore Drilling Pty Ltd
Logged By : CEC Geotechnical
Reviewed By :
Date : 10/02/2026

Job Number : GR26024
Client : SASCO PROPERTY PTY LTD
Project : Proposed Development
Location : 166-174 BLAXLAND RD, RYDE
Loc Comment :

Drilling Method	DCP Graph	Elevation (m)	Depth (m)	Water	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Testing	Consistency	MWD/Log Diagram
										SPT		
100mm SFA		55.3										
		55.1	0.2		Top Soil		SM	Top soil Silty SAND SM: loose, brown, moist.	M		L	
		55.0			Residual		CI	Residual Silty CLAY CI: very stiff, medium plasticity, brown grey red, inorganic, moist.	M	4,6,13 (N=19)	VSt	
		54.0	1.3							11,25 (N=0)		
		54.0			Rock		SHL	Rock SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained, dry.	D		VL-L	
		53.0	2.0									
		52.0	3.0									
			3.6									
								Commenced Coring at 3.6 m				
Water  Ground Water Weathering XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh Altering XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered Consistency VS : Very soft S : Soft F : Firm St : Stiff VSt : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet Density VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense Rock Strength VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high Tests&Results U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.												

Job Number : GR26024
Client : SASCO PROPERTY PTY LTD
Project : Proposed Development
Location : 166-174 BLAXLAND RD, RYDE
Loc Comment :

Page 2 of 3

UTM : 56H
Easting (m) : 324617.27
Northing (m) : 6257209.06
Ground Elevation : 55.31 (m)
Total Depth : 20 m BGL

Excavator : Track Mounted Drilling Machine
Excavator Supplier : Stratacore Drilling Pty Ltd
Logged By : CEC Geotechnical
Reviewed By :
Date : 10/02/2026

Job Number : GR26024
Client : SASCO PROPERTY PTY LTD
Project : Proposed Development
Location : 166-174 BLAXLAND RD, RYDE
Loc Comment :

Drilling Method	Water	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Material Description	Weathering	Estimated Strength	Is(50)	RQD% and TCR%	Defect Spacing (mm)	Defect Description	Well Diagram
HQ		45.31						VL L J W H O AH			30 100 300 1000 3000		
		45.0	11.0	Rock		Rock SHALE: highly weathered, medium strength, grey, medium to coarse grained, dry. (continued)	HW		0.46	RQD = 67.33 % TCR = 100%		JT, 90°, PL, OP JT, 90°, PL, OP JT, 90°, PL, OP JT, IR, OP JT, IR, OP SZ SZ JT, IR, OP JT, IR, OP JT, CV, OP JT, UN, OP JT, 90°, PL, C JT, 90°, UN, OP JT, 90°, UN, OP JT, 90°, PL, SO, CL, OP JT, 90°, PL, SO, CL, OP JT, 90°, UN, OP JT, 80°, PL, C JT, 90°, PL, OP JT, UN, C JT, IR, OP JT, IR, OP JT, CV, C	
		43.31	12.0			Rock SHALE: moderately weathered, high strength, grey, coarse grained, dry.			0.77				
		43.0	13.0						0.61	RQD = 97.67 % TCR = 100%		JT, 90°, PL, OP JT, UN, C JT, IR, OP JT, IR, OP JT, CV, C	
		42.0	14.0	Rock			MW		0.51				
		41.0	15.0						0.99	RQD = 99% TCR = 100%		JT, 60°, CV, C JT, UN, C JT, UN, C JT, 90°, UN, C	50mm PVC Slotted
		40.0	16.0						1.78				
		39.0	17.0						4.12				
		38.0	18.0						1.90	RQD = 97.5% TCR = 100%		JT, 90°, UN, C JT, 90°, UN, C JT, 90°, PL, C	
		37.0	19.0						2.26			JT, 90°, PL, C	50mm PVC Solid
		36.0											
						BH01 Terminated at 20 m						JT, 90°, PL, SO, C	

Water	Weathering	Altering	Consistency	Density	Rock Strength	Tests&Results
Ground Water	XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh	XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered	VS : Very soft S : Soft F : Firm St : Stiff VSt : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet	VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense	VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high	U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.

Point Load Test

Project Number:	GR26024
Site Address:	166-174 BLAXLAND RD, RYDE

Sample ID	Sample Depth (m)	Test Type	Distance between the contact points, D (mm)	Specimen width, W (mm)	Equivalent Core Diameter, D _e (mm)	Failure Load, F (kN)	Uncorrected Point Load Index, I _s (MPa)	Corrected Point Load Index, I _{s(50)} (MPa)	Unconfined Compressive Strength (UCS), Mpa
BH01 -1	4.90	Diametral		-					
		Axial	54	60.0	64.2	1.070	0.26	0.27	5.37
BH01 -2	5.71	Diametral		-					
		Axial	63	60.0	69.4	2.060	0.43	0.47	9.50
BH01 -3	6.84	Diametral		-					
		Axial	57	60.0	66.0	1.760	0.40	0.43	8.57
BH01 -4	7.53	Diametral		-					
		Axial	58	60.0	66.6	3.040	0.69	0.73	14.67
BH01 -5	8.33	Diametral		-					
		Axial	65	60.0	70.5	4.060	0.82	0.92	18.40
BH01 -6	9.45	Diametral		-					
		Axial	60	60.0	67.7	2.660	0.58	0.63	12.60
BH01 -7	10.8	Diametral		-					
		Axial	64	60.0	69.9	2.030	0.42	0.46	9.28
BH01 -8	11.22	Diametral		-					
		Axial	50	60.0	61.8	3.9	1.02	1.02	20.42
BH01 -9	12.29	Diametral		-					
		Axial	55	60.0	64.8	3.08	0.73	0.77	15.30

