

HIGHFIELDS NORTH STAGE 7 SOIL TESTS

Please find below a summary of the soil test results for Highfields North Stage 7. Once you have secured a lot we will email you a full soil test report. We recommend that this report be shown to your builder so that extra costs for foundations and retaining walls can be considered when purchasing the land.

Please note that if you plan to level the lot and retain the soil on the boundaries of the block, you will need to look at the soil test result in the column labelled "After Cut/Fill Platform Construction". The four Toowoomba soil testers have nominated a cut/fill level for each lot but please note these levels are only estimates and have not been determined by taking levels on the lots. If you have a builder in mind, we suggest that you check with your builder on how to best prepare the site for building and in doing so you will gain a more accurate cut/fill level and retaining wall height. Your builder may also take levels on the lot and then refer to the bore logs in the soil test report to confirm the soil type at the specific cut/fill measurement required for your lot.

Some of the lots in Stage 7 (with greater fall) may be more suitable for split level type house construction. Rather than cutting and filling these lots from boundary to boundary which will result in high, unattractive, expensive, engineered retaining walls, a better outcome would be to design the house to suit the slope of the land. There are a few very good examples of this type of split level construction on Sportsman Drive.



HIGHFIELDS NORTH STAGE 7 SOIL TEST RESULTS

Soil Class	Expected Surface Movement	Soil Tester	
M	20-40mm	DD	Darling Downs Soil Testing
H1	40-60mm	R	Reid Consulting Engineers
H2	60-75mm	RMA	RMA Soils
E	>75	S	Soiltech Testing Services
Possible P Due to tree roots	If building to the rear of the lot (close to the trees in the neighbouring property & within the zone of influence) the back of the house may need piling		

Lot	Before Cut/Fill	After 300mm Cut/Fill	After 400mm Cut/Fill	After 450mm Cut/Fill	After 500mm Cut/Fill	After 550mm Cut/Fill	After 600mm Cut/Fill	After 650mm Cut/Fill	After 700mm Cut/Fill	After 750mm Cut/Fill	After 800mm Cut/Fill	After 850mm Cut/Fill	After 900mm Cut/Fill	After 950mm Cut/Fill	After 1000mm Cut/Fill	After 1100mm Cut/Fill	After 1200mm Cut/Fill	After 1300mm Cut/Fill	After 1400mm Cut/Fill	After 1500mm Cut/Fill	Soil Test By	
249										M												DD
250	M														M							RMA
251	M									M												R
252																			H1			DD
253	H1																		H2			RMA
254																				H1		DD
255	M												M									S
256	M																M					R
257	H1																H1					RMA
258																	H1					DD
259	H1													H1								R
260	H2												H2									S
261													H2									DD
262	H2													H2								RMA
263	M														M							R

Lot	Before Cut/Fill	After 300mm Cut/Fill	After 400mm Cut/Fill	After 450mm Cut/Fill	After 500mm Cut/Fill	After 550mm Cut/Fill	After 600mm Cut/Fill	After 650mm Cut/Fill	After 700mm Cut/Fill	After 750mm Cut/Fill	After 800mm Cut/Fill	After 850mm Cut/Fill	After 900mm Cut/Fill	After 950mm Cut/Fill	After 1000mm Cut/Fill	After 1100mm Cut/Fill	After 1200mm Cut/Fill	After 1300mm Cut/Fill	After 1400mm Cut/Fill	After 1500mm Cut/Fill	Soil Test By
264																	M				DD
265	M																		H1		S
266	M																H1				RMA
267	M																M				R
268													M								DD
269	M						M														S
270	M		M																		RMA
271	M	M																			R
272			M																		DD
273	M					M															S
274			M/P																		DD
275	M/P		M/P																		R
276	M/P						M/P														RMA
277	M/P								M/P												S
278													M/P								DD
279	M/P																	M/P			R
280	M/P																	H1/P			RMA
281	M															H1					S
282														M/P							DD
283	M/P						M/P														R
284	M								H1												S
285	H1														H1						RMA
286	H1										H1										RMA
287	H1														H2						RMA
288											H1										DD
289	M										M										R
290	H2							H2													RMA
291	H1							H2													S
292										H2											DD
293	M/H1																		M/H1		R
294	H2																			H2	RMA
295	H1																H2				S
296																			H1		DD