

SOIL TEST AT 71 WOODLANDS CCT, RUSSELL ISLAND

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To: yaroombalandscapes@outlook.com <yaroombalandscapes@outlook.com>

📎 4 attachments (5 MB)

RI WOODLANDS CCT (71) The Island Engineer PRELIMINARY FOUNDATION ADVICE cert.pdf; RI WOODLANDS CCT (71) Island Soil Testing PERMEABILITY REPORT cert.pdf; RI WOODLANDS CCT (71) Island Soil Testing SITE CLASSIFICATION REPORT cert.pdf; ISLAND SOIL TESTING ATTACHMENT TO SOIL CLASSIFICATION REPORT.pdf;

Hi Meaghan / Jared,

Please READ the ISLAND ENGINEER PRELIMINARY ADVICE carefully it has important information.

Attached are the soil test results including.

- Site Permeability Report
- Site Classification Report
- Preliminary Foundation Advice
- Foundation Maintenance Guide

PERMEABILITY REPORT:

Wastewater design permeability testing indicates a:

CATEGORY TWO (2) soil with indicative permeability of 2.63m/day.

Typical ranges for the Southern Moreton Bay Islands (SMBI) are Soil Category TWO, THREE, FOUR & FIVE, with the permeability decreasing as the category increases from CATEGORY TWO (2) - SANDY LOAM to CATEGORY FIVE (5) - LIGHT CLAY. The permeability decreases from up to 3.1m/day for some CATEGORY TWO (2) soil structures down to as low as <0.06m/day in some soil structures for CATEGORY FIVE (5) - LIGHT CLAY. This report is used by the wastewater designer to develop a WASTEWATER DESIGN REPORT (*the current applicable Australian Standard is AS1547:2012*) for submission to council for PLUMBING APPROVAL.

Your wastewater designer is best to determine the outcome of this result in terms of numbers of bedrooms allowed in accordance with AS1547- 2012 On Site Domestic wastewater management. See below for contact details of our suggested Wastewater Designer.

IT IS STRONGLY ADVISED TO HAVE THE LOCATION AND SIZE OF THE WASTEWATER BEDS ON THE LAND CONFIRMED BEFORE YOU FINALISE THE HOUSE PLAN SIZE, NUMBER OF BEDROOMS & SITE PLAN. REFER TO THE GUIDES THAT WERE SENT IN OUR LAST EMAIL THAT WILL ASSIST YOU ON THE PLANNING AND OFFSET REQUIREMENTS.

This office can provide you with a **CONCEPT SITING PLAN** that indicates the likely wastewater areas (including the reserve bed) (and it will show you what area remains for the house (and garage if wanted)). This then gives you the dimensions you need to consider the size of residence needed. This preliminary plan gives the waste-water designer an idea of where you would like the buildings and waste-water areas. The cost of this service is \$440 including GST. We can also provide a WIND REPORT that is needed for glazing design & residential engineering bracing & framing design. The cost of this service is \$180 including GST. We also provide you with quotes for all house design & engineering services.

SITE CLASSIFICATION REPORT:

The Site Classification is "P" due low strength soils, and a specially designed foundation is recommended. Together with the underlying Soil classification the SITE CLASSIFICATION is:

"P/S" Slightly Reactive soil

Due to the "P" classification and low strength soils and associated with tree removal or ground pressure effect on foundations due to proximity of trees, this office is best to design your foundations for this site. Due to the "P" classification, a generic foundation design offered for CLASS S, M, H1 is not appropriate on this site and

This office should be contacted for any future specific foundation design. It is recommended that any kit homes or shed be limited to the above foundation elements, i.e. FRAME ONLY and this office undertakes the foundation and framed posts design.

You may also wish to have this office undertake a WIND ASSESSMENT and CONCEPT SITING PLANS. We will provide further advice in a subsequent email.

This report is one of the things that a Private Certifier required for a Building Approval (BA). The Site Classification Report is the fundamental document needed for the Structural Engineer (we can do this design for you) to design the building foundations. Also attached is PRELIMINARY FOUNDATION ADVICE from *The Island Engineer* (an associated business) who can undertake the structural engineering aspects design for your proposed buildings.

