NELSON & KEARNEY STREETS STAGE 7 & 8 SOIL TEST SUMMARY

Please find below a summary of the soil test results for Nelson & Kearney Streets Stages 7 & 8. 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". 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.

Site Preparation: When cutting and filling your lot to prepare the site for building, please talk to the neighbouring lot owners before site preparation. Often a better and less expensive outcome is achieved by working together. Retaining your site without considering the adjoining lots will result in a reduced building area for your neighbours (as they may need to be 1.5m off your retaining wall before they are able to construct a wall to retain their lot).

NELSON & KEARNEY STREETS STAGES 7 & 8 SOIL TEST RESULTS

Soil Class	Expected Surface Movement
M	20-40mm
H1	40-60mm
H2	60-75mm
E	>75
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) piering will be required.**

Soil Tester	
DD	Darling Downs Soil Testing
R	Reid Consulting Engineers
RMA	RMA Soils
S	Soiltech Testing Services

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 900mm Cut/Fill	Soil Test By
266	E				E								RMA
267							H1						DD
268	H1		H2										R
269	H1										H2		S
270												H1	DD
271	H1											H1	S
272	H1				H1								R
273	H1									H1			S
274									H1				DD
275	H1 bordering H2				H1 bordering H2								R
276	H1								H2				S
277									H1				DD
278										H1			DD
279	H1									H1			S
280	H1				H1								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 900mm Cut/Fill	Soil Test By
281												H1	DD
282	H1											H1	S
283	H1				H1								R
284								H1					DD
285	H1 bordering H2				H1 bordering H2								R
286	H1			H2									S
287				H2									DD
288	H1 bordering H2				H1 bordering H2								R
289					H2								DD
290	H1						H2						RMA
291	H1						H1						RMA
292	H1						H1						RMA
293	H1				H1								R
294	H1										H1		S
295									H1				DD
296	H1				H1								R
297	H1										H1		S
298											H1		DD
299	H1								H1				S
300	H1				H1								R
301	H1								H2				S
302									H1				DD
303	H1								H1				RMA
304	H1						H1						RMA
305	H1								H1				RMA
306	H1		H1										R
307	H1								H1				RMA
308	H1										H1		RMA
309	H1										H2		S
310										H2			DD
311	H2				E								R
312	E/P	E/P											RMA
313	E/P	E/P											RMA
314	E/P	E/P											RMA
315	E/P	E/P											RMA