

GEOTECHNICAL DESKTOP ASSESSMENT

63 ENDERLEY ROAD, CLAYFIELD QLD 4011

LOT / PLAN 18RP34371, 19RP34371

LOCAL GOV. Brisbane City

REPORT DATE 03 September 2026



DATA AVAILABILITY



Full

PREPARED BY
LayeredGeo Pty Ltd
layeredgeo.com.au

KEY HIGHLIGHTS

Summary of geotechnical considerations for this site



Geology

Underlying rock formation and geological units

- NERANLEIGH-FERNVALE BEDS



Topography

Site slope, elevation and terrain characteristics

- MODERATE (~9.0%)



Reactive Soil

Regional reactive-soil potential from mapped material and soil evidence

- VARIABLE · S TO M INDICATIVE



Historical Boreholes

Nearby borehole records and anticipated ground conditions

- 149 LOGGED BORES WITHIN 2000M



Lithology

Composite ground profile synthesised from nearby borehole records

- GOOD CONFIDENCE



Historical Imagery

Aerial photography record of site and land use history

- HISTORICAL DATA AVAILABLE

ENVIRONMENTAL CONSTRAINTS



Acid Sulphate Soils

Risk classification for acid sulphate soil disturbance

- NO MAPPED RISK



Fire Ants

Biosecurity risk zones and movement restrictions

- FIRE ANT BIOSECURITY ZONE 2



Groundwater

Estimated depth, aquifer type and construction implications

- DEEP

ADDRESS

**63 Enderley Road, Clayfield
QLD 4011**

LOT / PLAN (2 LOTS - WHOLE
PROPERTY)

18RP34371, 19RP34371

COUNCIL

Brisbane City

PLANNING ZONE

CR1 - Character

TRADITIONAL OWNERS

Jagera People, Turrbal People

Aboriginal cultural heritage party
(ACH Act 2003)

REPORT DATE

03 September 2026

SITE & GEOLOGY

Location, lot details and regional geological context

NERANLEIGH-FERNVALE BEDS

REGIONAL GEOLOGY MAP



SITE DETAILS

LOT / PLAN

18RP34371, 19RP34371

LOCAL GOV.

Brisbane City

EASTING (MGA ZONE 56,
GDA2020)

505666

NORTHING

6966464

REGIONAL GEOLOGY

FORMATION

Neranleigh-Fernvale beds

DESCRIPTION

Mudstone, shale, arenite, chert, jasper, basic metavolcanics, pillow lava, conglomerate

SITE ATTRIBUTES

Planning-scheme and environmental overlays mapped over the property. "None" indicates no mapped overlay of that type at this location.

LOT AREA

818 m²

PLANNING ZONE

CR1 - Character

FLOOD OVERLAY

None

BUSHFIRE OVERLAY

None

HERITAGE OVERLAY

Heritage Adjoining, Heritage Area

NOISE CORRIDOR OVERLAY

None

COUNCIL ENVIRONMENT & VEGETATION OVERLAY

None

STATE ENVIRONMENTAL SIGNIFICANCE (MSES)

None

GEOLOGICAL DESCRIPTION & LEGEND

The site is underlain by **Neranleigh-Fernvale beds**, characterised by Mudstone, shale, arenite, chert, jasper, basic metavolcanics, pillow lava, conglomerate.

The nearest bore log indicates the site is underlain by clay-rich or fine-grained material. Excavation is achievable with standard earthmoving plant, though deeper cuts may need side-wall support, particularly in wet conditions. Bearing capacity is moderate, and reactive (shrink-swell) behaviour under seasonal moisture change is the key design consideration under AS 2870. Permeability is low; drainage and site grading should manage moisture changes that can affect slab and footing performance.

Note: Geological mapping is based on regional surveys and may not reflect localised variations. Site-specific investigation is recommended for critical structures.

LEGEND

-  Selected Property
-  Neranleigh-Fernvale beds (DCf)
-  Td-QLD>Aspley Formation (Td>Rip)

SOURCES Queensland Department of Resources - Queensland Geology Detailed (1:100,000) (syncd 01 Aug 2026)

TOPOGRAPHY

Site slope, elevation profile and terrain classification

● MODERATE (~9.0%)

TOPOGRAPHIC MAP



TERRAIN SUMMARY

MIN ELEVATION

41.6 m AHD

TOTAL FALL

2.6 m

AVG SLOPE

9.0%

MAX ELEVATION

44.2 m AHD

SLOPE CLASS

Moderate (~9.0%)

SLOPE CLASSIFICATION

Moderate

Moderate slope. Retaining walls or cut/fill likely; drainage design required.

LEGEND

-  Selected Property
-  Contour Lines (1 m interval)

Contour labels are heights in metres AHD.