Test Date: 20/02/26, Test By: DM

Point Load Test

Project Number:	GR26024
Site Address:	166-174 BLAXLAND RD, RYDE

Sample ID	Sample Depth (m)	Test Type	Distance between the contact points, D (mm)	Specimen width, W (mm)	Equivalent Core Diameter, D _e (mm)	Failure Load, F (kN)	Uncorrected Point Load Index, I _s (MPa)	Corrected Point Load Index, I _{s(50)} (MPa)	Unconfined Compressive Strength (UCS), Mpa
BH01 - 10	13.21	Diametral		-					
		Axial	50	60.0	61.8	2.340	0.61	0.61	12.25
BH01 - 11	14.20	Diametral		-					
		Axial	53	60.0	63.6	2.020	0.50	0.51	10.24
BH01 - 12	15.29	Diametral		-					
		Axial	54	60.0	64.2	3.940	0.96	0.99	19.77
BH01 - 13	16.70	Diametral		-					
		Axial	53	60.0	63.6	7.040	1.74	1.78	35.70
BH01 - 14	17.40	Diametral		-					
		Axial	51	60.0	62.4	15.920	4.09	4.12	82.45
BH01 - 15	18.51	Diametral		-					
		Axial	50	60.0	61.8	7.240	1.90	1.90	37.91
BH01 - 16	19.62	Diametral		-					
		Axial	53	60.0	63.6	8.9	2.20	2.26	45.13
BH01 - 17	19.9	Diametral		-					
		Axial	52	60.0	63.0	13.62	3.43	3.49	69.79

Test Date: 20/02/26, Test By: DM

Client:	SASCO PROPERTY
Project Number:	GR26024
Bore No.:	BH01
Project Location:	166-174 BLAXLAND RD, RYDE

Date:	26/02/2026
Drawn By:	DM
Checked By:	AE
Issue Date:	26/02/2026

GR26024, BH01 CORE START AT 3.6m

4.0m

5.0m

6.0m

7.0m

8.0m

9.0m

10.0m

11.0m

12.0m

13.0m

14.0m

15.0m

16.0m

17.0m

18.0m

19.0m

UTM : 56H
Easting (m) : 324596.54
Northing (m) : 6257213.12
Ground Elevation : 53.20 (m)
Total Depth : 10 m BGL

Excavator : Track Mounted Drilling Machine
Excavator Supplier : Stratacore Drilling Pty Ltd
Logged By : CEC Geotechnical
Reviewed By :
Date : 10/02/2026

Job Number : GR26024
Client : SASCO PROPERTY PTY LTD
Project : Proposed Development
Location : 166-174 BLAXLAND RD, RYDE
Loc Comment :

Drilling Method	DCP Graph	Elevation (m)	Depth (m)	Water	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Testing	Consistency	MWbit Diagram	
										SPT			
100mm SFA		53.2			Pavement		CCT	Non-Soil - Concrete concrete					
		53.0	0.2		Residual		CI	Residual Silty CLAY CI: stiff to very stiff, medium plasticity, brown grey red, inorganic, moist.	M	St-VSt	4,6,9 (N=15)		
		52.0	1.0								8,8,10 (N=18)		
		51.0	2.0								11,13,16/100mm (N=29)		
		50.8	2.4		Rock		SHL	Rock SHALE: distinctly weathered, very low strength, brown, fine to medium grained, dry.	D	VL			
		50.0	3.0										
		49.0	4.0										
Water		Weathering		Altering		Consistency		Density		Rock Strength		Tests&Results	
Ground Water		XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh		XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered		VS : Very soft S : Soft F : Firm St : Stiff VSt : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet		VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense		VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high		U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.	

Job Number : GR26024
Client : SASCO PROPERTY PTY LTD
Project : Proposed Development
Location : 166-174 BLAXLAND RD, RYDE
Loc Comment :

Page 2 of 3

Job Number : GR26024
Client : SASCO PROPERTY PTY LTD
Project : Proposed Development
Location : 166-174 BLAXLAND RD, RYDE
Loc Comment :

Page 3 of 3

Point Load Test

Project Number:	GR26024
Site Address:	166-174 BLAXLAND RD, RYDE

[illegible]

Test Date: 20/02/26, Test By: DM



Client:	SASCO PROPERTY
Project Number:	GR26024
Bore No.:	BH02
Project Location:	166-174 BLAXLAND RD, RYDE

Date:	26/02/2026
Drawn By:	DM
Checked By:	AE
Issue Date:	26/02/2026



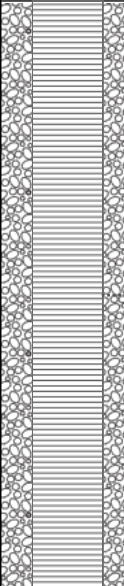
UTM : 56H
Easting (m) : 324556.41
Northing (m) : 6257179.99
Ground Elevation : 48.80 (m)
Total Depth : 13 m BGL

Excavator : Track Mounted Drilling Machine
Excavator Supplier : Stratacore Drilling Pty Ltd
Logged By : CEC Geotechnical
Reviewed By :
Date : 10/02/2026

Job Number : GR26024
Client : SASCO PROPERTY PTY LTD
Project : Proposed Development
Location : 166-174 BLAXLAND RD, RYDE
Loc Comment :

Drilling Method	DCP Graph	Elevation (m)	Depth (m)	Water	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Testing	Consistency	MWgll Diagram
										SPT		
100mm SFA		48.8			Top Soil		ML	Top soil Clayey SILT ML: low plasticity, dark grey brown, moist.	M			
		48.6	0.2		Residual		Cl	Residual Silty CLAY Cl: very stiff, medium plasticity, brown grey red, inorganic, moist.	M			
		48.0	1.0							7,9,11 (N=20)		
										6,9,13 (N=22)		
		47.0	2.0									
										8,16,14 (N=30)		
		46.0	3.0									
										9,16 (N=0)		
		45.0	4.0									
		44.5	4.3									
		44.0			Rock		SHL	Rock SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained, dry.	D		VL-L	
		Water			Weathering		Altering		Consistency		Density	
Ground Water		XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh		XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered		VS : Very soft S : Soft F : Firm St : Stiff Vst : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet		VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense	VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high	U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.		

