

## ADVERTISED PLAN

Reference No: B23367

Project No: 110923

16/10/2023

Wild Cherry School Bairnsdale  
28 McKean Street  
Bairnsdale, Vic 3875

Attention: Johanna Camm

Email: johanna.camm@wildcherry.vic.edu.au

Dear Johanna,

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**RE: Soil Classification for Wild Cherry Steiner School Development  
Lot A & Lot 1 Caldwell Court, Johnsonville.**

### INTRODUCTION

Chris O'Brien & Company Pty Ltd have been engaged by Johanna Camm of Wild Cherry School Bairnsdale to complete a soil classification report for a property at Lot a & Lot 1 Caldwell Court, Johnsonville Vic 3902. It is intended to develop a new school on the site.

The site investigation was completed by Andrew Powell on the 9<sup>th</sup> October 2023.

The allotment is located behind a new residential subdivision on the south side of the Princes Highway with access to be through lot 1 of the subdivision. The allotment is well grassed and clear of any significant vegetation. The allotment has reasonable falls with maximum falls of 1 in 8 observed on the allotment. Four holes were hand drilled to a depth of 1200mm with the location of these shown on the site plan on page 5 of this report. Soils found during the investigation were a damp firm dark grey silty sandy loam topsoil overlying a damp stiff fawn grey clayey sandy silt overlying a damp stiff fawn grey orange clayey sandy silt overlying a damp stiff grey orange sandy silty clay to at least 1200mm below existing surface level. No evidence of any site filling was encountered during the investigation.

### GEOLOGY

Records indicate that natural deposits should consist of Paludal: Lagoon and swamp deposits: silt and clay of the quaternary derivation.

### FOUNDATION CLASSIFICATION

Refer to AS2870 – 2011 'RESIDENTIAL SLABS AND FOOTINGS'.

Site conditions generally indicate a soil of Class 'M' classifications as prescribed in AS2870 – 2011.

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## **RECOMMENDATIONS**

The proposed buildings at the school will be constructed using environmentally friendly materials all roofs will be metal decks supported on timber and steel roofs. For the purposes of this report we are allowing for either concrete or timber floor construction.

The following bearing pressures can be used for the design of footings.

**Strips/Pad Footings: 150kPa at 600 depth below existing Surface**

**Edge/Stiffening Beams: 120kPa at 500mm below existing surface.**

**Piers to Stumps: 120kPa at 600mm depth.**

**Bored Pier Foundations: 200kPa at 1000mm Depth using 20kPa Skin Friction**

## **DRAINAGE**

The top surface of the slab shall be a minimum of 150mm above final ground level except that for paved areas, 75mm is sufficient. For sloping sites it is very important that appropriate drainage is installed.

Drainage and grading shall be provided to prevent surface water and sub-surface water collecting adjacent to the slab.

Excavations near the building edge shall be backfilled in such a manner to prevent ready access of water to the foundation of the slab.

It is assumed in this report that the soil profile observed in the bore hole is representative of the entire site. If this is found not to be true then the Engineer must be notified so that any soil variation may be assessed.

Should you need to clarify anything, please contact the Andrew Powell on 0402384596

Yours faithfully,



**Andrew Powell Assoc.Dip (Civil)**  
**for CHRIS O'BRIEN & COMPANY PTY LTD**

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# BORE ANALYSIS

CLIENT: Wild Cherry School  
 JOB: Proposed School at Caldwell Court, Johnsonville

PAGE No: 3  
 JOB No: 110923

DESCRIPTION	DEPTH	SAMPLE	REMARKS
BORE B1 Good Grass Cover			
0-250 Dark grey silty sandy loam topsoil		0	Damp, firm
		200	
250-450 Fawn grey clayey sandy silt		400	Damp, Stiff
		600	
450-600 Fawn grey orange clayeysandy silt.		800	Damp, Stiff
		1000	
		1200	
		1400	
BORE B2 Good Grass Cover			
0-250 Dark grey silty sandy loam topsoil		0	Damp, firm
		200	
250-350 Fawn grey clayey sandy silt		400	Damp, Stiff
		600	
350-650 Fawn grey orange clayeysandy silt.		800	Damp, Stiff
		1000	
		1200	
		1400	

TEST BY: Andrew Powell

DATE: 9/10/2023

110923 - Bore logs.xls

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# BORE ANALYSIS

CLIENT: Wild Cherry School PAGE No: 4  
 JOB: Proposed School at Caldwell Court, Johnsonville JOB No: 110923

