EI Australia
Suite 6.01, 55 Miller Street
PYRMONT, NSW 2009

ABN 42 909 129 957

E service@eiaustralia.com.au
W www.eiaustralia.com.au
T 02 9516 0722

8 May 2026
E26891.G20.02

Two Conway Pty Ltd
Care of
Alex Sicari
Mathieson Property
Email: asicari@mathiesonproperty.com

Geotechnical Opinion – Letter No. 2
Proposed Residential Development
DIAN, ROSE BAY, 2A & 2-6 Conway Avenue, 38-40 Carlisle Street and 15A & 15 Fernleigh Avenue, Rose Bay NSW

At the request of Two Conway Pty Ltd (the Client), EI Australia (EI) has prepared a geotechnical opinion letter for the proposed development at 2A & 2-6 Conway Avenue, 38-40 Carlisle Street and 15A & 15 Fernleigh Avenue, Rose Bay NSW (the Site). The purpose of this letter is to address geotechnical and groundwater concerns from DPHI and Woollahra Council.

At the time of writing this letter, EI has prepared the following relevant documents for this Site:

- (EI 2026a) *Opinion Letter No. 1, Groundwater Considerations* Ref. E26891.G20.01_Rev1, dated 18 December 2025;
- (EI 2025b) *Preliminary Geotechnical Investigation Report* Ref. E26891.G03_Rev1, dated 18 December 2025; and
- (EI 2025c) *Letter on Acid Sulfate Soils Assessment* Ref. E26891.E14_Rev0, dated 26 November 2025.

EI has been provided with the following documents to assist in the preparation of this letter.

- MHNDUNION (2026) *Preliminary Architectural Drawings* Ref. 25-135, Rev. B, dated 1 May 2026;
- DPHI (2026a) *Request for Additional Information* Ref. Residential development with in-fill affordable housing – 2-6 Conway Avenue, 15 - 15A Fernleigh Avenue & 38 - 40 Carlisle Street, Rose Bay (SSD -101842729), dated 13 April 2026;
- DPHI (2026b) *Response to Submissions* Ref. Residential development with in-fill affordable housing – 2-6 Conway Avenue, 15 - 15A Fernleigh Avenue & 38 - 40 Carlisle Street, Rose Bay (SSD -101842729), dated 24 March 2026;
- Woollahra Council (2026) Ref. 26/30652, dated 2 March 2026; and
- MHNDUNION (2025) *Architectural Drawings* Ref. 25-135, Rev. A, dated 17/12/2025.

EI acknowledges the concerns from DHPI and Woollahra Council. The EI (2025b) PGI is limited in the depth and lateral extend of the investigations at the Site, particularly making observations of the stratigraphy in the Western region of the Site. The comments from DPHI and Woollahra Council are stated below with corresponding comments by EI in response:

DPHI (2026a)

> *Item 1: "Provide information regarding the proposed dewatering management plan to be carried out during construction."*

EI proposes to prepare a Dewatering Management Plan ("DMP") following additional geotechnical investigations and seepage analyses.

> *Item 2: "Provide information regarding the proposed retention system to be implemented. Specifically, the following elements are required to be considered:*
> *a. shoring installation, including the consideration of piling effects, sheet pile driving effects and vibrations effects*

The EI (2025b) PGI report provides initial advice on shoring and vibration. EI proposes to prepare a additional geotechnical investigation ("AGI") report comprising additional cored boreholes and installation of groundwater monitoring wells for further groundwater investigations. The AGI will provide recommendations for shoring wall types and installation, and vibration considerations

> *b. anchor installation (if applicable)*

The EI (2025b) PGI report provides initial advice on shoring and vibration. The proposed AGI report will provide updated recommendations for anchoring.

> *c. excavation (including shoring deformations when loads are applied and deformations behind the shoring, risk of loss of ground through the shoring, etc)*

The EI (2025b) PGI report provides initial advice on excavation, such as excavatability. The proposed AGI report will provide updated recommendations for excavations. EI proposes to prepare a Geotechnical and Hydrogeological Monitoring Program ("GHMP"), to support the structural consultant's shoring wall assessment for shoring wall deformations.

> *d. ground movements due to excavation will need to be addressed by means of appropriate numerical analysis which predicts movements both at the wall and behind the wall*

The proposed GHMP will support the structural consultant's assessment for ground movements behind shoring walls.

> *e. a prediction of the effects of the ground deformations (e.g. due to shoring installation, excavation, dewatering, vibration) on neighbouring buildings*

EI proposes to prepare a Groundwater Seepage Analysis ("GSA") to predict expected annual volumes of groundwater within the basement excavation, groundwater drawdown and drawdown induced settlements. The proposed GHMP, will support the structural consultant's assessment for ground deformations behind shoring walls.

> *f. this will need to be compared to a defined 'Acceptable Damage ' to neighbouring buildings and the design and construction methods developed to result in no more than this 'Acceptable Damage '."*

The proposed GSA and GHMP will assist in nominating a criteria shoring wall deflections, which will be assessed by the structural consultant.

> *Item 3: "Confirm whether a tanked basement will be adopted in perpetuity."*

The proposed GSA will conclude whether a tanked basement is necessary on the basis of geotechnical analyses of whether a drained basement will be geotechnical possible. At the time of writing this document, EI has started long term groundwater monitoring to assess peak groundwater fluctuations.

