

Date: 7/11/2025

Prepared for: EG

Attention: Mr. Sahand Farooji

Email: sfarooji@eg.com.au

Re: Addendum Letter-Preliminary Groundwater Assessment

Project: 25 Moss Vale Rd, Bomaderry NSW 2541

Job NO: KFMGR-250583.2

1. INTRODUCTION

KFM Geotech (KFM) was engaged by Mr. Sahand Farooji on behalf of EG to carry out a preliminary groundwater assessment for the site and provide an addendum letter for the proposed Mixed-use development comprising 198 dwellings across a mix of market and social, and affordable housing at 25 Moss Vale Road, Bomaderry NSW 2541 (the Site).

2. THE PROPOSED DEVELOPMENT EXCAVATIONS

The proposed mixed-use subdivision comprises several blocks, designated A to H and J to N. Based on the information provided by the client, excavation works are planned within Blocks A, F, J, K, M, and N. As backfilling operations will also be undertaken across the development area, the relevant excavation parameters, including the reduced levels (RL) for bulk excavation, the maximum excavation depth into the proposed final ground, and the maximum excavation depth into the existing ground surface level, are summarised in Table 1 below.

Table 1. Excavation Levels

Block Number	Current Ground RL Range	Proposed Bulk Excavation RL	Maximum Excavation From Proposed Ground Level (m)	Maximum Excavation into Existing Ground (m)
A	42.9-42.50	40.1	2.8	2.8
F	33.4-32.30	32.0	4.0	1.4
J	40.30-38.60	37.2	2.5	1.6
K	42.20-41.30	39.0	3.2	3.2
M	34.7-34.20	33.3	1.4	1.4
N	40.2-36.60	37.0	3.0	3.0

3. PRELIMINARY SUMMARY OF GROUND WATER ASSESSMENT

KFM Geotech Pty Ltd prepared a Geotechnical Site Investigation Report in October 2025 for the subject property (KFMGR-250583). KFM Geotech (KFM), Geotechnical Engineer, inspected the site on 29 September 2025 and drilled six (6) boreholes (BH1-BH6) using a Ute-mounted drilling rig to a maximum depth of 4.2m (bgl) depth. Upon completion of the borehole drilling, three (3) groundwater wells were installed in BH1, BH2 and BH3. Groundwater monitoring has been carried out a few days after the well installation. Borehole locations are presented in Figure 1.

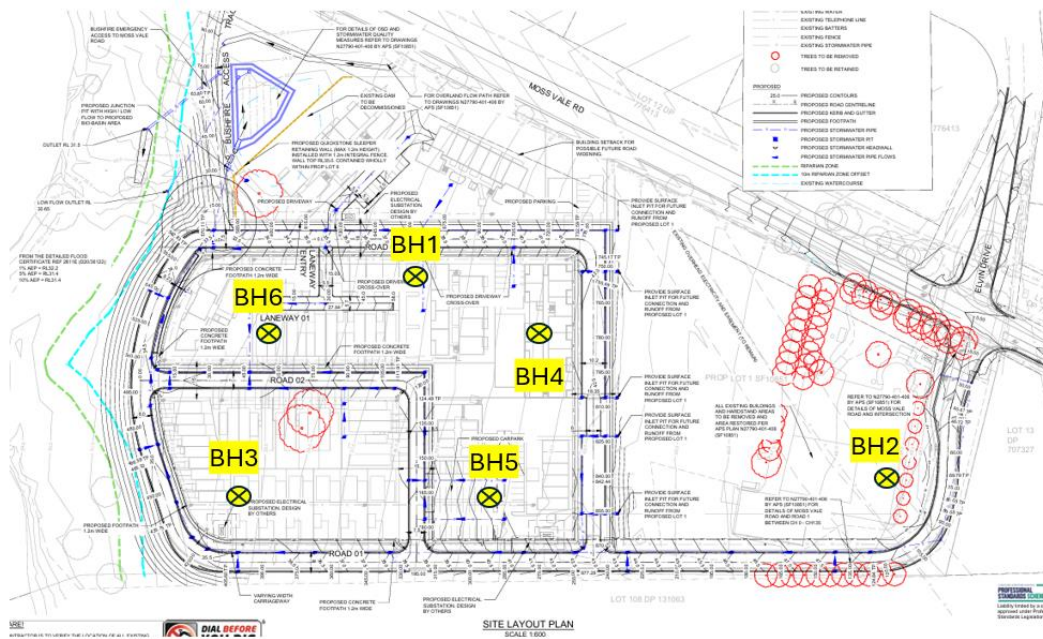


Figure 1. Borehole Locations

The result of the site inspection and fieldwork observations indicates that the site's subsurface profile comprises fill materials with a maximum depth of 0.4m, overlying a natural clay layer with depths ranging from 1.3m to 2.4m, and then overlying sandstone bedrock.

Groundwater was encountered in the BH3 and BH6 during borehole drilling. Three (3) groundwater monitoring wells MW1, MW2, and MW3 were installed in BH1, BH2, and BH3, respectively. The installation details are shown in Table 2.

Table 2. Groundwater Well Installation Details

Well Features	Groundwater Monitoring Well		
	MW1 (BH1)	MW2 (BH2)	MW3 (BH3)
Ground elevation (RL)	37.5	49.0	34.5
Well depth (m bgl)	3.5	3.5	4.0
Screen interval (m bgl)	0.5-3.5	0.5-3.5	1.0-4.0
screen length (m)	3	3	3
Screen lithology	Clay and Sandstone	Clay and Sandstone	Clay and Sandstone

Groundwater measurements were taken on 9 October 2025 using a dip meter. Table 3 presents readings of the groundwater level taken from monitoring wells MW1 (BH1), MW2 (BH2), and MW3 (BH3).

Table 3. Groundwater Measured Levels

Monitoring well	Groundwater Level (m)			
	Slotted Screen	Ground Level	09/10/2025	
	RL (m, AHD)	RL (m, AHD)	Depth (m)	RL (AHD)
MW1 (BH1)	RL37.0 to RL 34.0	37.5	1.49	36.01
MW2 (BH2)	RL 38.5 to RL 35.5	49.0	1.81	47.19
MW3 (BH3)	RL 33.5 to RL 30.5	34.5	1.67	32.83

Table 3 shows variations in groundwater levels at the site, ranging from RL 47.19 to RL 32.83 in MW2 (BH2) and MW3 (BH3), respectively. From the groundwater reading, it is understood that the groundwater table is approximately 1.6m below the existing ground surface level across the site.

4. ASSESSMENT

According to the architectural plans provided by the client and the geotechnical investigation conducted by KFM Geotech Pty Ltd, groundwater was found at depths between approximately 1.5 m and 1.8 m below the current ground surface. It is important to note that groundwater levels may fluctuate due to factors such as rainfall, temperature,

and other variables. For excavations up to 1.6 m deep from the existing ground surface, groundwater ingress is not expected. However, for deeper excavations exceeding 1.5 m (if the GW table is above the bulk excavation level), groundwater seepage may occur.

Based on the architectural drawings, several proposed blocks are expected to be excavated more than 1.6 m below the existing ground level. In particular, Blocks A, K, and N have proposed bulk excavation depths of approximately 2.8 m, 3.2 m, and 3.0 m, respectively. For these blocks, and any others with similar excavation requirements, a fully tanked basement system will be required and should be detailed as part of the Construction Certificate phase (CC).