UTM : 56H	Excavator : Track Mounted Drilling Machine	Job Number : GR26024
Easting (m) : 324556.41	Excavator Supplier : Stratacore Drilling Pty Ltd	Client : SASCO PROPERTY PTY LTD
Northing (m) : 6257179.99	Logged By : CEC Geotechnical	Project : Proposed Development
Ground Elevation : 48.80 (m)	Reviewed By :	Location : 166-174 BLAXLAND RD, RYDE
Total Depth : 13 m BGL	Date : 10/02/2026	Loc Comment :

Drilling Method	DCP Graph	Elevation (m)	Depth (m)	Water	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Testing	Consistency	Well Diagram
										SPT		
100mm SFA		43.8			Rock		SHL	Rock SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained, dry. (continued)	D		VL-L	
		43.0	6.0									
		7.5						Commenced Coring at 7.5 m				

Water  Ground Water	Weathering XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh	Altering XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered	Consistency VS : Very soft S : Soft F : Firm St : Stiff VSt : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet	Density VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense	Rock Strength VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high	Tests&Results U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.
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UTM : 56H

Excavator : Track Mounted Drilling Machine

Job Number : GR26024

Easting (m) : 324556.41

Excavator Supplier : Stratacore Drilling Pty Ltd

Client : SASCO PROPERTY PTY LTD

Northing (m) : 6257179.99

Logged By : CEC Geotechnical

Project : Proposed Development

Ground Elevation : 48.80 (m)

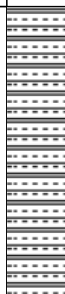
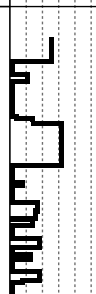
Reviewed By :

Location : 166-174 BLAXLAND RD, RYDE

Total Depth : 13 m BGL

Date : 10/02/2026

Loc Comment :

Drilling Method	Water	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Material Description	Weathering	Estimated Strength	Is(50)	RQD% and TCR%	Defect Spacing (mm)	Defect Description	M/W1	Well Diagram
		48.0						VL L M H VH AH			30 100 300 1000 3000			
		47.0												
		46.0												
		45.0												
		44.0												
		43.0												
		42.0												
		41.3				Commenced Coring at 7.5 m								
HQ		41.0	8.0	Rock		Rock SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained, dry.	DW			RQD = 31.2% TCR = 100%			50mm PVC Slotted	
Water Ground Water		Weathering XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh		Altering XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered		Consistency VS : Very soft S : Soft F : Firm St : Stiff VSt : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet		Density VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense		Rock Strength VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high		Tests&Results U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.		

UTM : 56H	Excavator : Track Mounted Drilling Machine	Job Number : GR26024
Easting (m) : 324556.41	Excavator Supplier : Stratacore Drilling Pty Ltd	Client : SASCO PROPERTY PTY LTD
Northing (m) : 6257179.99	Logged By : CEC Geotechnical	Project : Proposed Development
Ground Elevation : 48.80 (m)	Reviewed By :	Location : 166-174 BLAXLAND RD, RYDE
Total Depth : 13 m BGL	Date : 10/02/2026	Loc Comment :

Drilling Method	Water	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Material Description	Weathering	Estimated Strength	Is(50)	RQD% and TCR%	Defect Spacing (mm)	Defect Description	Well Diagram
HQ		38.699999999999996 38.8 38.0 37.0 36.0	10.1 11.0 12.0	Rock Rock		Rock SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained, dry. (continued) Rock SHALE: highly weathered, medium strength, grey, medium to coarse grained, dry.	DW HW	VL J W H VH AH	0.54 0.53	RQD = 57% TCR = 100%	30 100 300 1000 3000	CZ JT, PL, SO, STN, OP JT, PL, SO, STN, OP JT, IR, RO, CL, OP JT, STP, RO, CL, OP CZ SZ JT, PL, SO, CL, OP SZ 1 SZ JT, STP, RO, CL, OP CZ SZ JT, CV, RO, CL, OP 1 SZ JT, 30° JT, 45°, PL, SO, CL, C JT, STP, SO, CL, C 1 SZ	50mm PVC Slotted 50mm PVC Solid
						BH03 Terminated at 13 m							
Water Ground Water		Weathering XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh		Altering XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered		Consistency VS : Very soft S : Soft F : Firm St : Stiff VSt : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet		Density VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense		Rock Strength VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high		Tests&Results U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.	

Point Load Test

Project Number:	GR26024
Site Address:	166-174 BLAXLAND RD, RYDE

[illegible]

Test Date: 20/02/26, Test By: DM

Client:	SASCO PROPERTY
Project Number:	GR26024
Bore No.:	BH03
Project Location:	166-174 BLAXLAND RD, RYDE

Date:	26/02/2026
Drawn By:	DM
Checked By:	AE
Issue Date:	26/02/2026

GR26024, BH03 CORE START AT 7.5m

8.0m

9.0m

10.0m

11.0m

12.0m



UTM : 56H
Easting (m) : 324567.38
Northing (m) : 6257167.65
Ground Elevation : 53.80 (m)
Total Depth : 15 m BGL

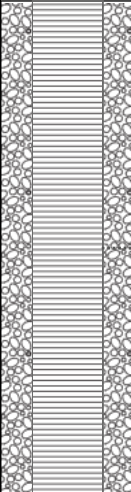
Excavator : Track Mounted Drilling Machine
Excavator Supplier : Stratacore Drilling Pty Ltd
Logged By : CEC Geotechnical
Reviewed By :
Date : 10/02/2026

Job Number : GR26024
Client : SASCO PROPERTY PTY LTD
Project : Proposed Development
Location : 166-174 BLAXLAND RD, RYDE
Loc Comment :

Drilling Method	DCP Graph	Elevation (m)	Depth (m)	Water	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Testing	Consistency	MWD/Log Diagram
										SPT		
100mm SFA		53.8			Top Soil		ML	Top soil Clayey SILT ML: low plasticity, dark grey brown, moist.	M			
		53.6	0.2									
		53.0	1.0		Residual		CI	Residual Silty CLAY CI: very stiff, medium plasticity, brown grey red, inorganic, moist.	M	6,7,10 (N=17)	VSt	
		52.4	1.4									
100mm SFA		52.0	2.0		Rock		SHL	Rock SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained, dry.	D	6,12,11/100mm (N=23)	VL-L	
		51.0	3.0									
		50.0	4.0									
		49.0										

Water  Ground Water	Weathering XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh	Altering XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered	Consistency VS : Very soft S : Soft F : Firm St : Stiff VSt : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet	Density VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense	Rock Strength VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high	Tests&Results U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.
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UTM : 56H	Excavator : Track Mounted Drilling Machine	Job Number : GR26024
Easting (m) : 324567.38	Excavator Supplier : Stratacore Drilling Pty Ltd	Client : SASCO PROPERTY PTY LTD
Northing (m) : 6257167.65	Logged By : CEC Geotechnical	Project : Proposed Development
Ground Elevation : 53.80 (m)	Reviewed By :	Location : 166-174 BLAXLAND RD, RYDE
Total Depth : 15 m BGL	Date : 10/02/2026	Loc Comment :

Drilling Method	DCP Graph	Elevation (m)	Depth (m)	Water	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Testing	Consistency	Well Diagram
										SPT		
100mm SFA		48.8			Rock		SHL	Rock SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained, dry. (continued)	D		VL-L	
		48.0	6.0			47.0						
								Commenced Coring at 7.1 m				

Water	Weathering	Altering	Consistency	Density	Rock Strength	Tests&Results
 Ground Water	XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh	XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered	VS : Very soft S : Soft F : Firm St : Stiff VSt : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet	VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense	VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high	U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.

