

Bartels Run Stage 2 – Lot 51 Jackass Flat

Geotechnical Investigation for
Arbor Estate

Report 25C 0327 Lot 51
May 2025

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Revision

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25C 0327 Lot 51	SEH	27/05/2025

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GTS	On file	27/05/2025
Arbor Estate Attn: Darren Pitson	Email PDF darren@pitson.com.au	27/05/2025



1 INTRODUCTION

Arbor Estate commissioned Geotechnical Testing Services (GTS) to conduct a geotechnical investigation for the proposed development at Bartels Run Stage 2 – Lot 51, Jackass Flat.

The investigation has been conducted for the purpose of assessing general subsurface conditions at the site and consequently assigning a Site Classification in accordance with *AS2870 – 2011 Residential Slabs and Footings*.

2 INVESTIGATION

The investigation was conducted on the 2nd of May 2025 using a vehicle mounted drill rig to drill 3 boreholes to depths of 1.5 to 3.0 metres within the designated area. The soil profiles and borehole locations are presented at the end of this report.

At the time of this investigation, the type of development proposed is understood by GTS to be a new residential building. If the actual construction varies from this, then changes may be necessary to this classification report.

3 SITE CONDITION

The site has a slight fall to the front left and is currently vacant. At the time of the investigation, the surface of the site was dry with no natural grass. There are no trees within the proximity of the proposed development. There was no visual evidence of surface cracking or surface rock. No groundwater seepage was encountered over the investigated depths.

Full details of the soil conditions are presented in the borehole logs.

4 SITE CLASSIFICATION

After allowing due consideration to the site geology, soil conditions, drainage, vegetation including trees and known details of the proposed development, the site has been classified as **Class M-D**.

Class M-D sites have an expected characteristic surface movement (y_s) of 20 to 40mm.

Foundations designed in accordance with this classification are to be subject to the overriding conditions of Section 5.

5 DISCUSSION

Particular attention should be paid to the design of footings as required by *AS2870 – 2011*.

In addition to the normal founding requirements arising from the above classification, particular conditions at the site dictate that the founding medium and minimum depth below existing surface levels for all footings should be as follows:

- Silty CLAY, high plasticity, orange/brown, pale brown, mottled off-white, very stiff.
At depths below 0.1 metres in the regions of BH1 & BH3 and below 0.15 metres in the region of BH2.

Or

- SILTSTONE/SANDSTONE, distinctly weathered, pale brown, brown, off-white, low to medium strength rock
At depths below 0.9 metres in the region of BH1, depth below 1.2 metres in the region of BH3 and 1.5 metres in the regions of BH3.

An allowable bearing pressure of 100kPa is available for edge beams, strips and stump footings founded in the natural silty clays, and an allowable bearing pressure of 300kPa is available for edge beams, strips and stump footings founded in the weathered siltstone/sandstone rock. All foundations should extend a minimum of 100mm into the above foundation material.

If founding on the siltstone/sandstone rock, bored or screw piers may be considered. Blinding concrete (minimum strength 15MPa) may be used to bring the excavations up to design levels.

The base of all footing excavations must be free of tree roots.

The proposed development should be located a minimum distance of 0.75 x the mature height of all trees. This distance should be increased by 50% for groups or lines of trees. If this distance is impeded, then the size and distance from the development of the tree(s) needs to be taken into account when designing the foundation.

6 IMPORTANT NOTES ABOUT THIS REPORT

- The site classification presented in Section 4 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.
- Attention is drawn to Appendix B of AS2870 and CSIRO document *BTF 18 – Foundation Maintenance and Footing Performance: A Homeowner’s Guide* as a guide to maintenance requirement for the proposed structure.
- This is not a comprehensive investigation nor is it economic or practical to determine every subsurface feature on the site. Although this investigation indicates that soil conditions are

relatively uniform across the site, it is recommended that the base of all footing excavations be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding materials. If further variations in descriptions in soil types, colour or depths are discovered during construction, this office should be notified immediately so that potential influence on the footings may be assessed.