For blocks where the proposed bulk excavation does not intercept the groundwater table (e.g., Blocks B and H), a drained basement system may be adopted. Based on the preliminary findings, a drained basement design is considered feasible for some sections of the proposed development and is expected to have minimal impact on surrounding foundations, services, structures, and the local environment. It is recommended that an effective drainage system be installed and properly maintained behind retaining walls to relieve hydrostatic pressure resulting from seepage accumulation. Additionally, under-slab drainage should be incorporated beneath the basement floor slab to prevent hydrostatic pressure buildup, with collected seepage directed to a pump-out system connected to the stormwater network.

For any excavation that intercepts the groundwater table where a drained basement is proposed, a detailed hydrogeological assessment will be required to evaluate the seepage rate into the basement and determine whether a drained or tanked basement system is appropriate. The assessment will also confirm whether a Water Access Licence is required for groundwater take, in accordance with WaterNSW Fact Sheet 250920.

To manage any minor seepage into the basement during construction, a conventional sump and pump system can be utilized on-site. KFM Geotech Pty Ltd believes that the proposed development may be exempt from requiring a Water Access License during construction; however, approval for Water Supply Works (WSW) might be necessary.

All site discharges must pass through a filtration system before being released into the Council's stormwater system or an approved alternative. Groundwater assessment and testing must be conducted prior to any discharge to ensure contaminant levels meet

acceptable standards. Written approval from the Council is required before discharging any groundwater.

This addendum letter, considering the limitations presented in section 5 of this report, has been prepared solely for the commissioning client and remains the intellectual property of KFM Geotech Pty Ltd. Any unauthorised reproduction, distribution, or use of this document by other parties is strictly prohibited.

For and on behalf of

KFM Geotech Pty Ltd



Dr. Mohammad Hossein Bazyar
BEng MEng PhD CPEng NER
Principal Geotechnical Engineer

5. LIMITATIONS AND CONDITIONS OF THE REPORT

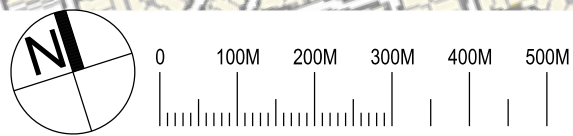
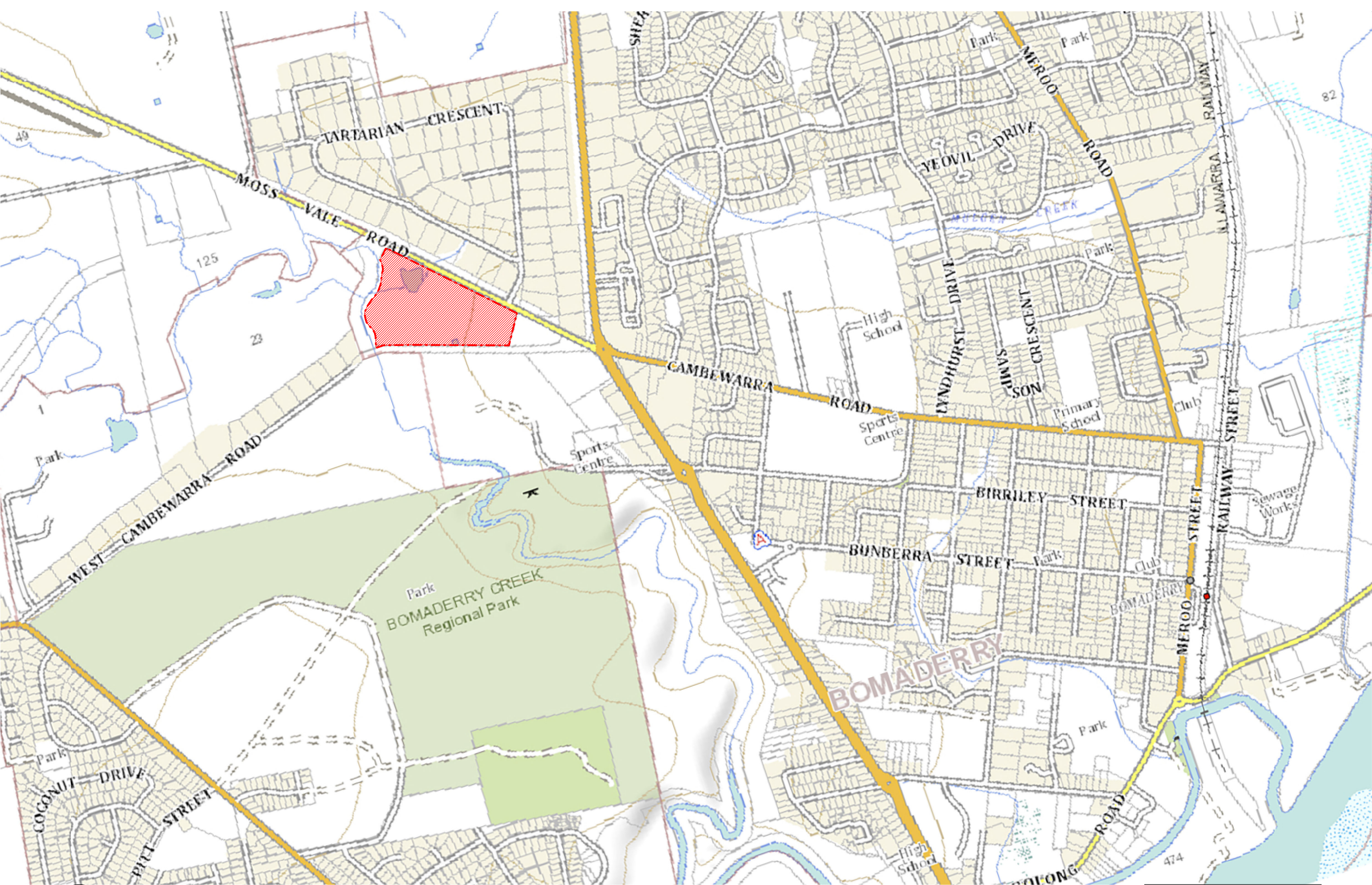
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This Geotechnical Site Investigation report has been prepared based only on the information provided at the time of this investigation and may not be valid if site conditions change. The findings presented in the report reflect the sub-surface conditions specifically at the designated sampling and testing locations, and only to the depths probed during the investigation and at the time of assessment. It's important to note that sub-surface conditions are subject to abrupt changes influenced by geological processes and human activities. These alterations might occur subsequent to KFM Geotech fieldwork.

KFM Geotech recommendations are formulated based on the observed conditions during the investigation. However, the accuracy of these recommendations may be impacted by undetected variations in ground conditions across the site, extending beyond the sampled areas. Additionally, budget constraints imposed by external parties or limitations in site accessibility may further constrain the scope of advice provided. We recommend that the foundation excavation for any type to be inspected by a qualified geotechnical engineer to confirm the subsurface conditions and advice recommended in this report.

If the construction phase recommendations presented in this report are not implemented, the general recommendations may become inapplicable and KFM accepts no responsibility whatsoever for the performance of the building where recommendations are not implemented in full and properly tested, inspected, and documented.

