



Job No: 7747/39  
Our Ref: 7747/39-AC-R1  
13 February 2020

Redbank Communities  
PO Box 262  
NORTH RICHMOND NSW 2754  
Email: [andrewflaherty@redbankcommunities.com.au](mailto:andrewflaherty@redbankcommunities.com.au)

Attention: Mr A Flaherty

Dear Sir

re: **Redbank Development - Yeomans Precinct  
Grose Vale Road, North Richmond  
Site Classification Report (Lots 901 (697) to 923 (719))**

This report provides site classification of Lots 901 (697) to 923 (719), as per AS2870-2011 "Residential slabs and footings".

Site classification in accordance with AS2870-2011 is only applicable for design of footing systems for a single dwelling, house, townhouse or similar structure that would be detached or separated by a party wall or common wall including buildings classified as Class 1 and Class 10a in the Building Code of Australia (BCA). AS2870 is not suitable for dwellings situated vertically above or below another dwelling. Therefore, a geotechnical investigation would be required for other dwellings to be classified in accordance with the BCA.

It is understood that the proposed dwellings are to be of brick veneer construction and that wall loadings are expected to be in the range of 15kN/m to 50kN/m. The maximum working load (safe bearing pressure) would be in the order of 50kPa for ground supported floor slabs and 100kPa for strip and pad footings (AS2870-2011).

### Background Information

Geotechnique previously conducted geotechnical investigations at Yeomans Precinct (Report Ref. : 7747/39-AA-Final, dated 29 August 2018) and Yeomans Entry (Report Ref. : 7747/41-AA, dated 21 November 2018) to assess subsurface conditions and provide site classification (AS2870-2011) of the proposed lots. The following lots were covered in the above reports:

Yeomans Precinct	Yeomans Entry
601 to 696	
720 to 787	501 to 552
800 to 817	

Subsurface conditions revealed by the test pits excavated for the above investigations generally consisted of silty clayey fill, overlying natural silty clays, overlying shale bedrock. Clayey fill was generally found to be of low to medium plasticity and natural clays to be low to high plasticity.

7747/39-AC (Lots 901 (697) to 923 (719))  
 Yeomans Precinct - Grose Vale Road, North Richmond

**Site Classification (Lots 901 (697) to 923(719))**

Based on the previous investigation results, review of cut and fill drawings (Ref 11018511/DA25, DA26 and DA27, August 2016, Prepared by JWP) and our experience with the subdivision site we expect that the subsurface conditions at the proposed lots (901 (697) to 923 (719)) will consist of silty clayey fill, overlying natural silty clays, overlying shale bedrock. The fill at the site is generally assessed as controlled based on site fill testing (Report Ref. : 7747/31-AA, dated 10 September 2018).

Based on the above information, site classifications of the proposed lots are summarised below. It should be noted that lots containing more than 400mm of clayey fill (assessed as controlled fill) would be classified as Class “P” (i.e. problematic) in accordance with AS2870-2011. However, based on the results of the previous investigations and site fill testing, the lots are re-classified as shown below.

Lot Number	Site Classification	Lot Number	Site Classification
901 (697)	Class “M”	913 (709)	Class “M”
902 (698)	Class “M”	914 (710)	Class “M”
903 (699)	Class “M”	915 (711)	Class “M”
904 (700)	Class “M”	916 (712)	Class “M”
905 (701)	Class “M”	917 (713)	Class “M”
906 (702)	Class “M”	918 (714)	Class “M”
907 (703)	Class “M”	919 (715)	Class “M”
908 (704)	Class “M”	920 (716)	Class “M”
909 (705)	Class “M”	921 (717)	Class “M”
910 (706)	Class “M”	922 (718)	Class “M”
911 (707)	Class “M”	923 (719)	Class “M”
912 (708)	Class “M”		

*M : Moderately reactive (20 – 40mm)*

It is recommended that footings for the proposed dwellings are founded on the same stratum, below any topsoil, loose or deleterious material, to minimise the potential for differential movement. In the event that bedrock is encountered in any portion of the footing excavations, the remainder of the foundations must be supported on bedrock to ensure even bearing.