- The soil colours provided in the borehole logs attached may vary with soil moisture content and individual interpretation, therefore colour alone should not be used to identify these soils.
- Strength characteristics of soils often exhibit a large variation between wet and dry conditions. Soil characteristics of a soil profile are given on the soil conditions at the time of the investigation.
- In the event of significant earthworks being undertaken on the site after this investigation, this report may require an amendment if appropriate.
- If FILL is found during this investigation, it is an indication of what was found during the investigation and it may vary over the site. It may be in the best interest of the buyer/seller to undertake a more detailed investigation, in this instance.

Should you have any further queries concerning these results, please do not hesitate to contact GTS on 03 5441 4881.

Prepared by**Vikramkumar Chaudhari** BE (Hons)***Graduate Geotechnical Engineer*****Reviewed by****Shane Hampton** BE (Hons), MIEAust***Principal Geotechnical Engineer***

RIVERLEA DRIVE

Dapple Lane



BH1



BH2

51



BH3

50



GEOTECHNICAL INVESTIGATION

APPROXIMATE LOCATIONS
NOT TO SCALE

CLIENT: ARBOR ESTATES
PROJECT: BARTELS RUN STAGE 2
LOT 51

GTS REF: 25C 0327
CLIENT REF:

DRAWN BY: CC
DATE: 8 MAY 2025



GTS - Bendigo

13 Alstonvale Court East Bendigo VIC 3550

Phone: 03 5441 4881

Geotechnical Log - Borehole

51-1

UTM : 55H	Drill Rig : Drillman GT10 - Landcruiser Mount	Job Number : 25C 0327
Easting (m) : 257189.77	Driller Supplier : Geotechnical Testing Services	Client : Arbor Estate
Northing (m) : 5933376.48	Logged By : Corey Clarke	Project : Bartels Run Stage 2
Ground Elevation : Not Surveyed	Reviewed By :	Location : Brooklands Drive, Jackass Flat VIC, Australia
Total Depth : 1.5 m BGL	Date : 02/05/2025	Loc Comment :

Water	Depth (m)	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Weathering	Consistency	Testing			Remarks
									DCP (blows/100mm)	PP (kPa)	SPT (N)	
	0.1	Fill		CL	Silty CLAY (CL): low plasticity, brown, very stiff, trace fine to coarse sized gravel, trace fine to coarse grained sand, moist to dry.	M-D		VSt				
		Natural		CH		Silty CLAY (CH): very stiff, high plasticity, orange brown, trace fine to medium grained sand, moist.	M		VSt			
	0.9	Rock		SST	SANDSTONE: distinctly weathered, low to medium strength, brown, dry.	D	DW	LS-MS				
	1				51-1 Terminated at 1.5m							



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Geotechnical Log - Borehole

51-2

UTM : 55H	Drill Rig : Drillman GT10 - Landcruiser Mount	Job Number : 25C 0327
Easting (m) : 257189.77	Driller Supplier : Geotechnical Testing Services	Client : Arbor Estate
Northing (m) : 5933376.48	Logged By : Corey Clarke	Project : Bartels Run Stage 2
Ground Elevation : Not Surveyed	Reviewed By :	Location : Brooklands Drive, Jackass Flat VIC, Australia
Total Depth : 3 m BGL	Date : 02/05/2025	Loc Comment :

Water	Depth (m)	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Weathering	Consistency	Testing			Remarks
									DCP (blows/100mm)	PP (kPa)	SPT (N)	
	0.15	Fill		CL	Silty CLAY (CL): low plasticity, brown, very stiff, trace fine to coarse sized gravel, trace fine to coarse grained sand, moist to dry.	M-D		VSt				
	0.4	Natural		CH		Silty CLAY (CH): very stiff, high plasticity, orange brown, trace fine to medium grained sand, moist.	M		VSt			
		Residual		CI	Silty CLAY (CI): stiff, medium plasticity, pale brown mottled off-white, trace fine grained sand, moist.	M		St				
	1.5	Rock		SLT	SILTSTONE: distinctly weathered, low to medium strength, pale brown and off-white, dry.	D	DW	LS-MS				
51-2 Terminated at 3m												