Drawings



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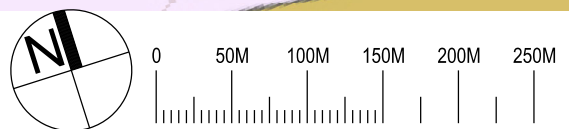
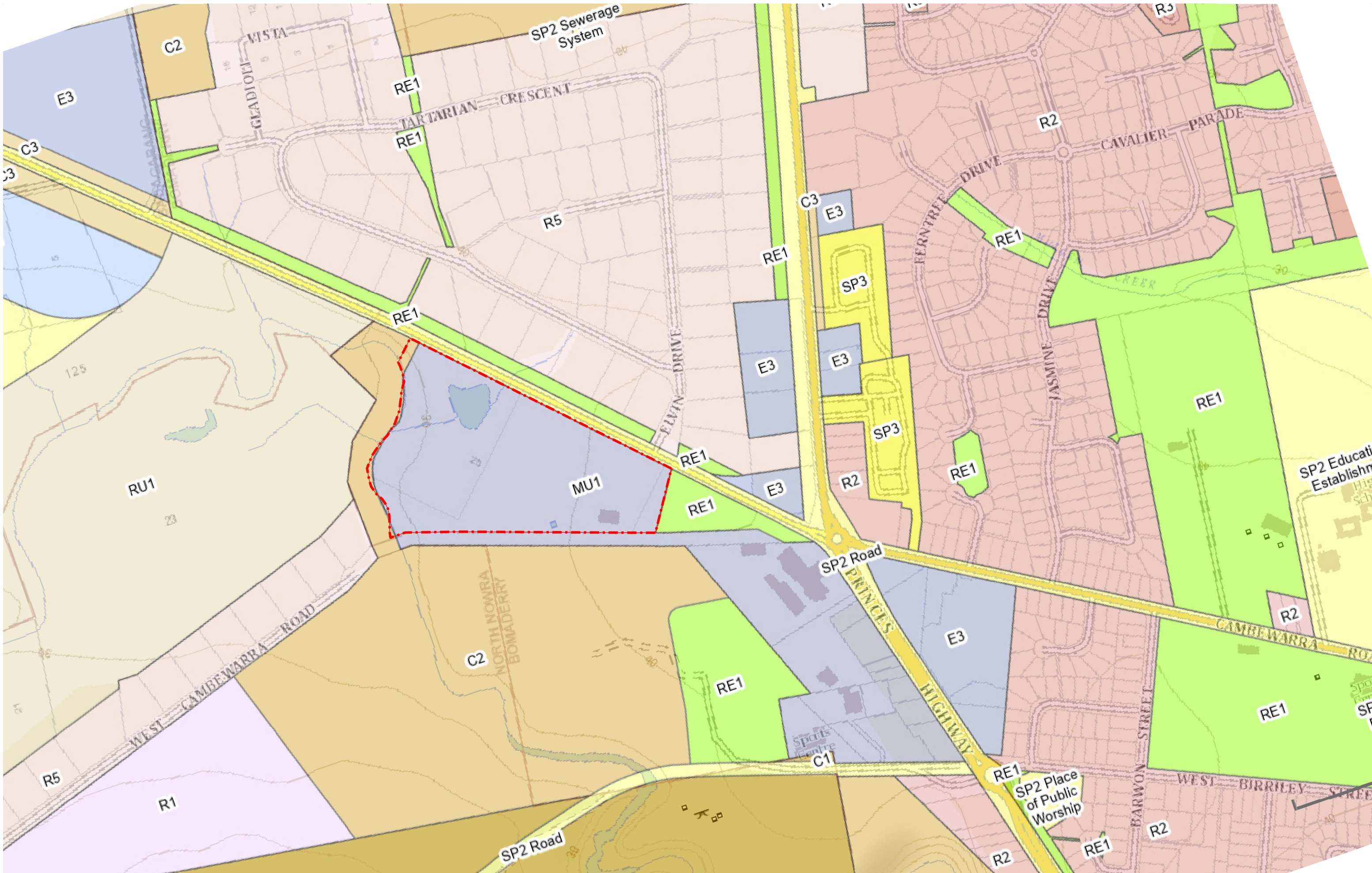
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan - SSDA
 Location Plan

Date	21st October 2024		
Drawn	DJD	Scale	1:10000 @ A3
Job No.	SYB01	Dwg No.	MP001
		Rev.	C



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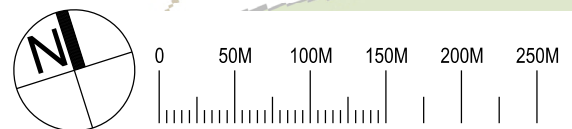



Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan - SSSA
 Statutory Zoning

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:5000 @ A3
Dwg No.	MP005	Rev.	C



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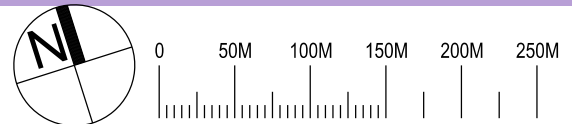



The Yards

Moss Vale Road, Bomaderry

Drawing Title
 Master Plan - SSSA
 Statutory Heights

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:5000 @ A3
Dwg No.	MP006	Rev.	C



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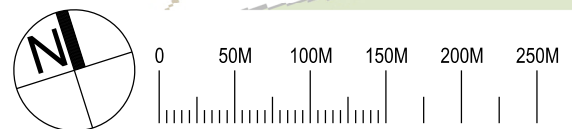
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Drawing Title
 Master Plan - SSSA
 Biodiversity Zones

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:5000 @ A3
Dwg No.	MP007	Rev.	C



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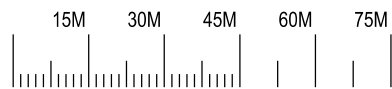
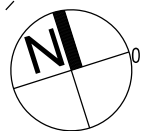
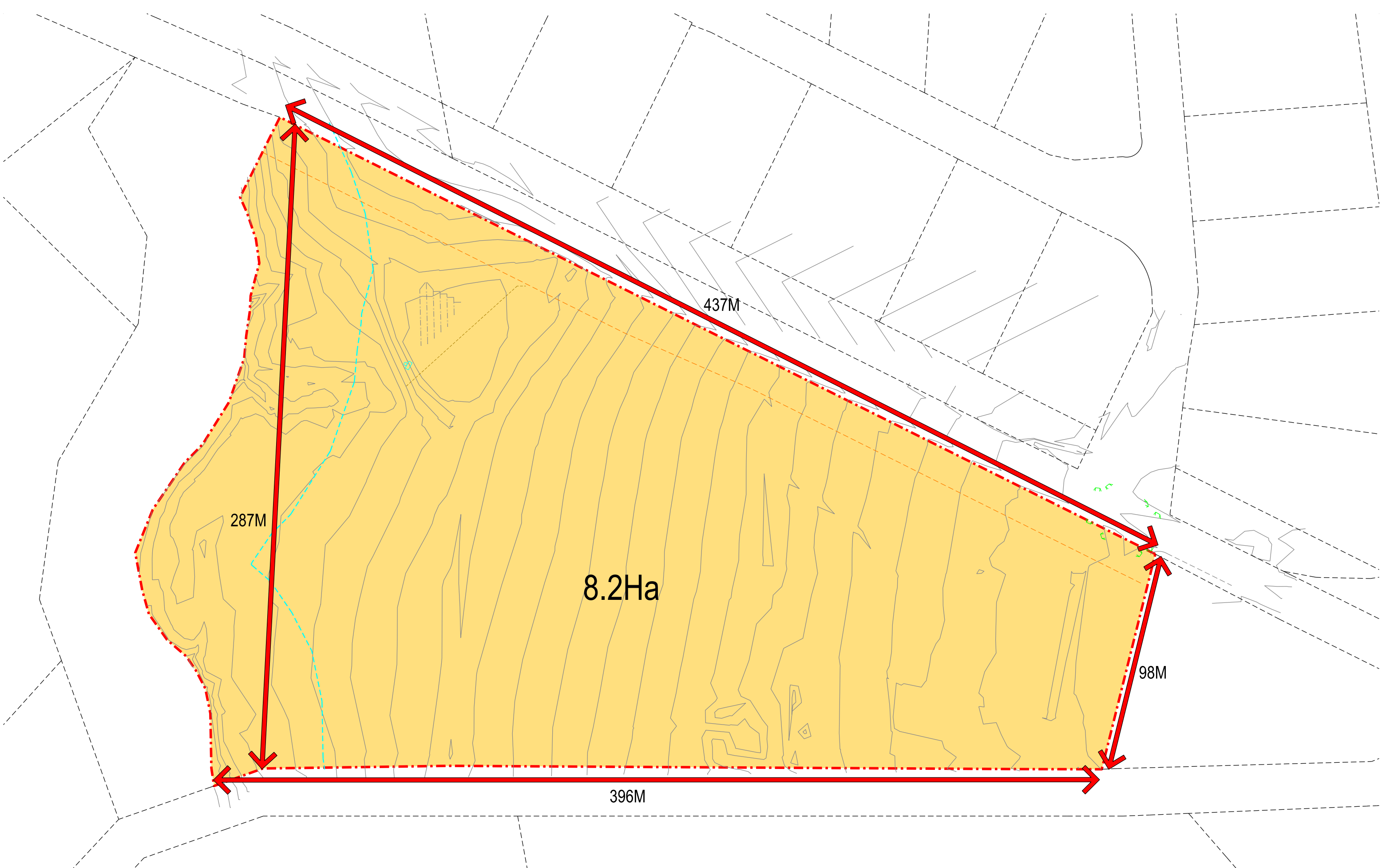



Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan - SSSA
 Terrestrial Biodiversity

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:5000 @ A3
		Dwg No.	MP008
		Rev.	C



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Drawing Title
 Master Plan Investigation - SSDA
 The Site

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:1500 @ A3
Dwg No.	SK010	Rev.	D



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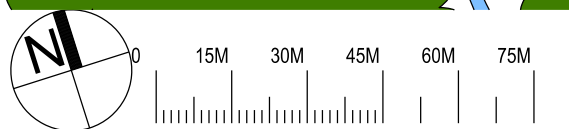
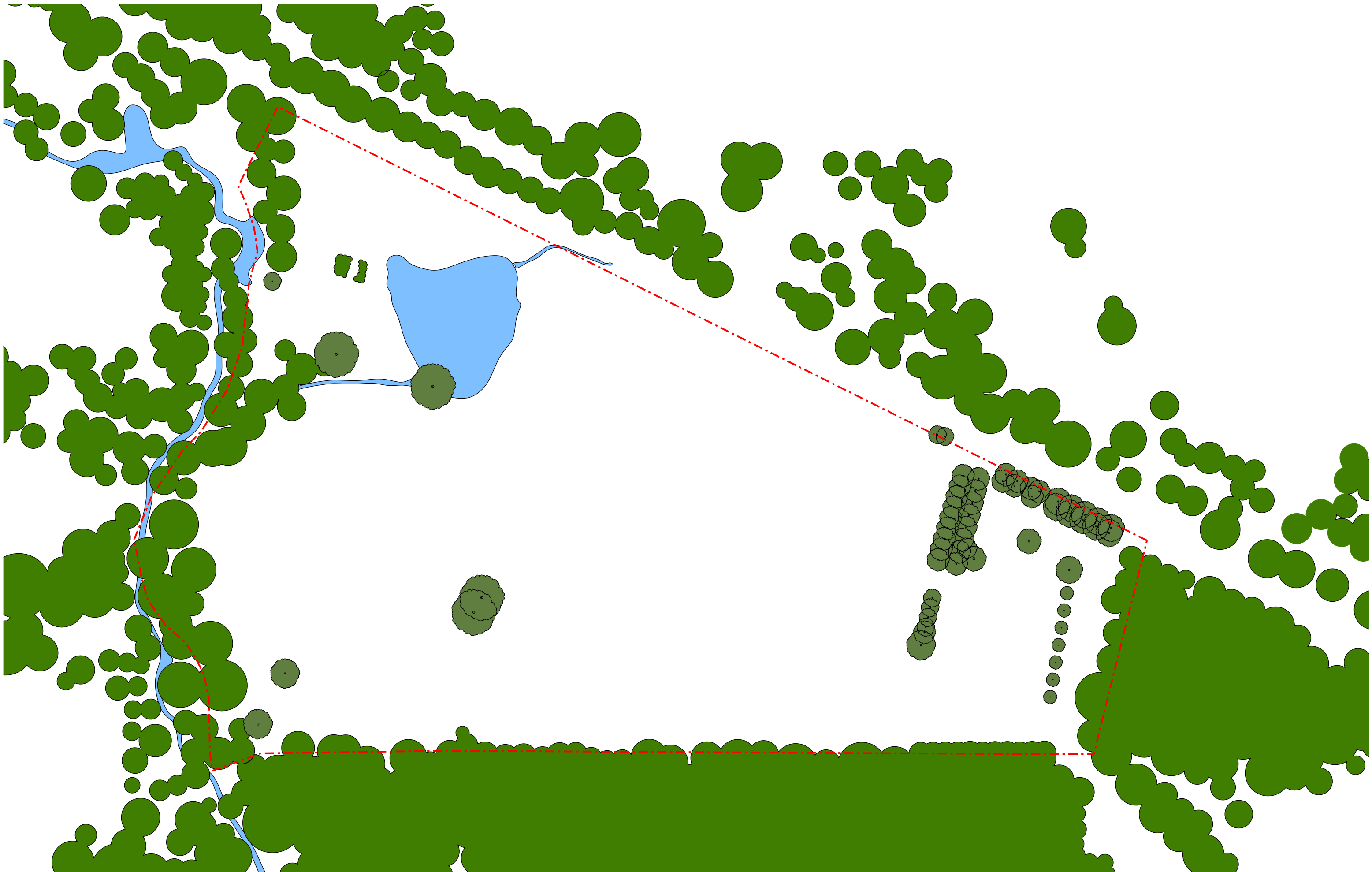


The Yards

Moss Vale Road, Bomaderry

Drawing Title
Master Plan Investigation - SSSA
Site Aerial

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:1500 @ A3
Dwg No.	SK011	Rev.	C