ENGINEERING IMPLICATIONS

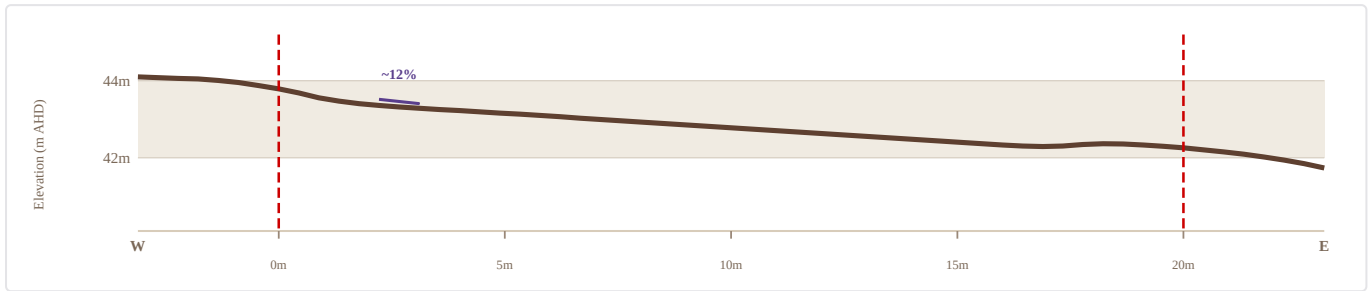
Topography drives construction planning, drainage design, retaining wall requirements and foundation selection. Steep sites may require cut and fill; flat sites may have drainage challenges. Elevation data is derived from the Queensland Digital Elevation Model (DEM), with heights in metres AHD (Australian Height Datum). It describes the ground surface as most recently captured and is indicative only - a formal survey is recommended prior to design.

- Will retaining walls or cut/fill be required?
- How does the slope affect drainage and stormwater?
- Are there landslide or erosion risks on steep portions?
- What foundation type suits the slope conditions?