The classifications presented above are made on the following assumptions:

- The design and construction requirements of AS2870-2011 must be followed.
- The recommendations for foundation performance and site maintenance set out in Appendix B of AS2870-2011 must be followed.
- The proposed dwellings must be in accordance with AS2870-2011. A detailed geotechnical investigation will be required for other dwellings to be classified in accordance with the BCA.

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7747/39-AC (Lots 901 (697) to 923 (719))  
Yeomans Precinct - Grose Vale Road, North Richmond

It is recommended that house owners are made aware of recommendations in the CSIRO publication, "Guide to Home Owners on Foundation Maintenance and Footing Performance" and AS2870 Appendix H of AS2871-2011.

**Conclusion**

The above investigation and fill testing at the site were conducted as per relevant Australian Standards. Based on the investigation and site fill testing results we confirm that the lots at the site are acceptable for residential building construction.

Yours faithfully  
GEOTECH TESTING PTY LTD



ZIAUDDIN AHMED  
Associate Geotechnical Engineer

Attached : Yeomans Precinct Lots

**YEOMANS NORTH  
SYDNEY WATER  
STAGED S73 & SUBDIVISION  
CERTIFICATE (D.P. & S88B)  
RELEASE 1**

(EASEMENT FOR TRANSMISSION LINE 30.18 WIDE)

DIMENSIONS AND AREAS  
SUBJECT TO FINAL SURVEY



PUBLIC RESERVE  
"PEEL PARK"

FARM

**LOT NUMBERING KEY:**

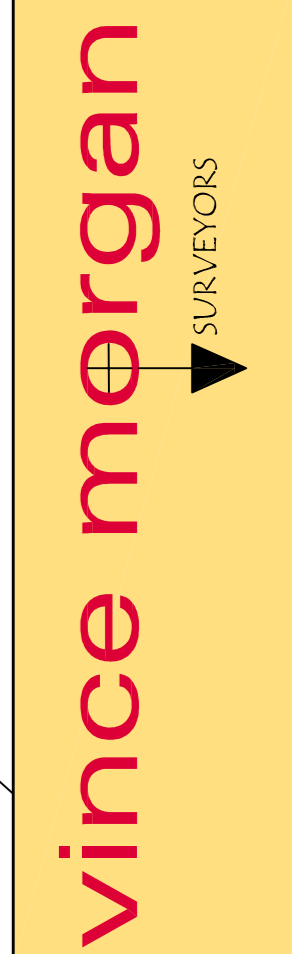
Eg. 719  
(649)

- Revised lot number for staged S73 = 719 **(IN BOLD)**
- Original lot number pre-staged S73 = (649) **(IN BRACKETS)**

Eg. 771

- Nil change of lot number required

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Vince Morgan (Surveyors) Pty Ltd  
77 UNION ROAD PENRITH  
PO BOX 4156 PENRITH PLAZA 2750  
Ph 47215295 Fax 47312821  
email mail@vmsurvey.com.au  
www.vincemorgan.com.au

CLIENT: **REDBANK**  
DATE: 05-07-18  
SCALE 1:1250 @A1  
DRAWN: G. Hittokocle  
CHECKED:

