

SITE CLASSIFICATION REPORT

CERTIFICATE 2569580

CLIENT TERRA PROPERTY GROUP
JOB ADDRESS LOT 81 DRAFTHORSE APP FORRESTDALE
CLIENT JOB NO.
OWNER
STRUCTERRE JOB NO. S981985
DATE OF ASSESSMENT 30/9/20

SITE RECORD



SITE CLASSIFICATION	A	(in accordance with AS2870)
FOOTING DETAIL	D10	
SAND PAD	No sand pad required structurally	
BUSHFIRE PRONE AREA	Yes	(see NOTE 2.)
CORROSION CLASSIFICATION	R1	(Durability Class in accordance with AS3700)
WIND CLASSIFICATION	N1	(in accordance with AS4055)
-TERRAIN CATEGORY	2	
-TOPOGRAPHIC	T0	
-SHIELDING	Full Shielding	

WA | QLD | NSW | VIC

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 ABN 71 349 772 837 Zemla Pty Ltd ACN 008 966 283 as trustee for the Young Purich and Higham Unit Trust trading as Strucsterre Consulting Engineers

SOIL PROFILE

BOREHOLE 1: 0 - 1500 FILL sand - brown; 1500 - 1800 SAND - grey; 1800 end of hole.

NOTES

NOTE 1 Explanatory Notes & Standard Recommendations

This site classification report must be read in conjunction with the applicable Explanatory Notes & Standard Recommendations. For A Class sites, refer to the Explanatory Notes and Standard Recommendations for Stable (A Class) Sites, version 1.0 July 2018. For S, M, H1, H2 & E Class sites, refer to the Explanatory Notes and Standard Recommendations for Reactive (S, M, H1, H2 & E Class) Sites version 1.0 July 2018. For Equivalent Class sites, refer to the Explanatory Notes and Standard Recommendations for Equivalent Class Sites, version 1.0 July 2018.

NOTE 2 Bushfire - Prone Area

The Site may be situated in a bush fire prone area in accordance with the Department of Fire and Emergency Services (DFES) Bushfire Prone Area Map (Reference: <http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/>) the current version at the time of this assessment. A Bushfire Attack Level (BAL) assessment may be required for this site, please confirm with the local authority. Should you require an assessment, please contact this Office.

ADDITIONAL NOTES / REQUIREMENTS

Site Condition

At the time of inspection the site was considered to be level and cleared. For specific levels of this site or topographical features, please refer to a professional site survey.

Stormwater Design

Site conditions suggest that stormwater disposal maybe problematic, therefore it is recommended that Strutterre is engaged to conduct a stormwater design or review. If the site has direct council connection, please disregard this notation.

EXPLANATORY NOTES AND STANDARD RECOMMENDATIONS – STABLE (A CLASS) SITES (Sheet 1 of 2)

GENERAL

1. THE EXPLANATORY NOTES AND THE STANDARD RECOMMENDATIONS ARE TO BE READ IN CONJUNCTION WITH THE SITE CLASSIFICATION REPORT.
2. ALL REFERRED STANDARDS TO BE THE CURRENT VERSION AT THE TIME OF THE CONSTRUCTION.
3. THE PURPOSE OF THE SITE CLASSIFICATION REPORT IS TO CLASSIFY THE SITE IN ACCORDANCE WITH AS2870 "RESIDENTIAL SLABS AND FOOTING". IT IS NOT INTENDED FOR ANY OTHER PURPOSE, INCLUDING SOLE INFORMATION IN THE PROVISION OF A QUOTATION FOR SITE WORKS BY EARTH WORKERS. IT IS RECOMMENDED EARTH WORKERS PERFORM THEIR OWN INVESTIGATION FOR QUOTATION PURPOSES.
4. THE SITE CLASSIFICATION REPORT WILL INCLUDE BUT IS NOT LIMITED TO:
 - a) THE SITE CLASSIFICATION IN ACCORDANCE WITH AS2870 RESIDENTIAL SLABS AND FOOTING CONSTRUCTION,
 - b) A WIND RATING IN ACCORDANCE WITH AS 4055 WIND LOADS FOR HOUSING,
 - c) A COASTAL CORROSION CLASSIFICATION,
 - d) ADDITIONAL EARTHWORK RECOMMENDATION WHERE APPLICABLE,
 - e) STANDARD FOOTING DESIGN FOR SINGLE STOREY SLAB ON GROUND CONDITIONS.
5. THE SITE CLASSIFICATION REPORT IS BASED ON THE SITE AS PRESENTED AT THE TIME OF ASSESSMENT. IF FURTHER INFORMATION RELATING TO THE SITE OR DEVELOPMENT BECOMES AVAILABLE, THESE RECOMMENDATIONS ARE SUBJECT TO CHANGE.
6. CLASS A SITES ARE STABLE SITES, GENERALLY SAND, LIMESTONE, GRAVEL OR A COMBINATION. CLASS P ARE PARTICULAR CLASSIFICATIONS SUCH AN UNUSUAL SITES OR SITES REQUIRING ADDITIONAL INVESTIGATION PRIOR TO PROVIDING DETAILS.
7. BOREHOLES EXCAVATED REVEAL THE SOIL PROFILE AT THE BOREHOLE LOCATION ONLY. FROM THIS, IT IS INFERRED THAT THESE ARE THE SOIL CONDITION OVER THE SITE. VARIATIONS CAN OCCUR WHICH MAY NOT HAVE BEEN DETECTED AT THE INVESTIGATION STAGE. ANY ANOMALIES SHOULD BE REFERRED BACK TO THIS OFFICE FOR REASSESSMENT.
8. A NUMBER OF BOREHOLES ARE CONDUCTED ACROSS THE SITE IN ORDER TO DETERMINE THE SOIL PROFILES AND PROVIDE A REPRESENTATION OF THE GROUND CONDITIONS.
9. THIS REPORT IS FOR STRUTERRE ONLY TO USE IN DESIGN. ANY DESIGN BY ANYONE ELSE FOR ANY STRUCTURE MUST BE SPECIFICALLY APPROVED BY STRUTERRE. IF USED BY ANYONE ELSE FOR ANYTHING OTHER THAN A STRUTERRE DESIGN OR STRUCTURE, STRUTERRE TAKES NO RESPONSIBILITY.