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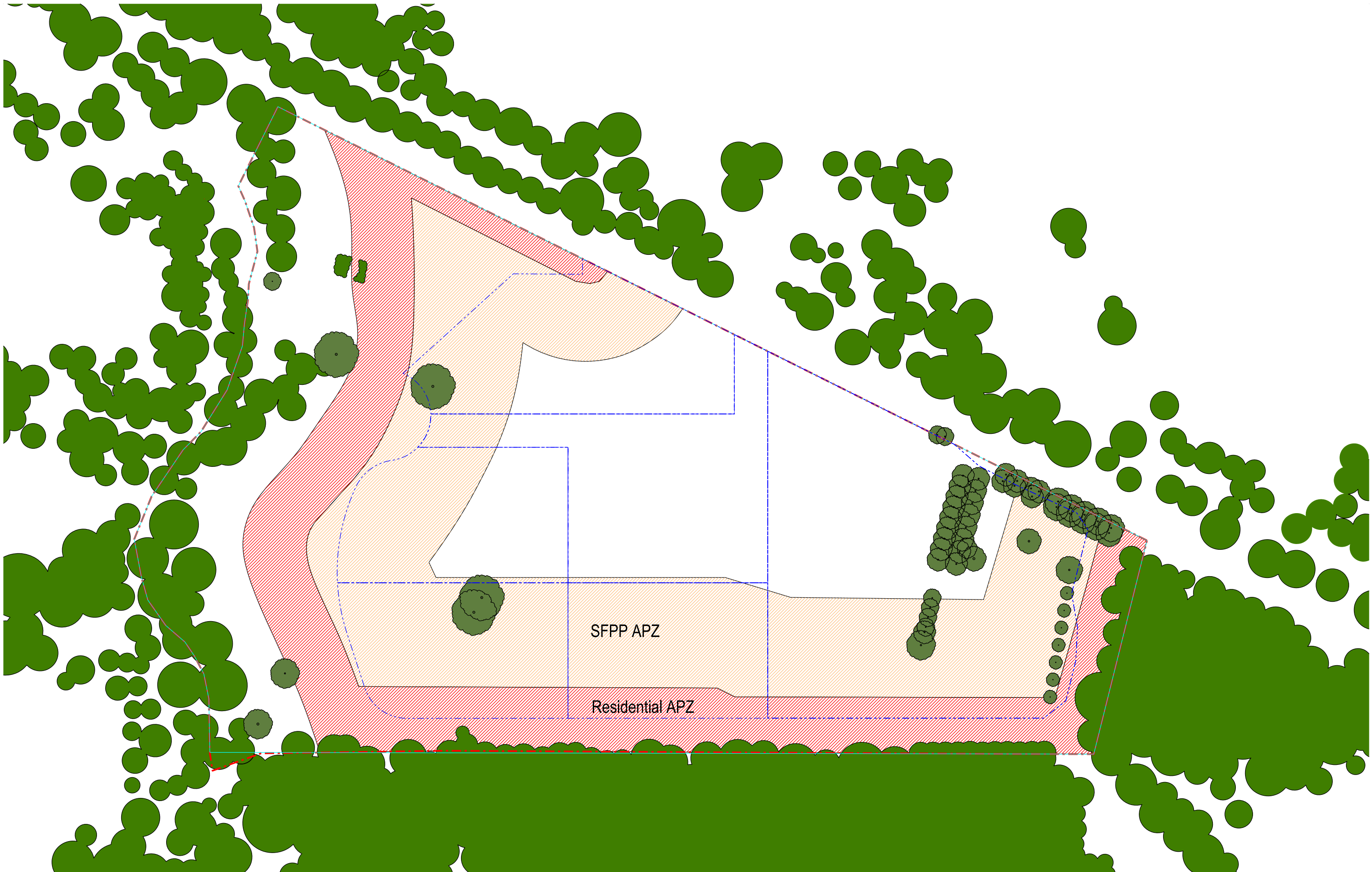
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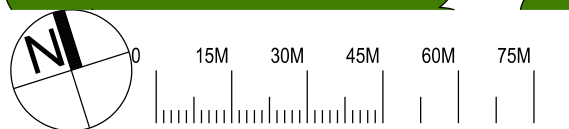
Drawing Title
 Master Plan Investigation - SSSA
 Existing Vegetation

Date	21st October 2024		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	SK020 Rev. C



SFPP APZ

Residential APZ



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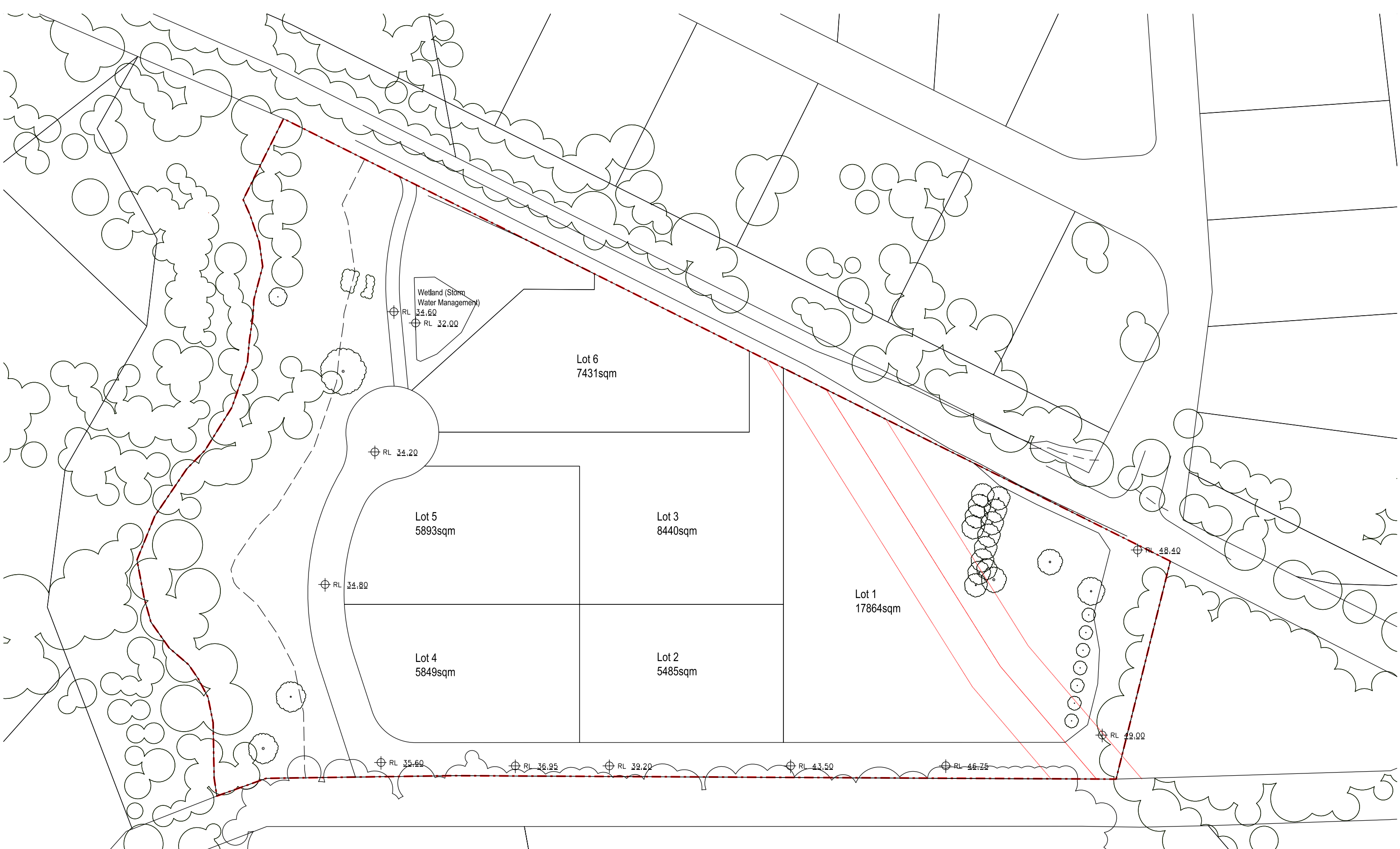
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Drawing Title
 Master Plan Investigation - SSSA
 Bushfire APZ

Date	21st October 2024		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	SK021 Rev. C