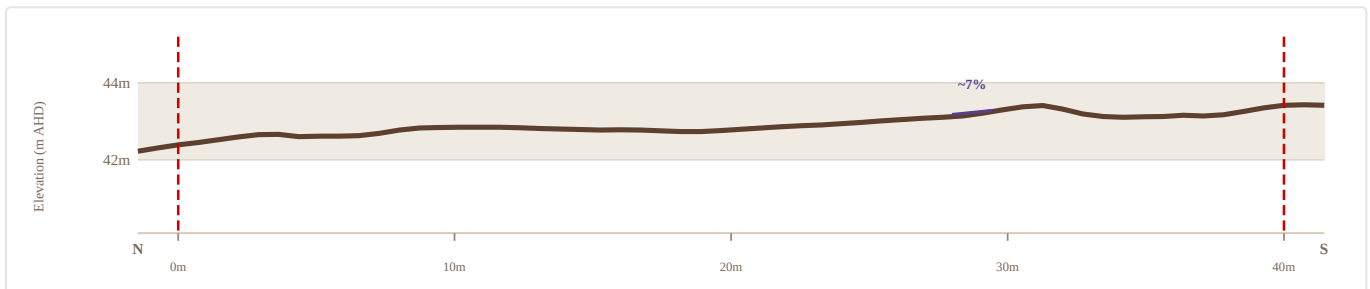
TOPOGRAPHY: ELEVATION CROSS SECTIONS

Four directional transects across the subject parcel

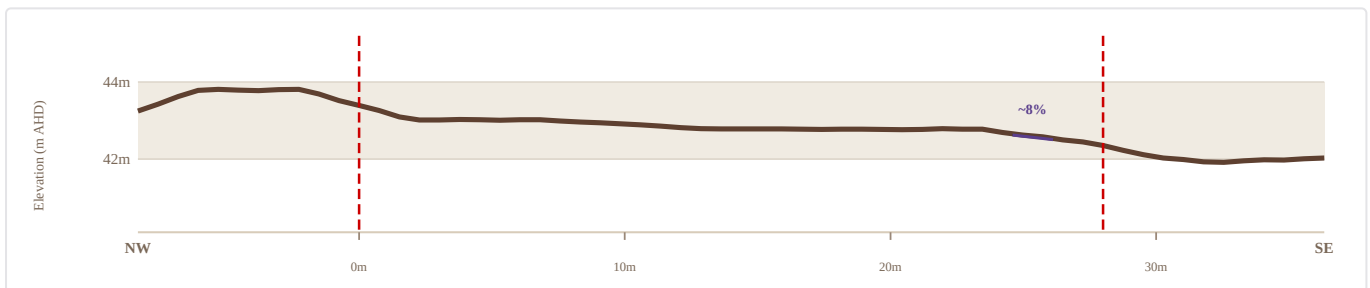
A-A' W → E TRANSECT



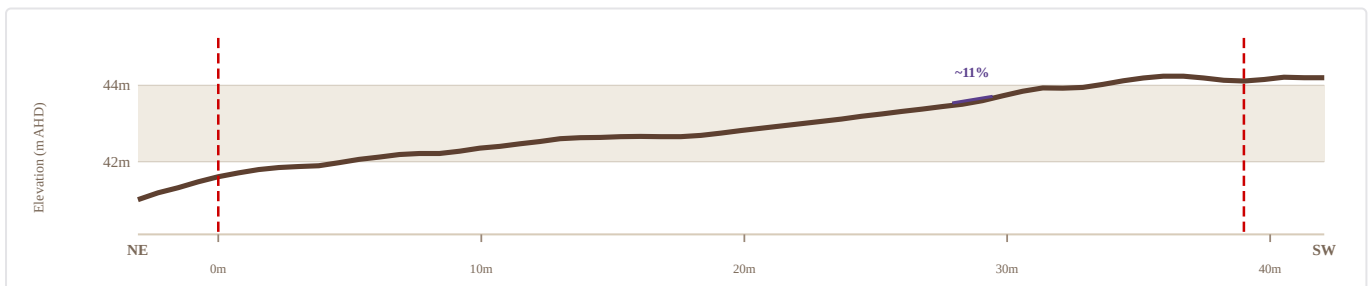
B-B' N → S TRANSECT



C-C' NW → SE TRANSECT



D-D' NE → SW TRANSECT



SITE INTERPRETATION

The steepest fall occurs along the east-west transect (A-A' (W → E)), peaking at approximately 12% within the parcel. The north-south transect (B-B' (N → S)) is the flattest at ~7%. The site falls primarily toward the north. Retaining structures are likely at level changes and the building platform will require a cut-to-fill strategy; drainage design should account for the cross-fall.

ABOUT CROSS SECTIONS

Each profile shows indicative ground surface elevation along a transect through the parcel. Cardinal sections (A-A', B-B') capture E-W and N-S slope. Diagonal sections (C-C', D-D') reveal the maximum fall direction across the site.

NOTE

Profiles are derived from the Queensland Digital Elevation Model (DEM), with heights in metres AHD (Australian Height Datum). A formal survey is required for design.

LEGEND

- Property Boundary
- Ground Surface
- Peak Slope

3D SITE TERRAIN MODEL

Satellite imagery draped over a digital elevation model · 3D perspective view · property boundary highlighted in orange

TERRAIN CONTEXT

This model shows the local landform surrounding the site, built from a government digital elevation model overlaid with current aerial imagery. It provides a 3D perspective of how the property sits within the landscape, useful for understanding slope, adjacent topography, and the broader terrain setting.