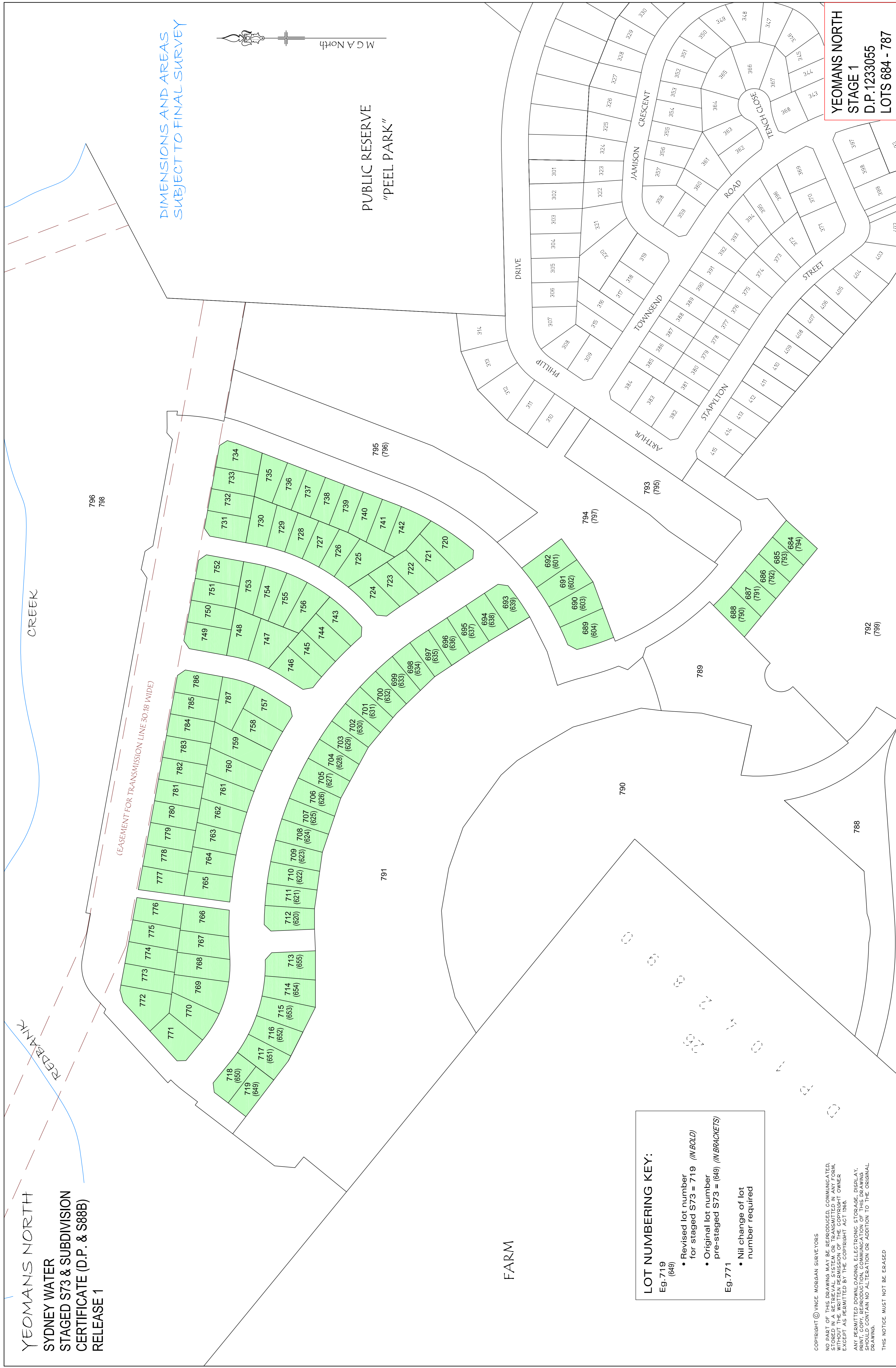
DATUM: A.H.D.  
ORIGIN:  
ABN 52 065 060 808