Wetland (Storm
Water Management)
⊕ RL 34.60
⊕ RL 32.00

Lot 6
7431sqm

⊕ RL 34.20

Lot 5
5893sqm

Lot 3
8440sqm

⊕ RL 34.80

Lot 4
5849sqm

Lot 2
5485sqm

Lot 1
17864sqm

⊕ RL 48.40

⊕ RL 49.00

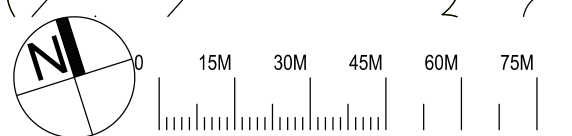
⊕ RL 35.60

⊕ RL 36.95

⊕ RL 39.20

⊕ RL 43.50

⊕ RL 46.75



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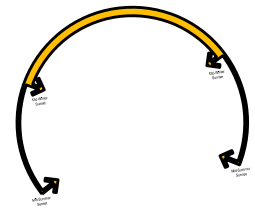
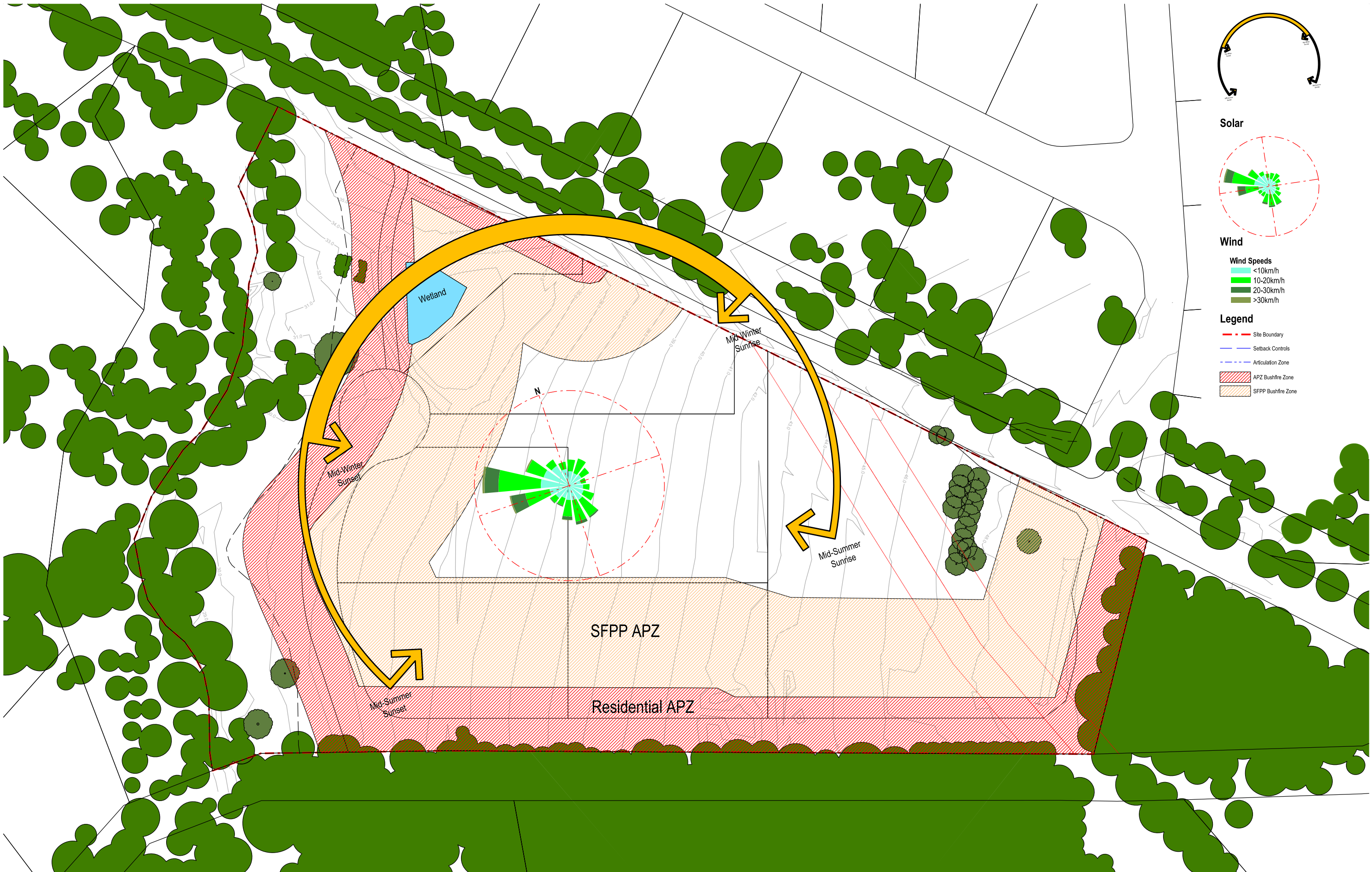
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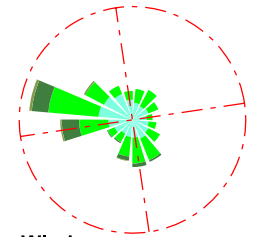
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Moss Vale Road, Bomaderry

Drawing Title
Master Plan - SSSA
Approved Subdivision Plan

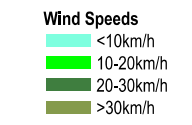
Date	25th July 2025		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	MP050
		Rev.	D



Solar

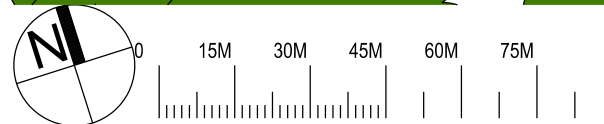


Wind



Legend

- - - Site Boundary
- Setback Controls
- Articulation Zone
- ▨ APZ Bushfire Zone
- ▨ SFPP Bushfire Zone



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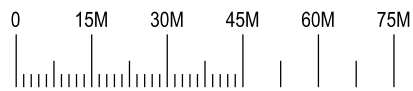
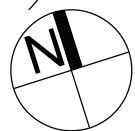
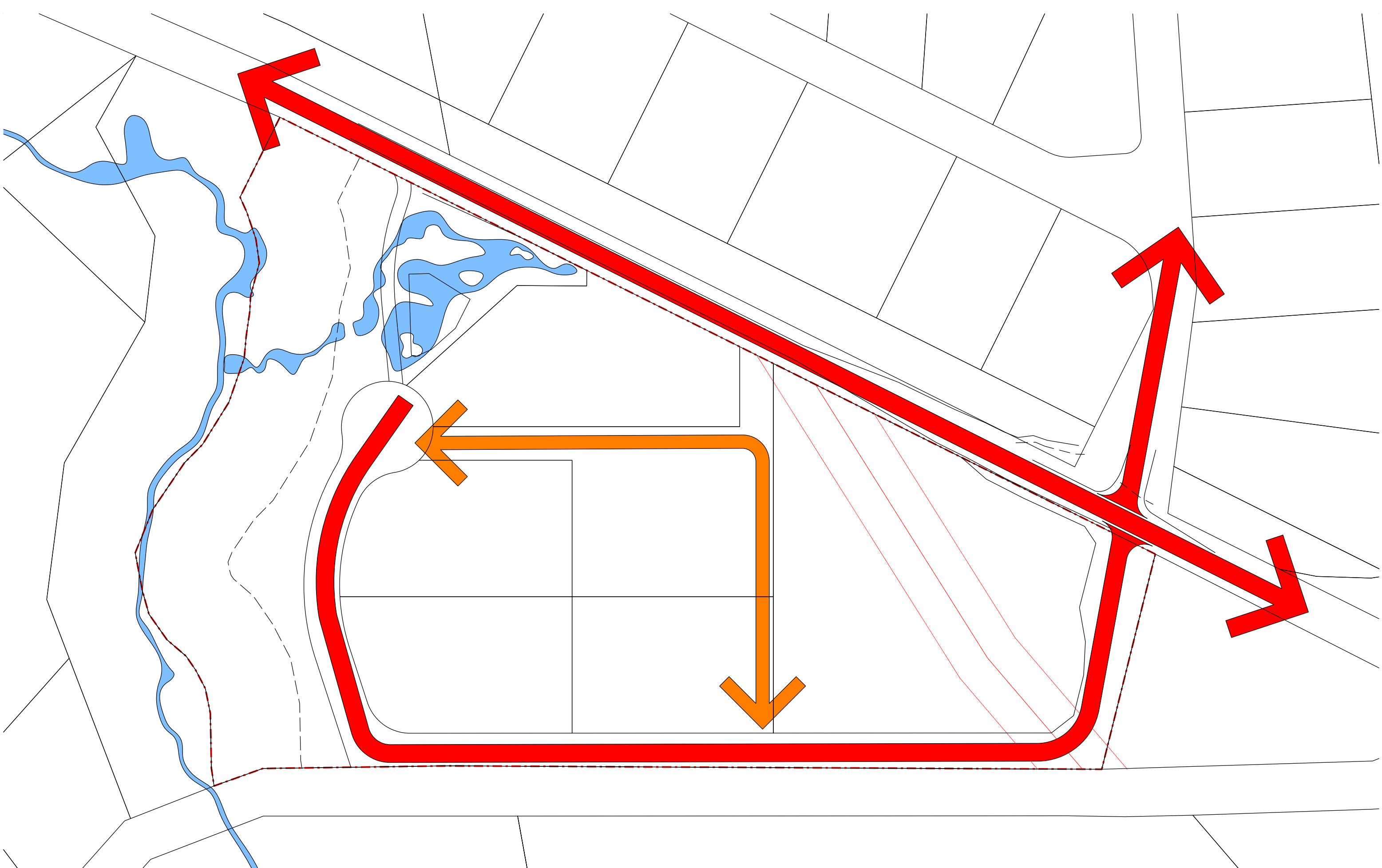
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Moss Vale Road, Bomaderry