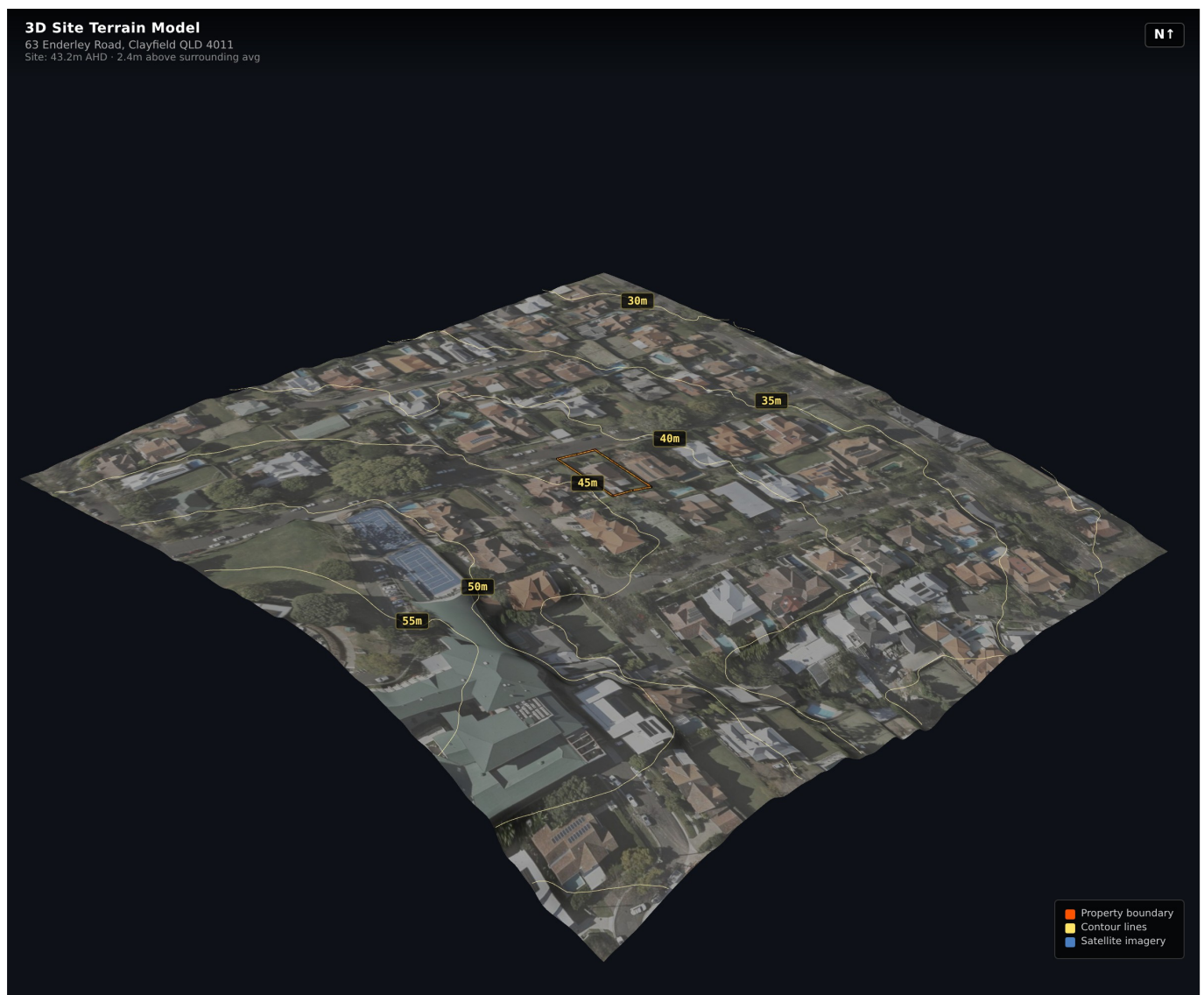
RELATIVE ELEVATION

The site elevation is compared against the average elevation within the surrounding 200m. Properties sitting above surrounding terrain typically experience better natural outfall and reduced risk of surface water inundation. Low-lying properties or those in topographic depressions may be susceptible to inflow of runoff from upslope land.

DRAINAGE & RUNOFF

Terrain slope and relative position in the landscape govern how rainfall moves during and after storm events. Elevated sites naturally shed water to lower ground; sites at the base of slopes or in hollows may accumulate concentrated surface runoff, relevant to stormwater design, sub-floor feasibility, and flood risk assessment.

SITE ELEVATION Site: 43.2m AHD · 2.4m above surrounding avg



Digital elevation model · 200m radius · satellite imagery overlay · property boundary in orange · perspective from south · vertical scale 2.5x exaggerated for clarity

REACTIVE SOIL SCREENING

Regional potential from mapped material and soil evidence

REGIONAL SCREEN, NOT A SITE CLASSIFICATION

LOCAL SCREENING MAP, 1 BY 1 KM



-27.42523, 153.05733 · 250 m cells on current aerial imagery

REGIONAL REACTIVE-SOIL POTENTIAL

Variable

GROUND SETTING

The site is mapped on residual soil weathered from mixed or variable parent material.

SUPPORTING EVIDENCE

The soil survey maps a texture-contrast soil with a clayey subsoil. SLGA estimates the fine soil fraction from 0.15–2.0 m at 37% clay and 50% sand.

ASSESSMENT

Terrain position is not scored on residual ground, where soil forms in place rather than washing in from upslope. The result rests on the geological mapping; no independent source confirms or contradicts it. Overall, the evidence points to a Variable regional reactive-soil potential.

PARENT-MATERIAL CHARACTER

Mixed or variable

MAPPED SOIL ORDER

Texture-contrast soil

SELECTED LOT

18RP34371, 19RP34371

MATERIAL SETTING

Residual soil or bedrock

CLIMATE MOISTURE CONTEXT

Zone 2 (Wet temperate), Hs 1.8 m

EVIDENCE STRENGTH

Mapped source only

INDICATIVE AS 2870 MOVEMENT RANGE, HOW IT IS BUILT

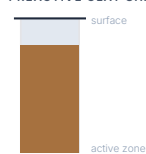
How much the ground could move if the reactive clay the band suggests is present, from the standard's own equation with regional inputs in place of site tests: $y_s = 10 \times Iss \times f \times K(H_s)$ (AS 2870-2011 Cl 2.3.3).

INDICATIVE RANGE

S to M

about 18 mm, 13 to 25 mm

1 REACTIVE CLAY SHARE F

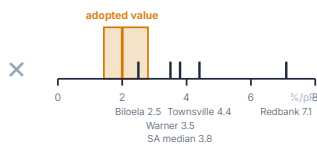


f = 0.80

Mapped texture-contrast soil clay below a sandy or loamy A horizon

Indicative movement range for preliminary desktop guidance only. It does not account for fill, trees or abnormal moisture conditions. An AS 2870 site classification requires a site investigation. Iss and f are representative values for the mapped material, not measurements here; the range is the 1.4x spread on the central estimate; Hs and cracked zone (0.75 Hs) from the TMI climate zone. Version 0.5.0.

