Park Rise Woodford - Soil Testing and Compaction Classifications

Elite Soil Testing have advised that at this stage it is not possible to provide an indicative soil compaction classification for the site or for specific lots which are under construction, because the depth of cut and of fill to be undertaken varies considerably from lot to lot and stage to stage across the site, and the proposed dwelling sizes and envelope is unknown for each lot.

Furthermore, Elite Soil testing have recommended not to undertake this testing in any case once the civil works are completed until the builder has been appointed, as this will likely cause significant wasted costs to be added to the lot prices. This is because geotechnical soil test and classification reporting after civil works - of each lot prices - will not necessarily be accepted by some builders, who often want to undertake their own test and obtain their own consultant advice so that they have satisfied themselves of the slab construction requirements and their related responsibilities.

Elite soil testing has given us some early indications of the likely Compaction Classifications of the lots at Park Rise Woodford, based on their drilling and test reporting of road sites and a number of infrastructure sites across the project site. Based on this they have advised as an early guide:

"It is a great site, and I could see a number of the lots classified as "M" reactivity, but due to fill being placed in some lots and having a zero-crack zone for 5 years from the time of fill placement date, I would expect over half the site having soil classified with a reactivity of "H1".

Of course notwithstanding this estimate and overall guide, based on soil testing for civil works purposes, each builder will need to undertake their own soil testing nad classification and determine slab drainage and construction requirements, as the Builder licensing responsibility and each builder will want to deal with this themselves.

WHAT DOES SOIL CLASSIFICATION 'M', AND 'H1' MEAN?

Class M soil is good for building on as house slabs are easily designed for this type of soil. Ground surface can move vertically between 20mm and 40mm between wet and dry conditions/seasons. (the 'M' stands for 'moderately').

Class H1 soil is more reactive than class M but is still considered okay-good for building on.

Vertical movement is between 40mm and 60mm. Some protection of drainage pipes from ground movement might be necessary. (the 'H' stands for 'highly').

Both these soil classifications are common in Australia. They are at the easy end of the spectrum to build on. Generally, slabs simply require drainage systems to deal with changing moisture conditions.

Your builder will be able to price you with information about their slab construction in this regard.