DPHI (2026b)

> *Item 25: "Provide a comprehensive response to the hydrogeological and geotechnical issues raised by the Council and the community, including a comprehensive response to the requirements of Clause 6.2 of the WLEP."*

EI proposes to carry out additional geotechnical and groundwater investigations to provide further insight into the impacts of the development. Geotechnical issues are proposed to be addressed within the AGI, and hydrogeological issues are proposed to be addressed within the DMP and GHMP.

> *Item 27: "Update the Dewatering Management Plan and Geotechnical Investigation Report to provide a response to concerns raised in public submissions about potential cumulative impacts on groundwater flows and subsidence."*

EI proposes to prepare a DMP following additional geotechnical investigations and seepage analyse.

> *Item 28: "Update the Preliminary Site Investigation Plan and the Acid Sulphate Soil (ASS) Management Plan to recognise that proposed excavation is expected to be deeper than 4 m below ground level, which may detrimentally impact on the ASS risk level."*

The EI (2025c) Acid Sulphate Letter concluded that, "…the potential presence of ASS at the site is considered unlikely and further ASS related investigation or assessment is considered unwarranted." However, we understand that observations that contributed to the letter were limited by date from the EI (2025a) PGI report. Due to the presence of sandstone bedrock, we do not expect the vertical extent of the basement excavation to increase the potential for acid sulphate soils to be present at the Site.

Woollahra Council (2026)

> *Section 7 Earthworks: "The Geotechnical Opinion and Preliminary Geotechnical Investigation are unsatisfactory for the following reasons:*
> *• The Preliminary Geotechnical Investigation identifies a maximum excavation depth of 9m. Section A depicts a 12.5m excavation depth."*
> *• The Geotechnical Opinion and Preliminary Geotechnical investigation fail to consider the cumulative impacts to groundwater flows and floodwater movements from future LMR developments."*
> *• The Geographical Groundwater Assessment and Geotechnical investigation make no reference to the Woollahra DCP 2015 Groundwater (hydrogeology) and geotechnical impact provisions."*

The proposed AGI report will supersede the EI (2025a) PGI, and will be prepared in the context of the current architectural drawings. Groundwater flows will be assessed in the proposed GSA report. The DMP and GHMP will address hydrogeological considerations and impacts.

For and on behalf of
EI Australia

James Brooker

Senior Geotechnical Engineer

Attachment: Important Information

eiaustralia

Important Information

SCOPE OF SERVICES

The geotechnical report ("the report") has been prepared in accordance with the scope of services as set out in the contract, or as otherwise agreed, between the Client And EI Australia ("EI"). The scope of work may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

RELIANCE ON DATA

EI has relied on data provided by the Client and other individuals and organizations, to prepare the report. Such data may include surveys, analyses, designs, maps and plans. EI has not verified the accuracy or completeness of the data except as stated in the report. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations ("conclusions") are based in whole or part on the data, EI will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to EI.

GEOTECHNICAL ENGINEERING

Geotechnical engineering is based extensively on judgment and opinion. It is far less exact than other engineering disciplines. Geotechnical engineering reports are prepared for a specific client, for a specific project and to meet specific needs, and may not be adequate for other clients or other purposes (e.g. a report prepared for a consulting civil engineer may not be adequate for a construction contractor). The report should not be used for other than its intended purpose without seeking additional geotechnical advice. Also, unless further geotechnical advice is obtained, the report cannot be used where the nature and/or details of the proposed development are changed.

LIMITATIONS OF SITE INVESTIGATION

The investigation programme undertaken is a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions. The data derived from the site investigation programme and subsequent laboratory testing are extrapolated across the site to form an inferred geological model, and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour with regard to the proposed development. Despite investigation, the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies. The engineering logs are the subjective interpretation of subsurface conditions at a particular location and time, made by trained personnel. The actual interface between materials may be more gradual or abrupt than a report indicates.

SUBSURFACE CONDITIONS ARE TIME DEPENDENT

Subsurface conditions can be modified by changing natural forces or man-made influences. The report is based on conditions that existed at the time of subsurface exploration. Construction operations adjacent to the site, and natural events such as floods, or ground water fluctuations, may also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. EI should be kept appraised of any such events, and should be consulted to determine if any additional tests are necessary.

VERIFICATION OF SITE CONDITIONS

Where ground conditions encountered at the site differ significantly from those anticipated in the report, either due to natural variability of subsurface conditions or construction activities, it is a condition of the report that EI be notified of any variations and be provided with an opportunity to review the recommendations of this report. Recognition of change of soil and rock conditions requires experience and it is recommended that a suitably experienced geotechnical engineer be engaged to visit the site with sufficient frequency to detect if conditions have changed significantly.

REPRODUCTION OF REPORTS

 Where information from the accompanying report is to be included in contract documents or engineering specification for the project, the entire report should be included in order to minimize the likelihood of misinterpretation from logs.

REPORT FOR BENEFIT OF CLIENT

The report has been prepared for the benefit of the Client and no other party. EI assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of EI or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

OTHER LIMITATIONS

EI will not be liable to update or revise the report to take into account any events or emergent circumstances or fact occurring or becoming apparent after the date of the report.