Further Assistance

We have developed a business structure and close contacts with other businesses to offer a **ONE-STOP SHOP** approach to building & planning on the Southern Moreton Bay Islands. This umbrella includes the **ISLAND CONSULTING GROUP** business structure:

- **THE ISLAND ENGINEER** providing a wide range of engineering services (RPEQ11020). Foundations for kit homes, sheds, and your design buildings, building frame design, container homes, inspections, wind reports, stormwater drainage reports. E: theislandengineer@gmail.com
- **ISLAND SOIL TESTING** providing soil testing for building development. We will link you up with our preferred WASTEWATER DESIGNER that can design your wastewater system based on the SOIL TEST RESULTS from us and provide lodgement of plumbing application and if desired can undertake the installation of the system on site. For sites with LANDSLIDE HAZARD OVERLAYS as **ISLAND GEOTECHNICAL ENGINEERING** we undertake SLOPE STABILITY RISK ASSESSMENTS. E: Islandsoiltesting@gmail.com
- **ISLAND CONSULTING** providing Coastal Overlay responses for coastal properties that are required for development on land with COASTAL OVERLAY (E: theislandengineer@gmail.com &
- **ISLAND RESIDENTIAL DESIGN** that connects you with our preferred QBCC registered building designers to take you through the building design process that coordinates with THE ISLAND ENGINEER to achieve a practical outcome. E: design@islandresidentialdesign.com

We have a good working relationship with development professionals that have extensive local SMBI experience. The geotechnical, engineering and building design documents generated through **THE ISLAND CONSULTING GROUP umbrella** will allow an easy transition from planning through the BUILDING APPROVAL STAGE from the BUILDING CERTIFIER who undertakes liaison with REDLAND CITY COUNCIL and provides your BUILDING PERMIT. We work closely with:

- **EXPRESS WASTEWATER SOLUTIONS:** who can provide wastewater design services that is essential for the On-Site Sewerage (OSD) Treatment needed in SMBI and further information in regard to the implications of the results of the permeability report. **Express Wastewater Solutions** (Tel) 1300 770 594 -; Michael Mortimer : E: michael@expresswastewater.com.au web <https://www.expresswastewater.com.au/>
- **BUILDING CERTIFIERS:** Our preferred Building Certifiers are
 - KP APPROVALS (Capalaba), Connie Pound, 07 6823 2829 admin@kpbapprovals.com.au web <https://kpbapprovals.com.au/>
 - The Certifier (Cleveland); Janice or Marion. 07 3821 8777 Info@thecertifier.com.au web <https://www.thecertifier.com.au/>

Building certifiers can also undertake Bushfire Assessment Reports & Lodge Plumbing Approvals.

- **TOWN PLANNERS:** For Material Change of Use Applications (MCU) for Coastal Overlay sites our preferred Building Certifier is: DOYEN TOWN PLANNING, Rhys Trombetta : 07 3180 4702: brisbane@doyenplanning.com.au www <https://doyenplanning.com.au/>
- **LAND SURVEY:** All building developments require a Licensed Surveyor to undertake confirmation of siting – Surveyors Set Out. Our preferred surveyors are:
 - Ian Davis Surveys : Ian Davis 0419 675 901 E: idsurvey@yahoo.com.au

o Statewide Survey Group: 1300 362 094 E: info@statewidesurvey.com.au

Web : https://the-island-engineer.business.site/?utm_source=gmb&utm_medium=referral

https://island-soil-testing.business.site/?utm_source=gmb&utm_medium=referral

Please contact me if you seek further clarification.

Regards

Raymond Saunders

RPEQ 11020 (Civil & Struct) MIEAust CPEng NER APEC Engineer IntPE(Aus) TMD(Open)

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ISLAND CONSULTING GROUP *Specialist Civil & Structural Engineering Services for Southern Moreton Bay Islands - Civil, Structural RPEQ Certification & Inspections, Soil Testing, Geotechnical Investigations, Hydraulic, Coastal Protection, Flood & Storm Tide Hazard Reports.*