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Phone: 03 5441 4881

Geotechnical Log - Borehole

51-3

UTM : 55H	Drill Rig : Drillman GT10 - Landcruiser Mount	Job Number : 25C 0327
Easting (m) : 257189.77	Driller Supplier : Geotechnical Testing Services	Client : Arbor Estate
Northing (m) : 5933376.48	Logged By : Corey Clarke	Project : Bartels Run Stage 2
Ground Elevation : Not Surveyed	Reviewed By :	Location : Brooklands Drive, Jackass Flat VIC, Australia
Total Depth : 1.5 m BGL	Date : 02/05/2025	Loc Comment :

Water	Depth (m)	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Weathering	Consistency	Testing			Remarks
									DCP (blows/100mm)	PP (kPa)	SPT (N)	
	0.1	Fill		CL	Silty CLAY (CL): low plasticity, brown, stiff, trace fine to coarse sized gravel, trace fine to coarse grained sand, dry.	D		St				
		Natural		CH		Silty CLAY (CH): very stiff, high plasticity, orange brown, trace fine to medium grained sand, moist.	M		VSt			
	0.6	Residual		CI	Silty CLAY (CI): very stiff, medium plasticity, pale brown mottled off-white, trace fine to medium grained sand, moist.	M		VSt				
	1.2	Rock		SLT	SILTSTONE: distinctly weathered, low to medium strength, pale brown, dry.	D	DW	LS-MS				
					51-3 Terminated at 1.5m							

DESCRIPTIVE TERMS BOREHOLE/EXCAVATION LOG

Classification Symbol & Soil Name

Classification of material and its description is based on the Unified Classification System as referenced in AS1726 – 1993 Geotechnical Site Investigations, Appendix A. A summary of the more common terms is included within.

Particle Size Descriptive Terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63 – 200mm
Gravel	Coarse	20 – 63mm
	Medium	6 – 20mm
	Fine	2.36 – 6mm
Sand	Coarse	0.6 – 2.36mm
	Medium	200 – 600 micron
	Fine	75 – 200 micron
Silt		2 – 75 micron
Clay		< 2 micron

Consistency of Cohesive Soils

Term	Undrained shear strength, s_u (kPa)	Field Guide
Very Soft (VS)	<12	A finger can be pushed well into the soil with little effort
Soft (S)	12 – 25	A finger can be pushed into the soil to about 25mm depth
Firm (F)	25 – 50	The soil can be indented about 5mm with the thumb
Stiff (St)	50 – 100	The surface of the soil can be indented with the thumb
Very Stiff (VSt)	100 – 200	The surface of the soil can be indented by thumb nail
Hard (H)	>200	The surface of the soil can be marked only with the thumbnail
Friable (F)	-	Crumbles or powders when scraped by thumbnail

Density of Granular Soils

Term	Density Index (%)
Very Loose (VL)	< 15
Loose (L)	15 – 35
Medium Dense (MD)	35 – 65
Dense (D)	65 – 85
Very Dense (VD)	> 85

Minor Components

Term	Field Guide	Proportion of Minor Component In:
Trace of	Presence just detectable by feel or eye	Coarse grained soils: <5% Fine grained soils: <15%
Some	Presence easily detectable by feel or eye	Coarse grained soils: 5-12% Fine grained soils: 15-30%

Moisture Condition

Dry (D)	Looks & feels dry. Cohesive soils are usually hard, powdery or friable. Granular soils run freely through the hand.
Moist (M)	Soil feels cool and darkened in colour. Cohesive soils can be moulded. Granular soils tend to cohere. Free water does not form.
Wet (W)	As for moist, but with free water forming on hands when remoulded.

Method

S Auger Screwing	W Washboring
D Auger Drilling	N Natural Exposure
R Roller/tricone	E Existing Excavation

Support

B Blade/bucket	* Nil
C Coring	C Casing
H Hammer Drill	M Mud/polymer

Water

*	Not observed
☒	Observed water level (date shown)
▶	Observed water inflow
◀	Observed water outflow
R	Refer to report for details

Structures, Additional Observations

PP	Pocket Penetrometer test (kPa)
DCP	Dynamic Cone Penetrometer test (blows/100mm)

Notes, Samples, Tests

U63	Undisturbed sample, 63mm diameter
D	Disturbed sample
N*	Standard Penetration Test, (*) Sample Figure = results

Surface

_____	Known boundary
-----	Probably boundary
-?-?-?-?-?-?	Possible boundary