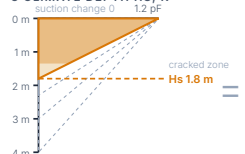
2 REACTIVITY OF THE CLAY ISS



Iss 2 %/pF

Texture-contrast subsoil, reference median

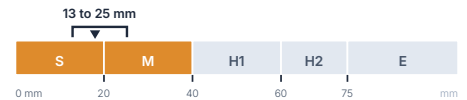
3 CLIMATE DEPTH HS, K



Zone 2, Hs 1.8 m, K 1.13

Wet temperate, TMI 1 from the TMI raster

= CHARACTERISTIC SURFACE MOVEMENT YS



Indicative class S to M

AS 2870-2011 Table 2.3 thresholds 20, 40, 60, 75 mm

THE EVIDENCE BEHIND THIS FINDING

SITE FEATURE	EVIDENCE	HOW IT AFFECTS THIS RESULT
Weathered parent material	MAPPED	NEUTRAL Mapped parent material is mixed or variable and provides no clear high- or low-clay direction.
Mapped soil type	MAPPED	POINTS HIGHER Mapped texture-contrast soil can include a clayey subsoil and does not support a clear low-clay interpretation.
Modelled soil texture	MODELLED	POINTS HIGHER From 0.15 to 2.0 m, SLGA estimates about 37% clay; modelled range 12–73% and about 50% sand; modelled range 22–69%. The estimate is consistent with a more clay-prone setting. It supports the interpretation but does not set the class.
Climate moisture regime	MODELLED	CONTEXT The sampled Thornthwaite Moisture Index is 1.2, corresponding to AS2870-style Climate Zone 2 (Wet temperate) and a design suction-change depth of 1.8 m. The 1961–1990 reference climatology reads Climate Zone 1. This describes expected seasonal moisture-change depth and severity; it does not set the mapped reactive-soil potential class.

Mapped is a regional survey category, Modelled a national soil-grid estimate; neither is an observation beneath this property and neither replaces testing.

South East Queensland urban corridor. This address sits within the South East Queensland regional context, where AS 2870 practice, residual-soil variability, transported sediments and coastal lowland deposits all matter to reactive-soil interpretation.

WHAT THIS DOES AND DOES NOT TELL YOU

- This is a regional mapping screen. It describes the mapped setting around the property, not soil observed beneath the building area.
- It does not identify clay mineralogy, estimate ground movement or provide a site classification.
- The highlighted 250 m cell is the reporting unit. Differences within the lot are not resolved.

SLGA clay and sand are modelled fine-earth percentages and exclude unquantified coarse fragments. TMI climate context, where available, informs seasonal moisture-change depth; it does not identify reactive clay or replace AS2870 site classification.

RECOMMENDED SCOPE FOR PHYSICAL SITE INVESTIGATION

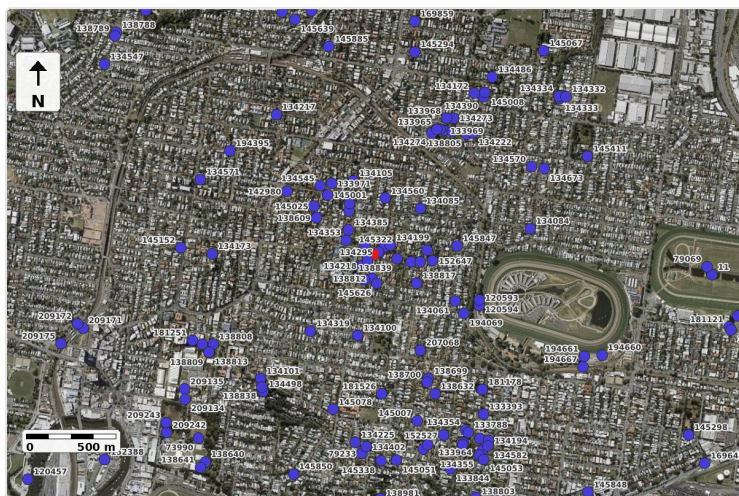
- Boreholes or test pits beneath the proposed building area, confirming natural ground and not terminating in fill.
- Extend investigation to the climate-zone design suction-change depth (Hs 1.8 m), logging the full moisture-active profile.
- Shrink-swell index (Iss) testing of clay layers encountered – the mapped layering here is variable, so do not extrapolate between boreholes.
- Site classification and footing design from the observed profile and laboratory results under AS 2870.

HISTORICAL BOREHOLES

Nearby borehole records used to model subsurface conditions

154 RECORDS FOUND

BOREHOLE LOCATION MAP



ANTICIPATED GROUND CONDITIONS

0.0-10.0 m

Clay

Cohesive fine-grained material; plasticity undifferentiated from available log descriptions. Shrink-swell behaviour and AS 2870 reactivity vary with mineralogy. Adequate embedment depth is generally required for footings. Consolidation settlement possible under sustained load. Site investigation is recommended to characterise plasticity and reactivity.

Selected Property



Borehole Location

NEARBY BOREHOLE RECORDS: 149 LOGGED BORES WITHIN 2000M RADIUS (OF 154 REGISTERED; THE REST HOLD NO LOG) - NEAREST 13 SHOWN