UTM : 56H

Excavator : Track Mounted Drilling Machine

Job Number : GR26024

Easting (m) : 324567.38

Excavator Supplier : Stratacore Drilling Pty Ltd

Client : SASCO PROPERTY PTY LTD

Northing (m) : 6257167.65

Logged By : CEC Geotechnical

Project : Proposed Development

Ground Elevation : 53.80 (m)

Reviewed By :

Location : 166-174 BLAXLAND RD, RYDE

Total Depth : 15 m BGL

Date : 10/02/2026

Loc Comment :

Drilling Method	Water	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Material Description	Weathering	Estimated Strength	Is(50)	RQD% and TCR%	Defect Spacing (mm)	Defect Description	M/W1	Well Diagram
		53.0						VL L W H AH			30 100 300 1000 3000			
		52.0												
		51.0												
		50.0												
		49.0												
		48.0												
		47.0												
		46.699999999999996				Commenced Coring at 7.1 m								
		46.0	8.0	Rock		Rock SHALE: distinctly weathered, very low to low strength, brown, fine to medium grained, dry.	DW			RQD = 11.67 % TCR = 100%		CZ JT, STP, C JT, 70°, CV, OP JT, 45°, CV SZ JT, STP, OP SZ		
		45.0	9.0							RQD = 33.75 % TCR = 87.5%		SZ CZ CZ JT, IR, OP JT, 80°, CV, OP JT, IR, OP SZ JT, STP, OP		50mm PVC Slotted
		44.3	9.5	Rock		Rock SHALE: highly weathered, medium strength, grey, medium to coarse grained, dry.	HW		0.45			SZ JT, STP, OP		
		44.0												
Water		Weathering		Altering		Consistency		Density		Rock Strength		Tests&Results		
Ground Water		XW : Extremely weathered		XA : Extremely altered		VS : Very soft		VL : Very loose		VLS : Very low		U50 : Undisturbed 50mm diam tube.		
		DW : Distinctly weathered		DA : Distinctly altered		S : Soft		L : Loose		LS : Low		D : Disturbed sample.		
		HW : Highly weathered		HA : Highly altered		F : Firm		MD : Medium dense		MS : Medium		SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm.		
		MW : Moderately weathered		MA : Moderately altered		St : Stiff		D : Dense		HS : High		PP : Hand penetrometer estimate of unconfined compressive strength, kPa.		
		SW : Slightly weathered		SA : Slightly altered		VSt : Very stiff		VD : Very dense		VH : Very high		S : Vane shear value kPa.		
		FR : Fresh				H : Hard				XH : Extremely high		DCP : Dynamic Cone Penetrometer test.		
						FR : Friable								
						Moisture								
						D : Dry								
						M : Moist								
						W : Wet								

UTM : 56H

Excavator : Track Mounted Drilling Machine

Job Number : GR26024

Easting (m) : 324567.38

Excavator Supplier : Stratacore Drilling Pty Ltd

Client : SASCO PROPERTY PTY LTD

Northing (m) : 6257167.65

Logged By : CEC Geotechnical

Project : Proposed Development

Ground Elevation : 53.80 (m)

Reviewed By :

Location : 166-174 BLAXLAND RD, RYDE

Total Depth : 15 m BGL

Date : 10/02/2026

Loc Comment :

Drilling Method	Water	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Material Description	Weathering	Estimated Strength	Is(50)	RQD% and TCR%	Defect Spacing (mm)	Defect Description	Well Diagram
HQ		43.8						VL J W H XH AH			30 100 300 1000 3000		
		43.0	11.0	Rock		Rock SHALE: highly weathered, medium strength, grey, medium to coarse grained, dry. (continued)	HW		1.10	RQD = 43.45 % TCR = 100%		JT, 80°, CV, C JT, IR, C JT, UN, C JT, IR, OP JT, UN, C SZ SZ JT, IR, OP SZ SZ SZ	50mm PVC Slotted
		41.5	12.3										
		41.0	13.0	Rock		Rock SHALE: moderately weathered, medium strength, grey, coarse grained, dry.	MW		0.68	RQD = 78.67 % TCR = 100%		JT, 90°, PL, OP JT, IR, OP JT, IR, OP JT, UN, OP SZ JT, 90°, PL, OP SZ JT, IR, OP	50mm PVC Solid
		40.0	14.0						0.42				
		39.0							0.46				
						BH04 Terminated at 15 m			0.49				
Water Ground Water Weathering XW : Extremely weathered DW : Distinctly weathered HW : Highly weathered MW : Moderately weathered SW : Slightly weathered FR : Fresh Altering XA : Extremely altered DA : Distinctly altered HA : Highly altered MA : Moderately altered SA : Slightly altered Consistency VS : Very soft S : Soft F : Firm St : Stiff VSt : Very stiff H : Hard FR : Friable Moisture D : Dry M : Moist W : Wet Density VL : Very loose L : Loose MD : Medium dense D : Dense VD : Very dense Rock Strength VLS : Very low LS : Low MS : Medium HS : High VH : Very high XH : Extremely high Tests&Results U50 : Undisturbed 50mm diam tube. D : Disturbed sample. SPT : Standard Penetration Test, N = number of blows to drive 50mm sampler 300mm with a 63.6kg hammer falling 762mm. PP : Hand penetrometer estimate of unconfined compressive strength, kPa. S : Vane shear value kPa. DCP : Dynamic Cone Penetrometer test.													