DESCRIPTION	DEPTH	SAMPLE	REMARKS
BORE B3 Good Grass Cover			
0-250 Dark grey silty sandy loam topsoil		0	Damp, firm
		200	
250-450 Fawn grey clayey sandy silt		400	Damp, Stiff
450-600 Fawn grey orange clayeysandy silt.		600	Damp, Stiff
600-1200 Grey orange sandy silty clay		800	Damp, Stiff
		1000	
		1200	
		1400	
BORE B4 Good Grass Cover			
0-200 Dark grey silty sandy loam topsoil		0	Damp, firm
		200	
250-500 Fawn grey clayey sandy silt		400	Damp, Stiff
500-700 Fawn grey orange clayeysandy silt.		600	Damp, Stiff
700-1200 Grey orange sandy silty clay		800	Damp, Stiff
		1000	
		1200	
		1400	

TEST BY: Andrew Powell DATE: 9/10/2023

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**MARK SIMNETT**  
 BUILDING DESIGN  
 1 Mark Street, Bairnsdale VIC 3875  
 Tel: 03 5122 1111  
 www.marksimnett.com.au



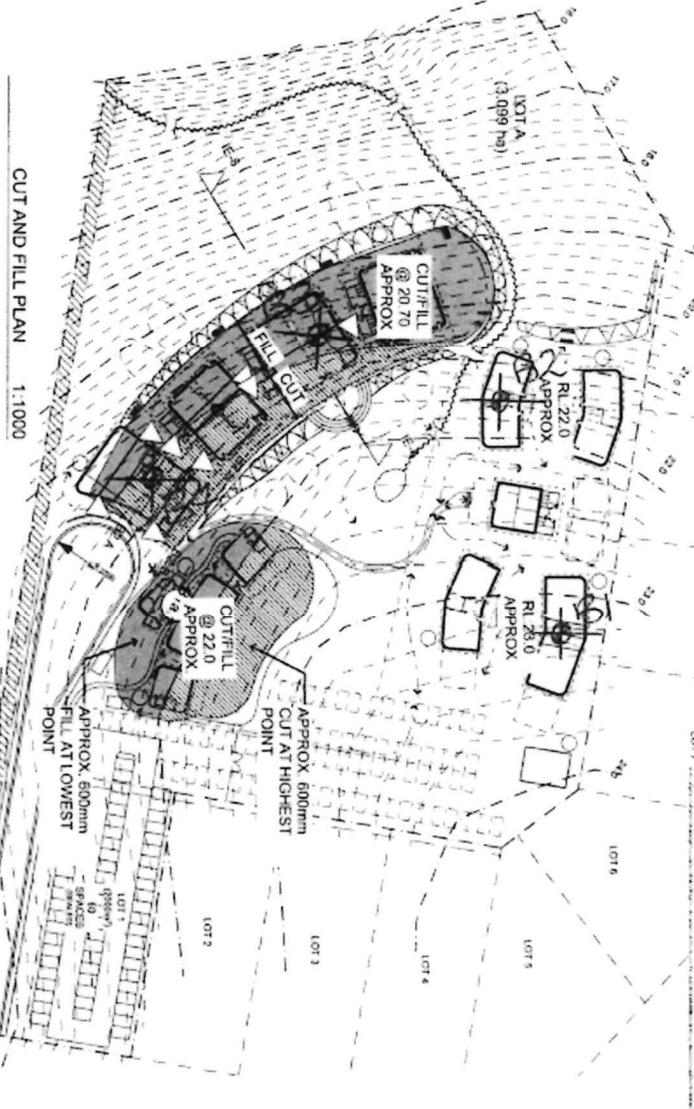
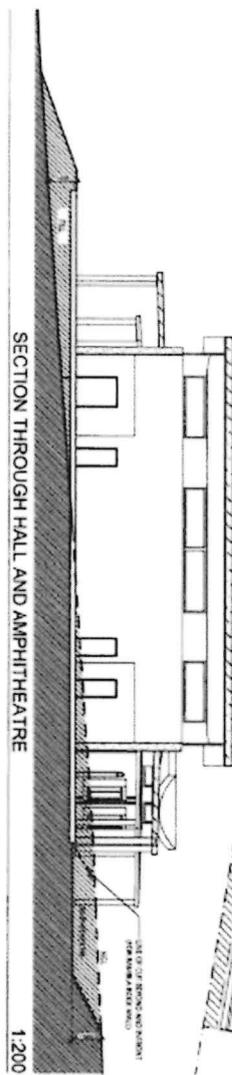
PROJECT  
**Wild Cherry Steiner School Development**  
 Stage 1 CUT AND FILL DIAGRAMS  
 Designed & Documented By: Mark Simnett

SCALE As SHOWN

PLC DATE: 16/06/2023

1323 FS-3

NO.	DESCRIPTION	DATE	BY



SITE PLAN

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Photos below show the site.



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Photo below show holes and soil samples found.



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