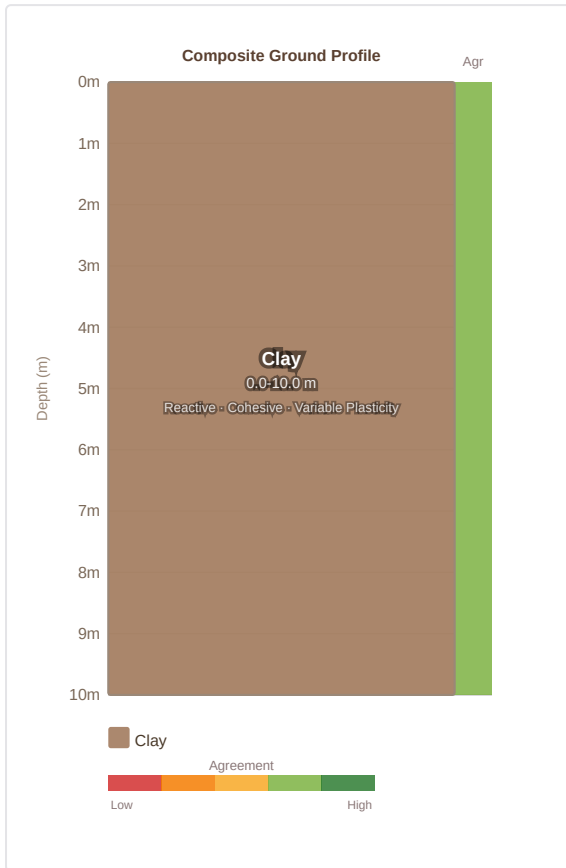
ID	DIST.	EASTING	NORTHING	DEPTH	GWL	YEAR	STRATA LOG
134295	23m ↗	505684	6966478	84.0m	-23.0m	2006	0.0-5.0m Red Gravelly Clay 5.0-17.0m Yellow Clay
134159	24m ↗	505688	6966474	54.0m	—	2006	0.0-2.0m Topsoil 2.0-7.0m Red Clay
134485	57m ↙	505621	6966430	51.0m	-10.0m	2006	0.0-4.0m Red Soil 4.0-22.0m Coloured Clays
145322	63m ↗	505713	6966506	55.0m	-4.0m	2007	0.0-1.0m Clay, Light Brown 1.0-6.0m Clay, Light Brown
145616	79m ↘	505607	6966516	78.0m	-24.0m	2007	0.0-1.0m Topsoil 1.0-2.7m Clay, Red
134218	95m ↙	505594	6966402	38.7m	-10.0m	2006	0.0-3.0m Brown Clay 3.0-13.6m Red Shale *
134199	97m ↗	505748	6966516	35.0m	-8.0m	2006	0.0-1.0m Brown Soil Top 1.0-6.0m Brown Clay
138839	123m ➡	505787	6966441	36.0m	-12.0m	2008	0.0-0.6m Topsoil 0.6-5.4m Clay Brown
138812	133m ↓	505646	6966332	30.0m	-15.0m	2007	0.0-0.3m Topsoil 0.3-1.3m Fill
145617	152m ↙	505604	6966326	90.0m	-12.0m	2007	0.0-1.0m Topsoil 1.0-2.7m Clay, Brown
145626	160m ↓	505674	6966304	73.0m	-17.0m	2007	0.0-0.5m Topsoil 0.5-3.0m Clay, Brown
134353	180m ↙	505504	6966543	57.0m	-11.0m	2006	0.0-1.0m Sandy Clay 1.0-5.0m Light Brown Clay
145012	200m ➡	505862	6966424	32.0m	-15.0m	2007	0.0-0.3m Topsoil 0.3-5.0m Clay, Red

Strata log shows actual layer boundaries from GWDB records. Source: Queensland Groundwater Database (GWDB), Dept. of Resources

LITHOLOGY

Composite ground profile synthesised from nearby borehole records

GOOD CONFIDENCE



LAYER SUMMARY

DEPTH	MATERIAL	AGREEMENT	BORES
0.0-10.0 m	Clay	75%	61

PROFILE CONFIDENCE

4/5 Good

64 boreholes combined; avg. material agreement 75%; nearest bore 23 m from site.

Synthesised from **64 boreholes** to **10.0 m** depth. Confidence factors: bore count (25%), material agreement (40%), proximity (25%), depth coverage (10%).

Method: Sampled at 0.5 m intervals, votes weighted by IDW (1/d²). Consecutive same-material intervals merged into layers. Agreement strip shows IDW-weighted dominant-material fraction (red = low consensus, through orange and yellow, to green = strong consensus). Built from **51** bores mapped to the site's geological unit (Neranleigh-Fernvale beds), plus **13** from adjacent units retained only where their depth to rock and rock type are consistent with the site unit. Source: Queensland Groundwater Database (GWDB), Dept. of Resources.

ENGINEERING INTERPRETATION

Clay 0.0-10.0 m

61 bores · 75% · 55m

Reactive · Cohesive · Variable Plasticity

Cohesive fine-grained material; plasticity undifferentiated from available log descriptions. Shrink-swell behaviour and AS 2870 reactivity vary with mineralogy. Adequate embedment depth is generally required for footings. Consolidation settlement possible under sustained load. Site investigation is recommended to characterise plasticity and reactivity.

HISTORICAL IMAGERY: 1974

● HISTORICAL DATA AVAILABLE

What does the historical aerial record show for this site and surrounds?

AERIAL PHOTOGRAPH



THINGS TO NOTE

Historical aerial imagery provides a record of past land use and site conditions. Evidence of previous industrial activities, agriculture, vegetation clearing, landfill, or earthworks can indicate potential soil disturbance, contamination, or the presence of fill material that may affect foundation design.

Changes in drainage patterns, watercourse alignments, and low-lying areas visible in historical imagery can also indicate flood risk or acid sulphate soil potential that may not be apparent from current mapping.