Point Load Test

Project Number:	GR26024
Site Address:	166-174 BLAXLAND RD, RYDE

Sample ID	Sample Depth (m)	Test Type	Distance between the contact points, D (mm)	Specimen width, W (mm)	Equivalent Core Diameter, D _e (mm)	Failure Load, F (kN)	Uncorrected Point Load Index, I _s (MPa)	Corrected Point Load Index, I _{s(50)} (MPa)	Unconfined Compressive Strength (UCS), Mpa
BH04 -1	9.52	Diametral		-					
		Axial	65	60.0	70.5	1.980	0.40	0.45	8.97
BH04 -2	9.85	Diametral		-					
		Axial	54	60.0	64.2	2.340	0.57	0.59	11.74
BH04 -3	10.55	Diametral		-					
		Axial	53	60.0	63.6	4.320	1.07	1.10	21.91
BH04 -4	11.46	Diametral		-					
		Axial	52	60.0	63.0	4.740	1.19	1.21	24.29
BH04 -5	12.48	Diametral		-					
		Axial	53	60.0	63.6	2.700	0.67	0.68	13.69
BH04 -6	13.62	Diametral		-					
		Axial	57	60.0	66.0	1.740	0.40	0.42	8.48
BH04 -7	14.31	Diametral		-					
		Axial	50	60.0	61.8	1.760	0.46	0.46	9.22
BH04 -8	14.75	Diametral		-					
		Axial	60	60.0	67.7	2.08	0.45	0.49	9.85

Test Date: 20/02/26, Test By: DM

Client:	SASCO PROPERTY
Project Number:	GR26024
Bore No.:	BH04
Project Location:	166-174 BLAXLAND RD, RYDE

Date:	26/02/2026
Drawn By:	DM
Checked By:	AE
Issue Date:	26/02/2026



EXPLANATION OF NOTES, ABBREVIATIONS & TERMS USED ON BOREHOLE AND TEST PIT LOGS - SOIL DESCRIPTION (AS1726 - 2017)

SOIL CLASSIFICATION SYSTEM

Coarse Grained Soil

GW	Well graded gravels, gravel-sand mixtures, little or no fines
GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines, uniform gravels
GM	Silty gravels, Gravel-sand-silt mixtures
GC	Clayey gravels, gravel-sand-clay mixtures
SW	Well-graded sands, gravelly sands, little or no fines
SP	Poorly-graded sands, gravelly sand, little or no fines
SM	Silty sands, sand-silt mixtures
SC	Clayey sands, sand-clay mixtures

Fine Grained Soils

ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or silts with low plasticity
CL, CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays
OL	Organic silts and organic silty clays or low plasticity
MH	Inorganic silts, micaceous or diatomaceous fine sand for silty soils
CH	Inorganic clays of high plasticity
OH	Organic clays of medium to high plasticity, organic silts
PT	Peat, humus, swamp soils with high organic contents

First Letter: G = Gravel, S = Sand, M = Silt, C = Clay; Second Letter: W = Well graded, P = Poorly-graded, M = Mixture, O = Organic, L = Low plasticity, H = High plasticity
Soils may be a combination of multiple soil classifications where borderline

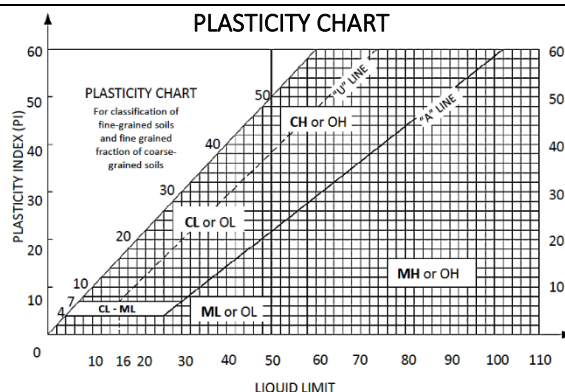
PARTICLE SIZE

Soil	Major Division	Sub-Division	Particle Size (mm)
Coarse	Boulders		>200
	Cobbles		63 – 200
	Gravel	Coarse	20 – 63
		Medium	6 – 20
		Fine	2.36 – 6
	Sand	Coarse	0.6 – 2.36
		Medium	0.2 – 0.6
		Fine	0.075 – 0.2
Fine	Silt		0.002 – 0.075
	Clay		<0.002

0.075 mm is the approximate minimum particle size discernible by eye

MOISTURE CONDITION

Coarse	D	Dry	Sands and gravels are free flowing.
	M	Moist	Soils are darker than in the dry condition and may feel cool. Sands and gravels tend to cohere.
	W	Wet	Soils exude free water. Sands and gravels tend to cohere
Fine	PL	Plastic Limit	Moisture content of fine grained soils are described; as below plastic limit (<PL), near to plastic limit (=PL), above plastic limit(>PL), near to the liquid limit (=LL), or above the liquid limit (>LL)
	LL	Liquid Limit	



CONSISTENCY AND DENSITY

Fine Grained Soils

VS	Very Soft	Exudes between fingers when squeezed
S	Soft	Can be moulded by light finger pressure
F	Firm	Can be moulded by strong finger pressure
St	Stiff	Cannot be moulded by fingers. Can be indented by thumb
VSt	Very Stiff	Can be indented by thumb nail
H	Hard	Can be indented by thumb nail with difficulty

Pocket Penetrometer Reading (kPa)

<25

20 – 50

50 – 100

100 – 200

200 – 400

>400

Coarse Grained Soils

VL	Very Loose	Density Index %	'N' Value
L	Loose	≤15	0 – 4
MD	Medium Dense	15 – 35	4 – 10
D	Dense	35 – 65	10 – 30
VD	Very Dense	65-85	30 – 50
		>85	>50

SECONDARY OR MINOR SOIL COMPONENTS

Designation of Components	In Coarse Grained Soils				In Fine Grained Soils	
	% Fines	Terminology	% Accessory Coarse Fraction	Terminology	% Sand/gravel	Terminology
Minor	≤5	'trace' clay/silt	≤15	'trace' sand/gravel	≤15	'trace' sand/gravel
	5 – 12	'with' clay/silt	15 – 30	'with' sand/gravel	15 – 30	'with' sand/gravel
Secondary	>15	Prefix silty or clayey	>30	Prefix sandy or gravelly	>30	Prefix sandy or gravelly

EXPLANATION OF NOTES, ABBREVIATIONS & TERMS USED ON BOREHOLE AND TEST PIT LOGS - SOIL DESCRIPTION (AS1726 - 2017)