SAND PAD

9. THE RECOMMENDED FOOTING DESIGN IS ONLY TO BE USED IN CONJUNCTION WITH THE RECOMMENDED SAND PAD AND EARTHWORKS AS OUTLINED IN THE SITE CLASSIFICATION REPORT.
10. THE RECOMMENDATIONS FOR THE SAND PAD IS FOR STRUCTURAL PURPOSES ONLY, AND DOES NOT PROVIDE THE MINIMUM FINISHED PAD LEVEL IN RELATION TO FLOOD LEVELS, OR DEPTH TO GROUNDWATER. SHOULD THE TEST BE LOCATED IN A LOW LYING OR FLOOD PRONE AREA, REFER TO THE LOCAL AUTHORITY FOR MINIMUM BUILDING HEIGHT.
11. IMPORTED FILL FOR USE AS A SAND PAD TO BE IN ACCORDANCE TO AS 3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" WHICH INCLUDES BUT IS NOT LIMITED TO: BE FREE FROM ANY DELETERIOUS MATERIALS INCLUDING ORGANICS, (ROOTS, STUMPS, GRASSES, DECOMPOSED ORGANICS – PEAT, TIMBER, ETC), BUILDING RUBBLE, GLASS, PLASTICS OR WASTE MATERIAL. THE FINES CONTENT, (PERCENTAGE PASSING THE 0.075mm SIEVE) TO BE LESS THAN 5% BY MASS.
12. ON CLASS A SITES, A SAND PAD IS NOT REQUIRED STRUCTURALLY, HOWEVER IF ROCK IS ENCOUNTERED, A MINIMUM 450mm SAND PAD BEYOND THE BASE OF FOOTING IS RECOMMENDED.
13. SAND PAD TO EXTEND BEYOND BUILDING AREA A MINIMUM OF 1.5 TIMES THE PAD DEPTH. RECOMMENDED SAND PAD DEPTH IS ABOVE THE HIGHEST POINT, UNLESS OTHERWISE SPECIFIED.
14. IT IS REQUIRED THAT EARTHWORKS CONFIRM THAT THE MINIMUM DEPTH OF RECOMMENDED SAND PAD IS ACHIEVED.

EARTHWORKS

15. RECOMMENDED EARTHWORKS TO BE CONDUCTED IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS", AND TO INCLUDE BUT NOT BE LIMITED TO:
 - a. REMOVAL OF ALL VEGETATION, TOPSOILS, UNCONTROLLED FILLS AND OTHER DELETERIOUS MATERIALS FROM THE BUILDING AREA,
 - b. GRUBBING OUT OF ANY TREES ENSURING THE REMAINING HOLES ARE BACKFILLED WITH CLEAN COMPACTED SAND,
 - c. NOTIFYING THE ENGINEER OF ANY UNUSUAL FEATURE OR DISCREPANCY THAT MAY BECOME EVIDENT DURING EARTHWORKS, PRIOR TO PROCEEDING,
 - d. COMPACTING TO MEET THE REQUIREMENTS AS OUTLINED IN AS 3798 TABLE 5.1.
16. FILL MATERIAL (WHICH IS NOT ALWAYS APPARENT AT THE INITIAL INVESTIGATION STAGE) IS TO BE DEALT WITH AS FOLLOWS:
 - a. IF IT IS CERTIFIED BY OTHERS IT CAN REMAIN.
 - b. IF IT IS NOT CERTIFIED WILL REQUIRE REMOVAL DOWN TO NATURAL GROUND OR VERIFIED. ANY SAND CAN BE REUSED.
 - c. IF A PAD HAS ALREADY BEEN CONSTRUCTED, THE SITE CLASSIFICATION IS NOT CERTIFICATION OF THE PAD. CONTACT THIS OFFICE SHOULD A SAND PAD CERTIFICATION BE REQUIRED.
17. ANY ORGANIC MATTER OR ROOTS ENCOUNTERED, WHICH IS BEYOND WHAT IS NORMALLY CONSIDERED ACCEPTABLE IS TO BE REMOVED. THIS WILL NECESSITATE RAKING THE SITE TO REMOVE ORGANIC MATERIAL, TURNING THE SITE OVER AND RE- COMPACTING TO A MINIMUM.

