

PRELIMINARY GEOTECHNICAL ASSESSMENT:

34 Government Road, Beacon Hill

1.0	LANDSLIP RISK CLASS (Highlight indicates Landslip Risk Class of property)
<input type="checkbox"/>	A - Geotechnical Report not normally required
<input checked="" type="checkbox"/>	B - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
<input type="checkbox"/>	C - Geotechnical Report is required
<input type="checkbox"/>	D - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
<input type="checkbox"/>	E - Geotechnical Report required

2.0 Proposed Development

- 2.1** Extend the existing house on the uphill and downhill sides to convert into a dual occupancy dwelling, requiring minor leveling.
- 2.2** Demolish existing retaining walls, exposing cut batters to a maximum height of ~0.8m.
- 2.3** Minor fill for landscaping is shown on the plans.
- 2.4** Details of the proposed development are shown on 3 drawing prepared by High Design, drawings numbered 1-3 1070 25, 2-3 1070 25, 3-3 1070 25. All dated June 2025.

3.0 Site Location

- 3.1** The site was inspected on the 11th June, 2025.
- 3.2** This residential property is on the high side of Government Road and is level with Mills Place. The property has an E aspect. It is located on the moderately graded upper reaches of a hillslope. Medium Strength Sandstone is exposed at a cut for the S

neighbouring property. Where sandstone is not exposed, it is expected to underlie the surface at relatively shallow depths. The natural surface of the block has been altered by a ~2.0m excavation for the lower ground floor of the house and various low cuts and fills for landscaping across the property. The proposed development will require the demolition of existing retaining walls up to a maximum height of ~0.8m, minor leveling for the proposed extensions and minor fill for landscaping.

3.3 The site shows no indications of historical movement in the natural surface that could have occurred since the property was developed. We are aware of no history of instability on the property.

4.0 Site Description

The natural slope rises across the property at an average angle of ~13°. At the Mills place frontage, a concrete driveway runs across the slope to two garages on the lower ground floor of the house. Between the Mills place frontage and the house is a moderately graded lawn. The two-story brick house is supported on brick walls and brick piers. A cut into the slope reaching ~2.0m high has been made for the uphill side of the garage. The cut is supported by the rendered masonry walls of the house. No significant signs of movement were observed in the visible supporting walls, and the supporting piers stand vertical. Stable retaining walls of mortared sandstone block and sandstone flagging construction reaching up to ~0.8m high terrace the slope between the downhill side of the house and the downhill boundary. Between the uphill side of the house and the upper common boundary fill has been laid for landscaping. The fill is supported by stable retaining walls of timber sleeper and steel whaler construction. A ~3.3m cut for the S neighbouring house has been taken almost entirely through Competent Medium Strength Sandstone. No significant geological defects were visible in the rock face as such it is considered stable. Where the cut has not been taken through rock, the ground materials for the subject property are supported by a stable brick retaining wall. The land surface surrounding the house is mostly lawn covered with some paving. No significant signs of movement associated with slope instability were observed on

the grounds. No geotechnical hazards that could impact on the subject property were observed on the surrounding neighbouring properties as viewed from the subject property and the street.

5.0 Recommendations

The proposed development and site conditions were considered and applied to the current council requirements. See the required inspection below that is to be carried out during construction and is a requirement for the final geotechnical certification. Apart from the inspection, it is not expected additional geotechnical input will be required provided good design and building practices are followed.

6.0 Inspection

The client and builder are to familiarise themselves with the following required inspection as well as council geotechnical policy. We cannot provide geotechnical certification for the owners or the regulating authorities if the following inspection has not been carried out during the construction process.

- All footings are to be inspected and approved by the geotechnical consultant while the excavation equipment and contractors are still onsite and before steel reinforcing is placed or concrete is poured.

White Geotechnical Group Pty Ltd.

Reviewed By:



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Information about your Preliminary Assessment

This Preliminary Assessment relies on visual observations of the surface features observed during the site inspection. Where reference is made to subsurface features (e.g., the depth to rock) these are interpretations based on the surface features present and previous experience in the area. No ground testing was conducted as part of this assessment and it is possible subsurface conditions will vary from those interpreted in the assessment.

In some cases, we will recommend no further geotechnical assessment is necessary despite the presence of existing fill or a rock face on the property that exceed the heights that would normally trigger a full geotechnical report, according to the Preliminary Assessment Flow Chart. Where this is the case, if it is an existing fill, it is either supported by a retaining wall that we consider stable, or is battered at a stable angle and situated in a suitable position on the slope. If it is a rock face that exceeds the flow chart limit height, the face has been deemed to be competent rock that is considered stable. These judgements are backed by the inspection of over 5000 properties on Geotechnical related matters.

The proposed excavation heights referred to in section 2.0 of this assessment are estimated by review of the plans we have been given for the job. Although we make every reasonable effort to provide accurate information excavation heights should be checked by the owner or person lodging the DA. If the excavation heights referred to in in section 2.0 of this assessment are incorrect, we are to be informed immediately and before this assessment is lodged with the DA.