Drawing Title
Master Plan Investigation - SSSA
Summary Constraints

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:1500 @ A3
Dwg No.	MP060	Rev.	B



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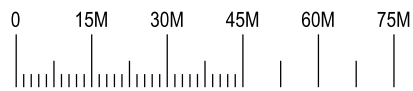
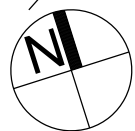
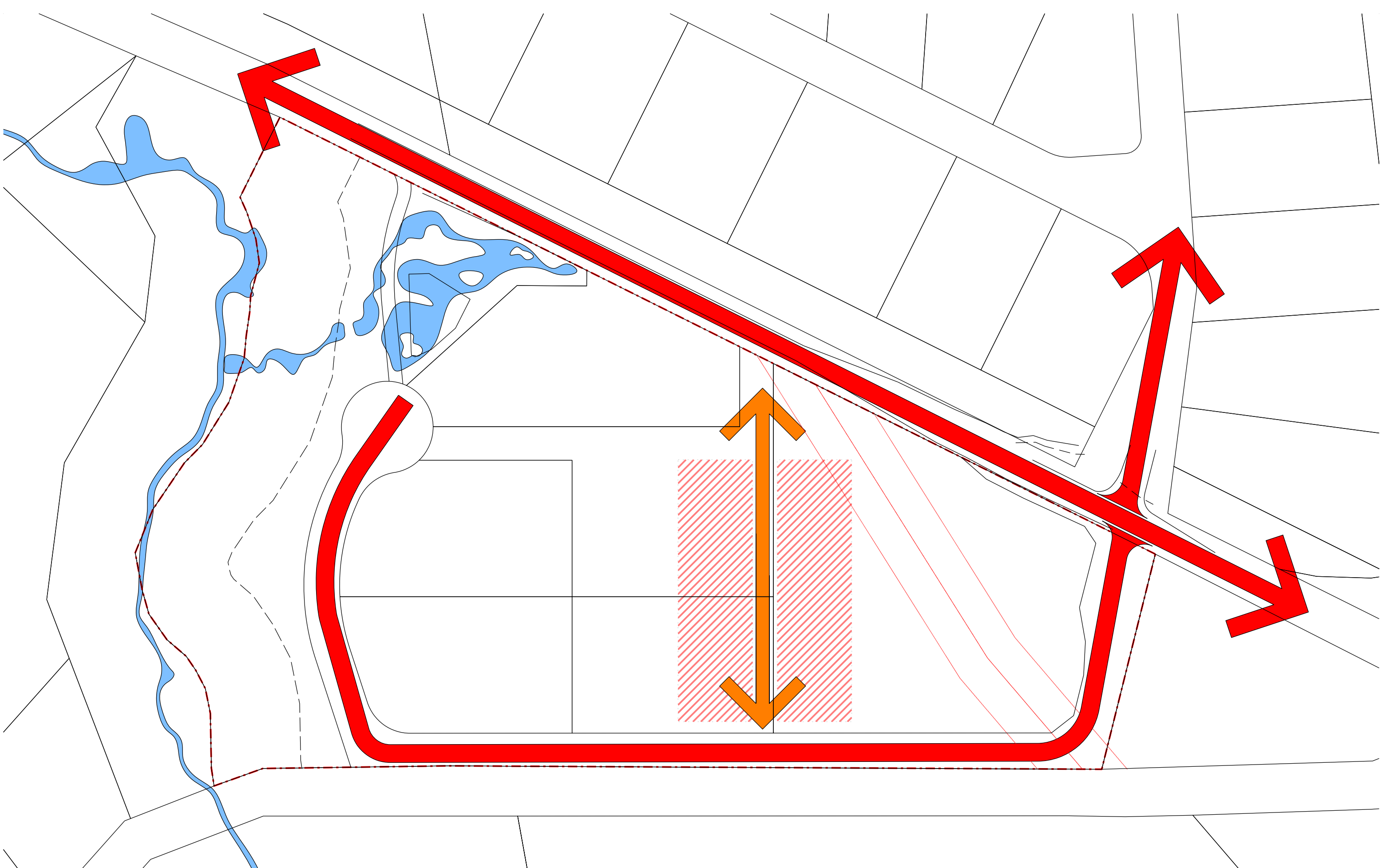
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Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSDA
 Primary Road Network Principles

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:1500 @ A3
Dwg No.	MP070	Rev.	E



