

Site Classifications

What is a Site Classification Footing?

Site Classifications are usually carried out for new housing developments, be they part of a subdivision or an individual allotment. The purpose of the site classification is to assess the subsurface soil conditions on the allotment and therefore determine the most appropriate design for the footings of the new home. Site Classifications are carried out in accordance with the Australian Standard (AS2870-1996).

The available footing classes include:

Class A (unreactive soil)

Class S (slightly reactive)

Class M (moderately reactive)

Class H (highly reactive)

Class E (extremely reactive)

Class P (problem site)

Classes **S**, **M**, **H** and **E** refer generally to sites where clay soils exist.

The reactivity of the soil relates to the shrinking and swelling of the clay which can have an impact on the footings and slab which needs to be designed to accommodate any movement of the soils. If this process is not undertaken, damaging and cracking of the house may occur.

What soils are in Byford?

The subsurface conditions located within the Byford region consist of gravely sandy clay soils, and many building companies have classified the Byford region as an **M** Classification.

Why is this important?

The cost difference between the **S** Classification through to a **P** Classification can be up to \$25,000. This is over and above the standard building price. Most builders' price homes with standard footing (**Class A**) requirements, therefore this cost must be incurred by the home owners as a variation.

What classification is Byford Central?

We have added clean fill sand to each lot to a level recommended by our Civil Engineers - Cardno BSD and Structural Engineers - Structerre to achieve an **S1** Site Classification.

This significant feature will guarantee all buyers an **S1** footing classification which will be a substantial saving for each lot owner, making BYFORD CENTRAL the Premier Development in Byford.



Byford Central

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