No.	AMENDMENT	DATE

**YEOMANS NORTH  
STAGE 1  
D.P.1233055  
LOTS 684 - 787**

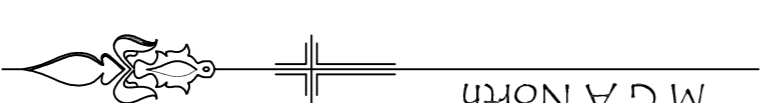
**YEOMANS NORTH  
DP SPLIT & LOT NUMBER CONVERSION  
PLAN DUE TO STAGED S73**

PLAN No. 16800-11-P5  
SHEET 1 OF 3 SHEETS



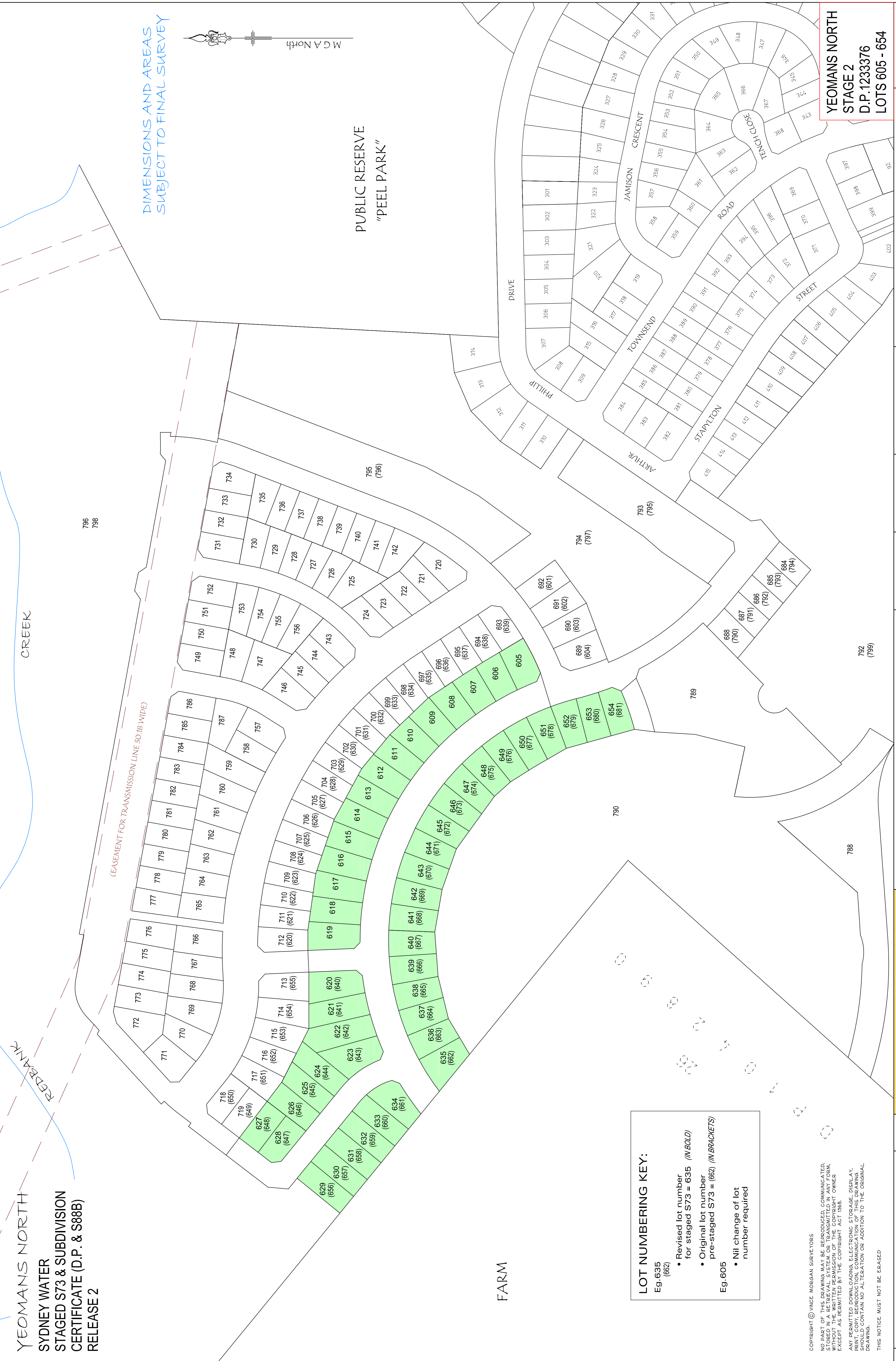
**YEOMANS NORTH  
SYDNEY WATER  
STAGED S73 & SUBDIVISION  
CERTIFICATE (D.P. & S88B)  
RELEASE 2**