STRENGTH OF INTACT ROCK

Symbol	Term	Point Load Index, (I_{s50}) MPa	Field Guide to Strength
VL	Very Low	$0.03 \leq I_{s50} < 0.1$	Material crumbles under firm blows with sharp end of pick; can be peeled with knife; pieces up to 30 mm thick can be broken by finger pressure
L	Low	$0.1 \leq I_{s50} < 0.3$	Easily scored with knife; indentations 1 mm to 3 mm after firm blow with pick point; core 150mm long and 50 mm diameter can be broken by hand; sharp edges of core friable
M	Medium	$0.3 \leq I_{s50} < 1.0$	Readily scored with knife; core 150 mm long and 50 mm diameter can be broken by hand with difficulty
H	High	$1.0 \leq I_{s50} < 3$	Core 150 mm long and 50 mm diameter cannot be broken by hand but can be broken by single firm blow of pick; rock rings under hammer
VH	Very High	$3 \leq I_{s50} < 10$	Hand held specimen breaks with pick after more than one blow; rock rings under hammer
EH	Extremely High	$10 \leq I_{s50}$	Specimen requires many pick blows to break intact rock, rock rings under hammer

Material with rock strength less than “Very Low” is to be described using soil properties

DEGREE OF ROCK WEATHERING

DEGREE OF ROCK WEATHERING				
Term		Symbol	Definition	
Residual Soil		RS	Soil derived from the weathering of rock; the mass structure and material fabric are no longer evident the soil has not been significantly transported.	
Extremely Weathered		XW	Material is weathered to such an extent that it has soil properties, i.e. it either disintegrates or can be remoulded in water. Fabric of original rock still visible.	
Highly Weathered	Distinctly Weathered	HW	DW	Rock strength is changed by weathering. The whole of the rock material is discoloured, usually by iron staining or bleaching to the extent that the colour of the original rock is not recognizable. Some minerals are decomposed to clay minerals. Porosity may be increased by leach, or may be decreased due to deposition or weathering products in pores.
Moderately Weathered		MW		The whole of the rock material is discoloured, usually by iron staining or bleaching to the extent that the colour of the original rock is not recognizable, but shows little or no change of strength from fresh rock.
Slightly Weathered		SW	Rock is slightly discoloured but shows little or no change of strength from fresh rock.	
Fresh		FR	Rock shows no sign of decomposition or staining.	

Distinctly Weathered is to be used when it is not possible to differentiate between highly and moderately weathered.

Extremely Weathered material is to be described using soil properties

ROCK MASS PROPERTIES

Term	Separation of Stratification Planes	Term	Description
Thinly laminated	< 6 mm	Fragmented	Primarily fragments < 20 mm length and mostly of width < core diameter
Laminated	6 mm to 20 mm	Highly fractured	Core lengths generally less than 20 mm to 40 mm with occasional fragments
Very thinly bedded	20 mm to 60 mm		
Thinly bedded	60 mm to 200 mm	Fractured	Core lengths mainly 30 mm to 100 mm with occasional shorter and longer pieces
Medium bedded	0.2 m to 0.6 m	Slightly fractured	Core lengths generally 0.3 m to 1.0 m with occasional longer and shorter sections
Thickly bedded	0.6 m to 2.0 m		
Massive	> 2 m	Unbroken	Core has no fractures

DEFECT TYPES AND DESCRIPTIONS

Defect Type	Defect Shape	Surface Roughness	Defect Coatings
BR Bedding parting	PL Planar	VR Very rough	CL Clean
JT Joint	ST Stepped	RO Rough	ST Stained
SR Sheared surface	CR Curved	SM Smooth	VN Veneer
SZ Sheared zone	IR Irregular	PO Polished	CT Coating
SS Sheared seam	UN Undulating	SL Slickenside	
CS Crushed seam			
IS Infill seam			
XS Extremely Weathered Seam			

Vertical Boreholes – The dip of the defect is given from the horizontal

Inclined Boreholes – The angle of the defect is given from the core axis

APPENDIX C – Infiltration Test Results

Date : 23-Jan-26
By : DE

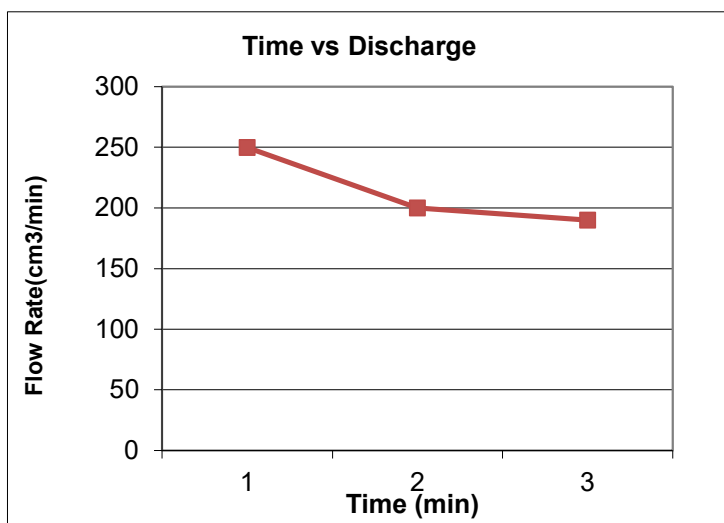
Depth of Borehole 35 cm

Test hole radius	r(cm)=	5.00
Test water depth	H(cm)=	35.00
Starting time	T ₁ (min)=	0.00
Finishing time	T ₂ (min)=	10.00
	T _{total} (min)=	10.00

$$K_{\text{sat}} = \frac{4.4Q \left[0.5 \sinh^{-1} \left(\frac{H}{2r} \right) - \sqrt{\left(\left(\frac{r}{H} \right)^2 + 0.25} \right) + \frac{r}{H}} \right]}{2\pi H^2}$$

k=	0.00001 m/s	r(cm)=	5.00
	0.00062 m/min	H(cm)=	35.00
	0.03740 m/hr	t(min)=	10.00
	0.89750 m/day	Q(cm3/min) =	180.00
	0.01039 mm/s	Base area (m2) =	0.00785
	0.62327 mm/min	Wall Area (m2)=	0.10996
	37.39598 mm/hr	Total Area (m2)=	0.11781
	897.50344 mm/day		

Absorption Rate (L/m²/s)= 0.0104

[illegible]