IMPORTANT CONSIDERATIONS

- ▶ Was this site previously used for industrial, agricultural, or waste disposal purposes?
- ▶ Is there evidence of imported fill or significant earthworks?
- ▶ Have drainage lines or watercourses been altered or culverted?
- ▶ Was vegetation cleared from low-lying or estuarine areas?
- ▶ Are there any unexploded ordnance (UXO) risk areas nearby from wartime use?

DATA NOTES

Historical aerial photography is sourced from the Queensland Government's State Capture Program archive. Coverage and resolution varies by location and era. Imagery dates from approximately the 1940s to present.

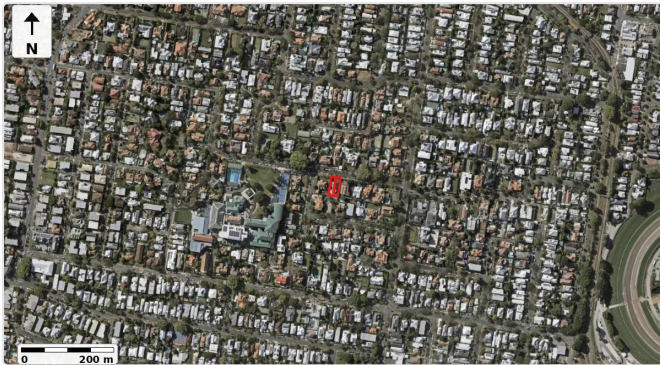
This page provides contextual information only. A Phase 1 Environmental Site Assessment (ESA) should be undertaken where historical land use concern is identified.

ENVIRONMENTAL CONSTRAINTS

Regulatory overlays and biosecurity constraints applying to this site

ACID SULPHATE SOILS

● NO MAPPED RISK



 Selected Property

No mapped ASS risk

This site is not within a mapped acid sulphate soil risk area based on available Queensland Government data.

ABOUT ASS

Acid sulphate soils contain iron sulphides that oxidise when exposed to air, producing sulphuric acid. This causes environmental damage to waterways, corrosion of infrastructure and risks to human health. Site investigation is recommended where excavation extends below the water table.

REGULATORY CONTEXT

Works in ASS risk areas may require a management plan under the *Environmental Protection Act 1994*. ASS disturbance that causes environmental harm is a prescribed activity under Queensland planning scheme overlays.

FIRE ANTS

● FIRE ANT BIOSECURITY ZONE 2



 Biosecurity Zone 2  Selected Property

Fire ant biosecurity zone 2

Movement restrictions apply to soil, turf and equipment. A Biosecurity Management Plan may be required for construction activities involving soil disturbance.

OBLIGATIONS

Red Imported Fire Ants (*Solenopsis invicta*) are subject to active biosecurity management in South East Queensland. Movement of soil, turf and equipment from declared areas requires compliance with the **Biosecurity Act 2014**. Construction sites within a zone may require a Biosecurity Management Plan and worker training.

IMPORTANT NOTICE

Zone boundaries are updated regularly by Biosecurity Queensland. The zone status shown reflects data at the time of report generation and must be independently verified prior to any earthworks or soil movement.

VERIFY BEFORE EARTHWORKS

Confirm current zone status at business.qld.gov.au/fireants before any soil disturbance.

GROUNDWATER

● DEEP

Is groundwater likely to be encountered during excavation or construction?

ESTIMATED GWL DEPTH

~23.0m

AQUIFER TYPE

Unconfined

YIELD ESTIMATE

0.0-13.9 L/s

SALINITY

Fresh (~400 µS/cm)

INDICATIVE DEPTH PROFILE

0 - 23.0m



Unsaturated Zone

Unsaturated soil above water table.

~23.0m



Water Table (GWL)

Estimated groundwater level based on nearby bore records. Subject to seasonal variation.

23.0 - 69m



Saturated Zone

Saturated zone, dewatering may be required.

>69m



Deep Aquifer

Unconfined aquifer.



Construction Implication

Dewatering likely required for excavations below 23.0m. Assess basement feasibility carefully.

THINGS TO KNOW

Groundwater is water held in the saturated zone beneath the earth's surface. Its depth and behaviour directly affects excavation planning, basement feasibility, dewatering requirements, and the corrosivity of ground conditions toward buried infrastructure.

Seasonal variation can cause groundwater levels to rise significantly, particularly after extended rainfall events, which may impact sites that appear dry at surface during investigation.

Note: Groundwater depths are estimated from nearby bore records held in government databases. They are indicative only and subject to seasonal and spatial variation.

QUESTIONS TO ASK

- ▶ At what depth is groundwater likely to be encountered?
- ▶ Will dewatering be required during construction?
- ▶ Is there a risk of groundwater ingress into basements or sub-floor areas?
- ▶ How does seasonal variation affect the groundwater level on this site?
- ▶ Are there any groundwater contamination concerns in the vicinity?