DIMENSIONS AND AREAS  
SUBJECT TO FINAL SURVEY



PUBLIC RESERVE  
"PEEL PARK"

**YEOMANS NORTH  
STAGE 2  
D.P.1233376  
LOTS 605 - 654**



**LOT NUMBERING KEY:**  
Eg. 635 (662)

- Revised lot number for staged S73 = **635** (IN BOLD)
- Original lot number pre-staged S73 = (662) (IN BRACKETS)

Eg. 605

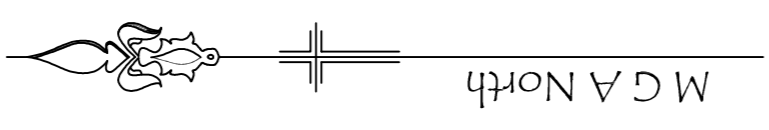
- Nil change of lot number required

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No.	AMENDMENT	DATE
<p><b>vince morgan</b> SURVEYORS</p> <p>Vince Morgan (Surveyors) Pty Ltd 77 UNION ROAD PENRITH PO BOX 4156 PENRITH PLAZA 2750 Ph 47215295 Fax 47212821 email mail@vmsurvey.com.au www.vincemorgan.com.au</p>		
<p>DATUM: A.H.D. ORIGIN: DRAWN: G. Hitokocle</p>		<p>DATE: 05-07-18 SCALE: 1:1250 @A1 CHECKED:</p>
<p>CLIENT: <b>REDBANK</b></p>		<p>PLAN No. 16800-11-P5 YEOMANS NORTH DP SPLIT &amp; LOT NUMBER CONVERSION PLAN DUE TO STAGED S73</p>
<p>ABN 52 065 060 808</p>		<p>SHEET 2 OF 3 SHEETS</p>

**YEOMANS NORTH  
SYDNEY WATER  
STAGED S73 & SUBDIVISION  
CERTIFICATE (D.P. & S88B)  
RELEASE 3**

DIMENSIONS AND AREAS  
SUBJECT TO FINAL SURVEY



PUBLIC RESERVE  
"PEEL PARK"

(EASEMENT FOR TRANSMISSION LINE 30.18 WIDE)

FARM

**LOT NUMBERING KEY:**

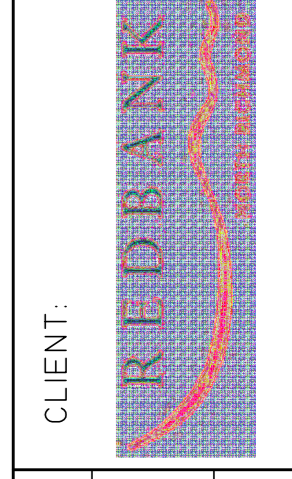
- Eg. 915 (711)
- Revised lot number for staged S73 = 915 (**IN BOLD**)
- Original lot number pre-staged S73 = (711) (**IN BRACKETS**)
- Eg. 788
- Nil change of lot number required

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**YEOMANS NORTH  
STAGE 3  
D.P.1233377  
LOTS 901 - 938**

PLAN No. 16800-11-P5  
SHEET 3 OF 3 SHEETS

**YEOMANS NORTH  
DP SPLIT & LOT NUMBER CONVERSION  
PLAN DUE TO STAGED S73**



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AMENDMENT	DATE
No.	