RETAINING WALLS

18. AN ASSESSMENT OF ANY EXISTING OR PROPOSED RETAINING WALLS HAS NOT BEEN CONDUCTED AS PART OF THIS SITE CLASSIFICATION REPORT.
19. IF THE PROPOSED BUILDING IS TO BE LOCATED CLOSER TO THE RETAINING WALL THAN THE HEIGHT OF THE RETAINING WALL, THIS MAY PLACE ADDITIONAL LOADS ON THE WALL THAT WERE NOT INITIALLY DESIGNED FOR. AN INSPECTION OF THE STRUCTURAL INTEGRITY OF THE RETAINING WALL WILL BE REQUIRED TO PROVIDE CERTIFICATION AND/OR RECOMMENDATIONS PRIOR TO ANY CONSTRUCTION. PLEASE REFER BACK TO THIS OFFICE FOR ASSISTANCE.

STORMWATER DRAINAGE

20. ALL SOAKWELLS ARE TO BE LOCATED THE DEPTH OF SOAKWELL AWAY FROM THE BUILDING AND SETBACK MINIMUM OF 1200mm, WHICHEVER IS GREATER. PLEASE REFER BACK TO THIS OFFICE IF REQUIRED THE SET-BACK CANNOT BE ACHIEVED.

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PROJECT:

LOT 81 DRAFTHORSE APP FORRESTDALE

CLIENT:

TERRA PROPERTY GROUP

SCALE

1:20

APPROVED

DATE

30/9/20

A handwritten signature in blue ink, appearing to be 'E. Young', written over the 'APPROVED' field.

EXPLANATORY NOTES AND STANDARD RECOMMENDATIONS – STABLE (A CLASS) SITES (Sheet 2 of 2)

WIND CLASSIFICATION

21. WIND CLASSIFICATION IS GIVEN FOR THE EXPECTED CONDITION 5 YEARS HENCE. THIS CLASSIFICATION IS LIMITED TO BUILDINGS CLASSES 1 AND 10, WHICH HAVE THE FOLLOWING LIMITATION (AS PER AS4055):
- a. MAXIMUM DISTANCE FROM THE GROUND LEVEL TO THE UNDERSIDE OF EAVES SHALL NOT EXCEED 6.0m.
 - b. MAXIMUM DISTANCE FROM GROUND LEVEL TO THE HIGHEST POINT OF THE ROOF, EXCLUDING CHIMNEYS, SHALL NOT EXCEED 8.5m.
 - c. THE ROOF PITCH SHALL NOT EXCEED 35 °.
 - d. THE WIDTH, EXCLUDING EAVES, SHALL NOT EXCEED 16.0m AND THE LENGTH SHALL NOT EXCEED 5x THE WIDTH.
- IF THE BUILDING FALLS OUTSIDE OF THESE LIMITATIONS, THE STATED WIND CLASSIFICATION DOES NOT APPLY. REFER BACK TO THIS OFFICE FOR A REVISED WIND CLASSIFICATION.

ENVIRONMENTAL

22. NO ENVIRONMENTAL ASSESSMENT OF THIS SITE HAS BEEN UNDERTAKEN. SHOULD AN ENVIRONMENTAL ASSESSMENT BE REQUIRED, IT IS RECOMMENDED THAT AN ENVIRONMENTAL ENGINEER BE ENGAGED.

SEISMIC

23. RECOMMENDED FOOTING DETAILS ARE SUITABLE FOR SEISMIC CONDITIONS WITH AN EARTHQUAKE HAZARD FACTOR OF ≤ 0.11 . RECOMMENDED FOOTING DETAILS PROVIDED FOR SITES WITH AN EARTHQUAKE HAZARD FACTOR OF > 0.11 , ARE NOT FOR CONSTRUCTION, BUT FOR COSTING PURPOSES ONLY. IT IS RECOMMENDED REQUIRED THAT A FULL SEISMIC DESIGN IS CONDUCTED.

CORROSION CLASSIFICATION

24. THE CORROSION CLASSIFICATION HAS BEEN ASSESSED IN ACCORDANCE WITH AS3700.

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PROJECT: LOT 81 DRAFTHORSE APP FORRESTDALE

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SCALE 1:20
DATE 30/9/20

APPROVED

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