Date : 23-Jan-26
By : DE

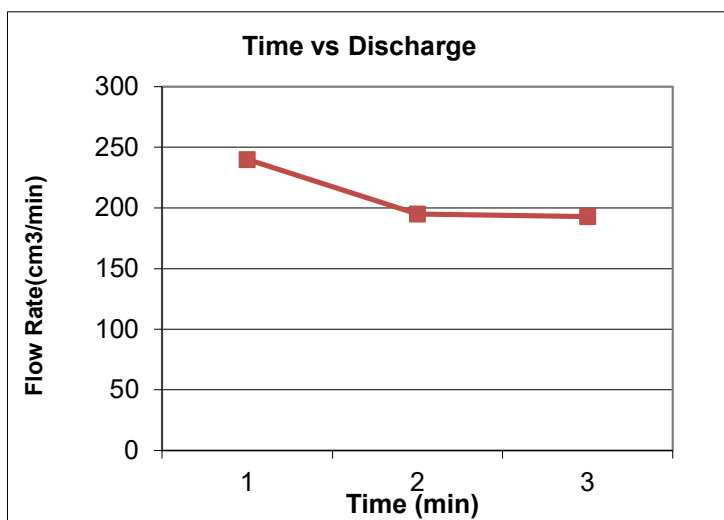
Depth of Borehole 35 cm

Constant Head

Test hole radius	r(cm)=	5.00
Test water depth	H(cm)=	35.00
Starting time	T1(min)=	0.00
Finishing time	T2(min)=	10.00
	Ttotal(min)=	10.00

$$K_{\text{sat}} = \frac{4.4Q \left[0.5 \sinh^{-1} \left(\frac{H}{2r} \right) - \sqrt{\left(\left(\frac{r}{H} \right)^2 + 0.25} \right) + \frac{r}{H}} \right]}{2\pi H^2}$$

k=	0.00001 m/s	r(cm)=	5.00
	0.00061 m/min	H(cm)=	35.00
	0.03636 m/hr	t(min)=	10.00
	0.87257 m/day	Q(cm3/min) =	175.00
	0.01010 mm/s	Base area (m2) =	0.00785
	0.60595 mm/min	Wall Area (m2)=	0.10996
	36.35720 mm/hr	Total Area (m2)=	0.11781
	872.57279 mm/day		

[illegible]

APPENDIX D – Laboratory Test Results

CEC Geotechnical
Unit 4 83 Grose Street
North Paramatta
NSW 2151



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
 NATA is a signatory to the ILAC Mutual Recognition
 Arrangement for the mutual recognition of the
 equivalence of testing, medical testing, calibration,
 inspection, proficiency testing scheme providers and
 reference materials producers reports and certificates.

Attention: **Dean Mitrevski**

Report **1322365-S**
 Project name **166-174 BLAXLAND RD RYDE**
 Project ID **GR26024**
 Received Date **Feb 11, 2026**

Client Sample ID			BH01 (0.5M)	BH01 (1.4M)	BH02 (0.5M)	BH02 (1.5M)
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S26-Fe0032590	S26-Fe0032591	S26-Fe0032592	S26-Fe0032593
Date Sampled			Feb 10, 2026	Feb 10, 2026	Feb 10, 2026	Feb 10, 2026
Test/Reference	LOR	Unit				
Chloride	10	mg/kg	< 10	< 10	< 10	< 10
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	38	12	19	15
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	5.0	5.6	5.8	5.4
Resistivity*	0.5	ohm.m	260	830	530	660
Sulphate (as SO4)	10	mg/kg	61	15	34	22
Sample Properties						
% Moisture	1	%	19	6.3	19	14

Client Sample ID			BH03 (0.5M)	BH03 (1.0M)	BH03 (2.5M)	BH04 (0.5M)
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S26-Fe0032594	S26-Fe0032595	S26-Fe0032596	S26-Fe0032597
Date Sampled			Feb 10, 2026	Feb 10, 2026	Feb 10, 2026	Feb 10, 2026
Test/Reference	LOR	Unit				
Chloride	10	mg/kg	190	250	74	14
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	190	240	110	29
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	4.8	4.7	5.1	5.5
Resistivity*	0.5	ohm.m	51	41	87	350
Sulphate (as SO4)	10	mg/kg	140	150	98	29
Sample Properties						
% Moisture	1	%	17	12	9.9	20

Client Sample ID			BH04 (1.8M)	BH04 (2.5M)
Sample Matrix			Soil	Soil
Eurofins Sample No.			S26-Fe0032598	S26-Fe0032599
Date Sampled			Feb 10, 2026	Feb 10, 2026
Test/Reference	LOR	Unit		
Chloride	10	mg/kg	< 10	< 10
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	27	22
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	5.3	5.8
Resistivity*	0.5	ohm.m	370	450
Sulphate (as SO4)	10	mg/kg	32	25
Sample Properties				
% Moisture	1	%	14	7.8

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Chloride - Method: LTM-INO-4270 Anions by Ion Chromatography	Sydney	Feb 11, 2026	28 Days
Conductivity (1:5 aqueous extract at 25 °C as rec.) - Method: LTM-INO-4030 Conductivity	Sydney	Feb 11, 2026	7 Days
pH (1:5 Aqueous extract at 25 °C as rec.) - Method: LTM-GEN-7090 pH by ISE	Sydney	Feb 11, 2026	7 Days
Sulphate (as SO ₄) - Method: In-house method LTM-INO-4270 Sulphate by Ion Chromatograph	Sydney	Feb 11, 2026	28 Days
% Moisture - Method: LTM-GEN-7080 Moisture	Sydney	Feb 11, 2026	14 Days



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Received: Feb 11, 2026 4:26 PM
Due: Feb 18, 2026
Priority: 5 Day
Contact Name: Diego

Project Name: 166-174 BLAXLAND RD RYDE
Project ID: GR26024

Eurofins Analytical Services Manager : Adam Bateup

Sample Detail						Aggressivity Soil Set	Moisture Set
Sydney Laboratory - NATA # 1261 Site # 18217						X	X
External Laboratory							
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID		
1	BH01 (0.5M)	Feb 10, 2026		Soil	S26-Fe0032590	X	X
2	BH01 (1.4M)	Feb 10, 2026		Soil	S26-Fe0032591	X	X
3	BH02 (0.5M)	Feb 10, 2026		Soil	S26-Fe0032592	X	X
4	BH02 (1.5M)	Feb 10, 2026		Soil	S26-Fe0032593	X	X
5	BH03 (0.5M)	Feb 10, 2026		Soil	S26-Fe0032594	X	X
6	BH03 (1.0M)	Feb 10, 2026		Soil	S26-Fe0032595	X	X
7	BH03 (2.5M)	Feb 10, 2026		Soil	S26-Fe0032596	X	X
8	BH04 (0.5M)	Feb 10, 2026		Soil	S26-Fe0032597	X	X
9	BH04 (1.8M)	Feb 10, 2026		Soil	S26-Fe0032598	X	X
10	BH04 (2.5M)	Feb 10, 2026		Soil	S26-Fe0032599	X	X
Test Counts						10	10

Internal Quality Control Review and Glossary

General

- Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follow guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013. They are included in this QC report where applicable. Additional QC data may be available on request.
- Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
- Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
- For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
- Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
- Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
- SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
- Samples were analysed on an 'as received' basis.
- Information identified in this report with **blue** colour indicates data provided by customers that may have an impact on the results.
- This report replaces any interim results previously issued.