LEGEND



Selected Property



Registered bore

NEARBY BORE RECORDS

149 logged bores within 2000m radius
154 registered bores in radius
Deepest record: 544.4m
Source: Queensland Groundwater Database (GWDB), Dept. of Resources

WHO SHOULD READ THIS REPORT

- ✓ Property buyer or owner
- ✓ Architect or building designer
- ✓ Mortgage broker or lender
- ✓ Structural or civil engineer
- ✓ Builder or contractor
- ✓ Town planner or council officer

LIMITATIONS OF THIS REPORT

This report is a **desk-study assessment only**. All geotechnical parameters, soil profiles, and ground condition estimates presented herein are derived from publicly available data sources including regional geological mapping, government borehole databases, and published literature. **No physical site investigation has been conducted** as part of this report.

The information is provided as a preliminary guide to assist early-stage planning and should not be relied upon for detailed engineering design, construction, or legal decisions without further site-specific investigation by a suitably qualified geotechnical professional.

DATA SOURCES & ACCURACY

All data layers sourced from third-party government and regulatory bodies are provided in good faith. LayeredGeo does not warrant the accuracy, completeness, or currency of this information.

Fire Ant zone boundaries are updated regularly by Biosecurity Queensland and should be independently verified prior to commencement of any earthworks. **Topographic data** is derived from government digital elevation models, which vary in source, age and resolution between states and areas, and may not reflect recent earthworks or changes to the site.

DATA ATTRIBUTION

Data in this report is sourced from publicly available government datasets licensed under **Creative Commons Attribution 4.0 International (CC BY 4.0)** creativecommons.org/licenses/by/4.0

Queensland Government: © State of Queensland 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines, Manufacturing and Regional and Rural Development; Department of Environment and Science; Biosecurity Queensland). Sources: Queensland Geology Detailed; Queensland DEM; Queensland Soil Classification & Acid Sulfate Soils; Queensland Administrative Boundaries; Queensland Historical Aerial Imagery; Queensland Groundwater Database (GWDB); Fire Ant Biosecurity Zones.

Geoscience Australia: © Commonwealth of Australia (Geoscience Australia) 2026, CC BY 4.0. Where this report reproduces an earliest aerial photograph from the Commonwealth historical aerial photography collection, that frame is Geoscience Australia data under the same licence.

CSIRO / TERN: © CSIRO 2026. Soil property data (clay, sand, CEC, depth) from the TERN Australian Soil and Landscape Survey Infrastructure (ACLEP), licensed under CC BY 4.0.

Aboriginal Cultural Heritage: Native title determination and Indigenous Land Use Agreement boundaries © National Native Title Tribunal; QLD cultural heritage party boundaries © State of Queensland; NSW Local Aboriginal Land Council boundaries © NSW Spatial Services. Cultural heritage context is shown at boundary level only - records of individual Aboriginal cultural heritage sites are held on the Queensland Cultural Heritage Register and the NSW AHIMS register, and a register search should be undertaken before any ground disturbance (statutory duty of care / due diligence obligations apply).

In consideration of these data providers permitting use of this data, LayeredGeo and the recipient acknowledge that the relevant State or agency gives no warranty in relation to the data (including accuracy, reliability, completeness or currency) and accepts no liability for any loss, damage or costs relating to any use of the data.

PROFESSIONAL ADVICE

LayeredGeo strongly recommends that a registered geotechnical engineer conduct a site-specific investigation in accordance with **AS 1726 - Geotechnical Site Investigations** before finalising foundation design, retaining wall design, or any significant earthworks. Engineering parameters contained in this report should be treated as indicative only and superseded by laboratory testing and in-situ investigation results.

REPORT DETAILS

Report generated: **03 September 2026** · Prepared by: **LayeredGeo Pty Ltd**

© 2026 LayeredGeo Pty Ltd. This report is confidential and prepared solely for the named addressee. Unauthorised reproduction is prohibited.

Know your site before you break ground.

Instant geotechnical and planning desktop assessments, GIS data exports and on-listing property intelligence, powered by state government spatial data.



SITE REPORTS

Geotechnical Reports

Geology, soils, groundwater, topography and borehole context for a covered address, delivered as a PDF in minutes.

layeredgeo.com.au/reports →



PLANNING OVERLAYS

Planning Reports

Zoning, flood, bushfire, heritage, easements and environmental overlays screened against a covered address, in one PDF.

layeredgeo.com.au/planning-maps →



GIS EXPORT

Spatial Data Export

Download property boundaries, contours, geology, soils, elevation rasters and, where published, the flood model grids themselves: DXF, Shapefile, GeoPackage, KMZ or GeoTIFF, ready for Civil 3D, QGIS, ArcGIS or Google Earth.

layeredgeo.com.au/export →



BROWSER EXTENSION

Scout

A Chrome extension that adds flood, elevation, terrain and price-estimate badges to every realestate.com.au listing. Browse smarter, decide sooner.

layeredgeo.com.au/scout →



FLOOD MODELLING

Flood Model Report

Every published flood model that reaches an address - modelled depth, velocity and flood level for each event and climate scenario, mapped, with the recorded floods that touched the block. \$9, no account needed.

layeredgeo.com.au/flood-report/app →



ELEVATION

Terrain Report

The elevation of one property: a contour map of the block, four cross sections through the lot with the peak grade, and a 3D model of the surrounding landform. \$9, no account needed.

layeredgeo.com.au/terrain-report/app →