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours before sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the sampling date; therefore, compliance with these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	mg/L: milligrams per litre	ppm: parts per million
µg/L: micrograms per litre	ppb: parts per billion	%: Percentage
org/100 mL: Organisms per 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100 mL: Most Probable Number of organisms per 100 millilitres
CFU: Colony Forming Unit	Colour: Pt-Co Units (CU)	

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where moisture has been determined on a solid sample, the result is expressed on a dry weight basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples, these are performed on laboratory-certified clean sands and in the case of water samples, these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC represents the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a similar compound to the analyte target is reported as percentage recovery. See below for acceptance criteria.
TBTO	Tributyltin oxide (<i>bis</i> -tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment; however, free tributyltin was measured, and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 6.0
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should only be used as a guide and may be different when site-specific Sampling Analysis and Quality Plan (SAQP) have been implemented.

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is ≤30%; however, the following acceptance guidelines are equally applicable:

Results <10 times the LOR:	No Limit
Results between 10-20 times the LOR:	RPD must lie between 0-50%
Results >20 times the LOR:	RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range, not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%, VOC recoveries 50 – 150%

PFAS field samples containing surrogate recoveries above the QC limit designated in QSM 6.0, where no positive PFAS results have been reported or reviewed, and no data was affected.

QC Data General Comments

- Where a result is reported as less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
- Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown are not data from your samples.
- pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
- Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
- For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
- Duplicate RPDs are calculated from raw analytical data; thus, it is possible to have two sets of data.

Quality Control Results

Test				Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank										
Chloride				mg/kg	< 10			10	Pass	
Conductivity (1:5 aqueous extract at 25 °C as rec.)				uS/cm	< 10			10	Pass	
Sulphate (as SO4)				mg/kg	< 10			10	Pass	
LCS - % Recovery										
Conductivity (1:5 aqueous extract at 25 °C as rec.)				%	98			70-130	Pass	
LCS - % Recovery										
Chloride				%	104			70-130	Pass	
Sulphate (as SO4)				%	105			70-130	Pass	
Test	Lab Sample ID	QA Source		Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery										
					Result 1					
Chloride	S26-Fe0032592	CP		%	105			70-130	Pass	
Sulphate (as SO4)	S26-Fe0032592	CP		%	105			70-130	Pass	
Test	Lab Sample ID	QA Source		Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Duplicate										
					Result 1	Result 2	RPD			
Conductivity (1:5 aqueous extract at 25 °C as rec.)	S26-Fe0032592	CP		uS/cm	19	28	39	30%	Fail	Q15
Resistivity*	S26-Fe0032592	CP		ohm.m	530	360	39	30%	Fail	Q15
Duplicate										
Sample Properties					Result 1	Result 2	RPD			
% Moisture	S26-Fe0032594	CP		%	17	16	4.0	30%	Pass	
Duplicate										
					Result 1	Result 2	RPD			
Chloride	S26-Fe0032596	CP		mg/kg	74	74	<1	30%	Pass	
Sulphate (as SO4)	S26-Fe0032596	CP		mg/kg	98	98	1.0	30%	Pass	

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
Q15	The RPD reported passes Eurofins Environment Testing's QC - Acceptance Criteria as defined in the Internal Quality Control Review and Glossary page of this report.

Authorised by:

Nileshni Goundar	Analytical Services Manager
Ryan Phillips	Senior Analyst-Sample Properties
Dilani Samarakoon	Senior Analyst-Inorganic
Ryan Phillips	Senior Analyst-Inorganic



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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Project: 166-174 BLAXLAND RD, RYDE
Location: 166-174 BLAXLAND RD, RYDE

Job No: GR26024

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APPENDIX E – Site Classification General Information

Foundation Maintenance and Footing Performance: A Homeowner's Guide



CSIRO

BTF 18
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpend).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

Trees can cause shrinkage and damage



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

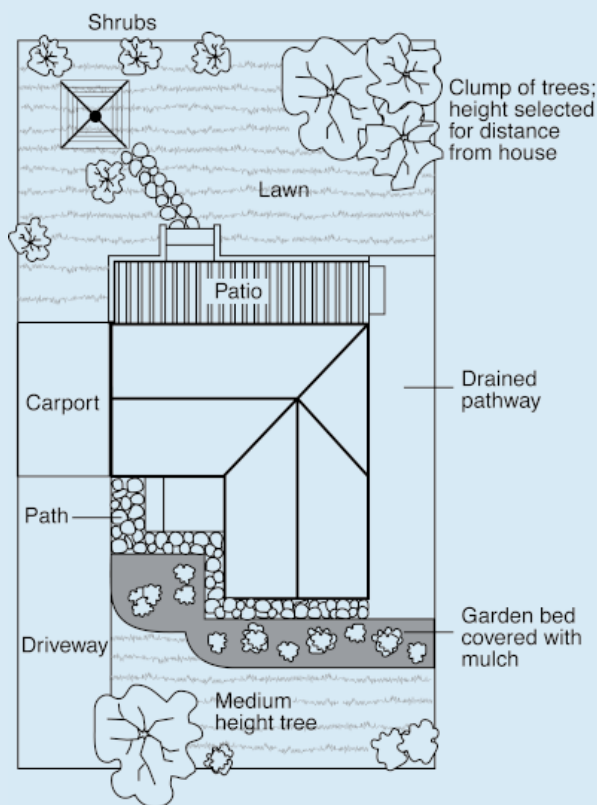
Protection of the building perimeter

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

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS		
Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4

Gardens for a reactive site



- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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