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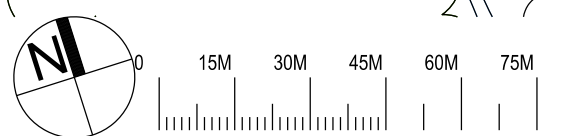
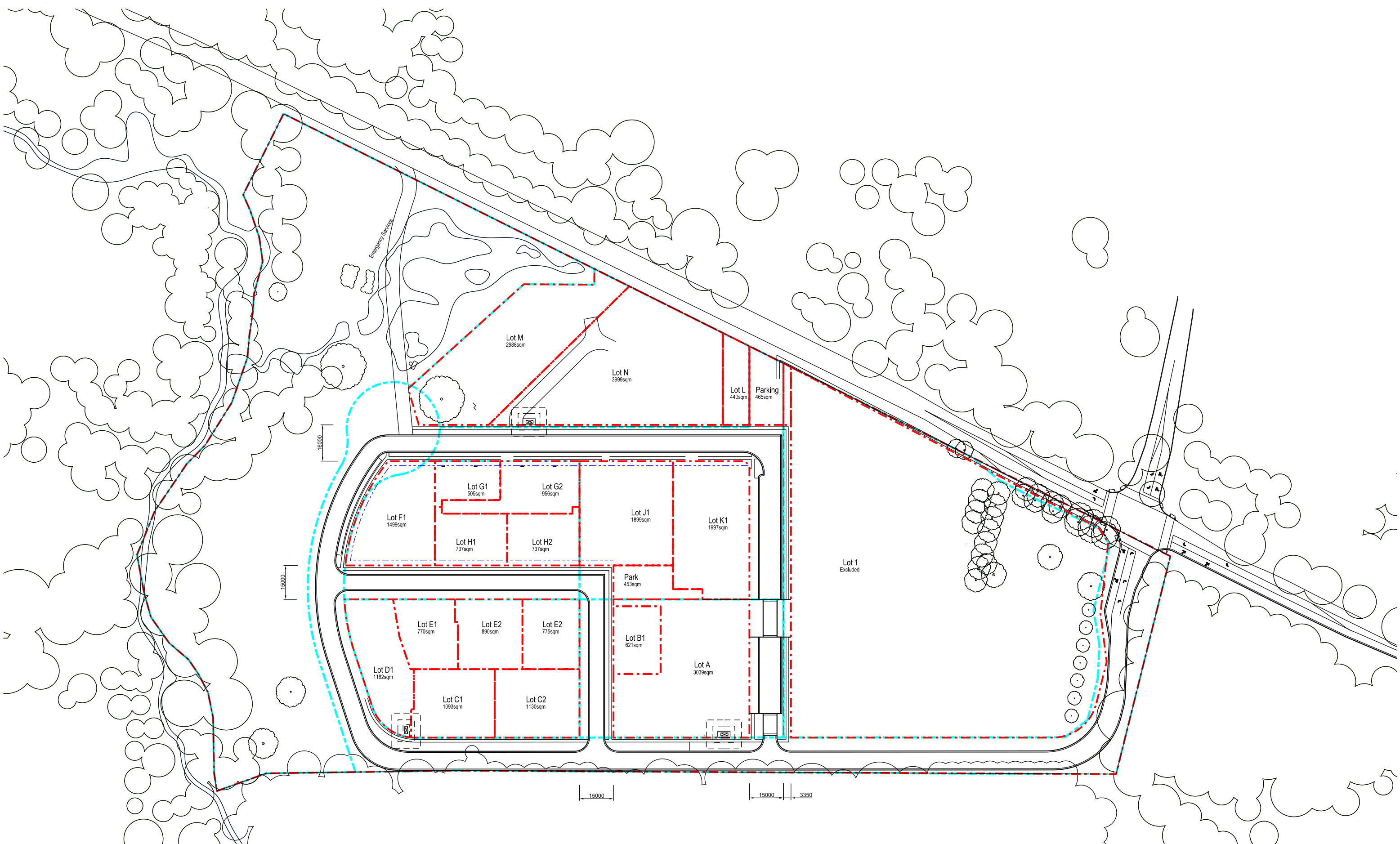
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSDA
 Main Street Design Principle

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:1500 @ A3
Dwg No.	MP071	Rev.	D



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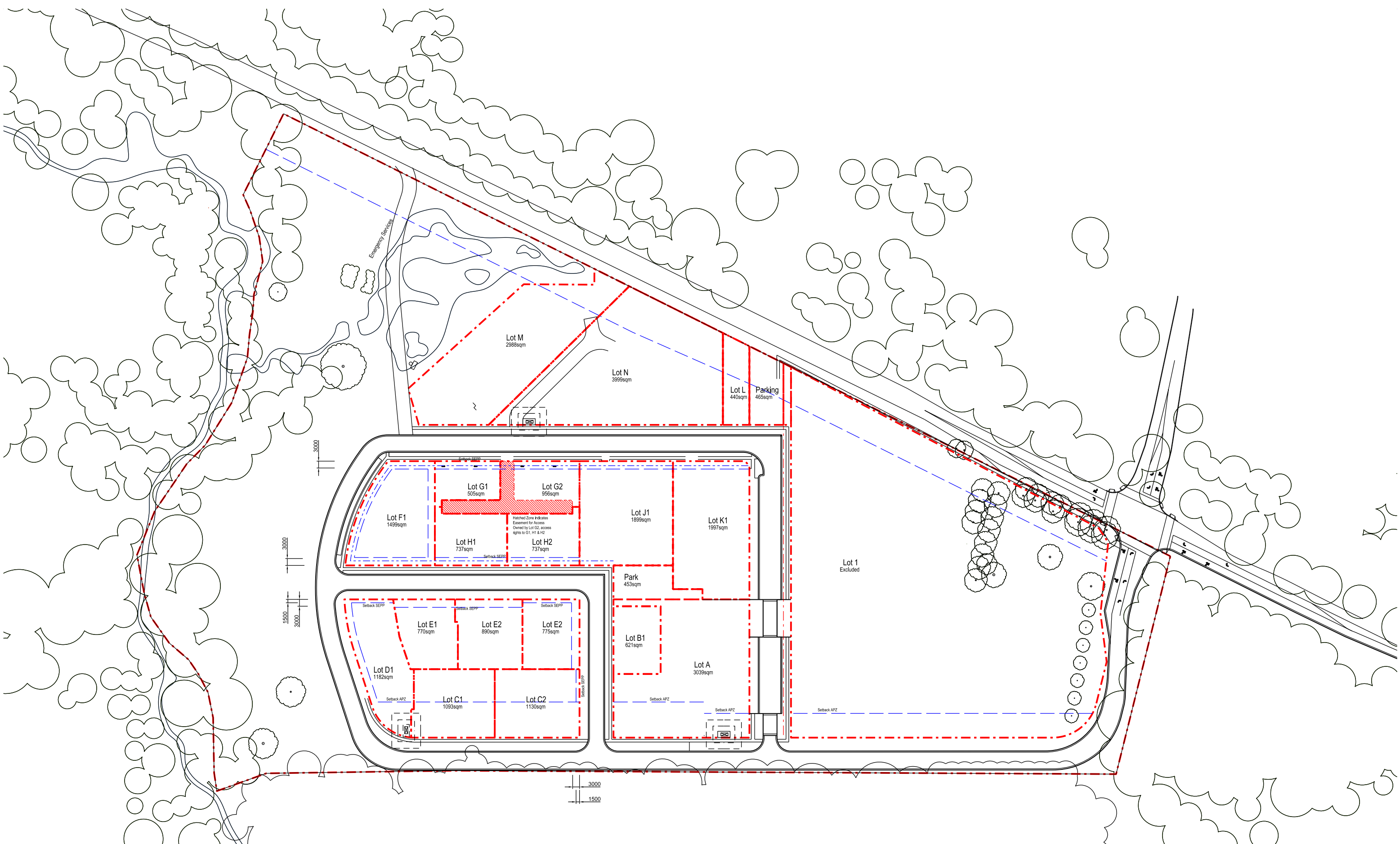
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Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSSA
 Superlot Development

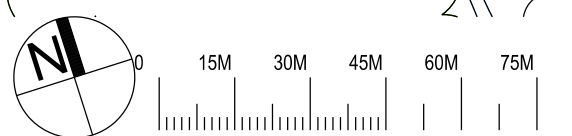
Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:750@A1 / 1:1500@A3
Dwg No.	MP102	Rev.	G



3000
1500
3000
1500
3000
1500

3000
1500

Hatched Zone Indicates
Easement for Access
Owned by Lot G2 across
lots to G1, H1 & H2



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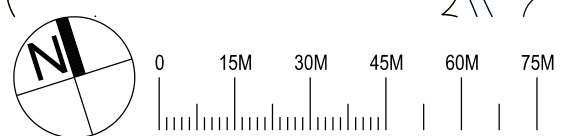
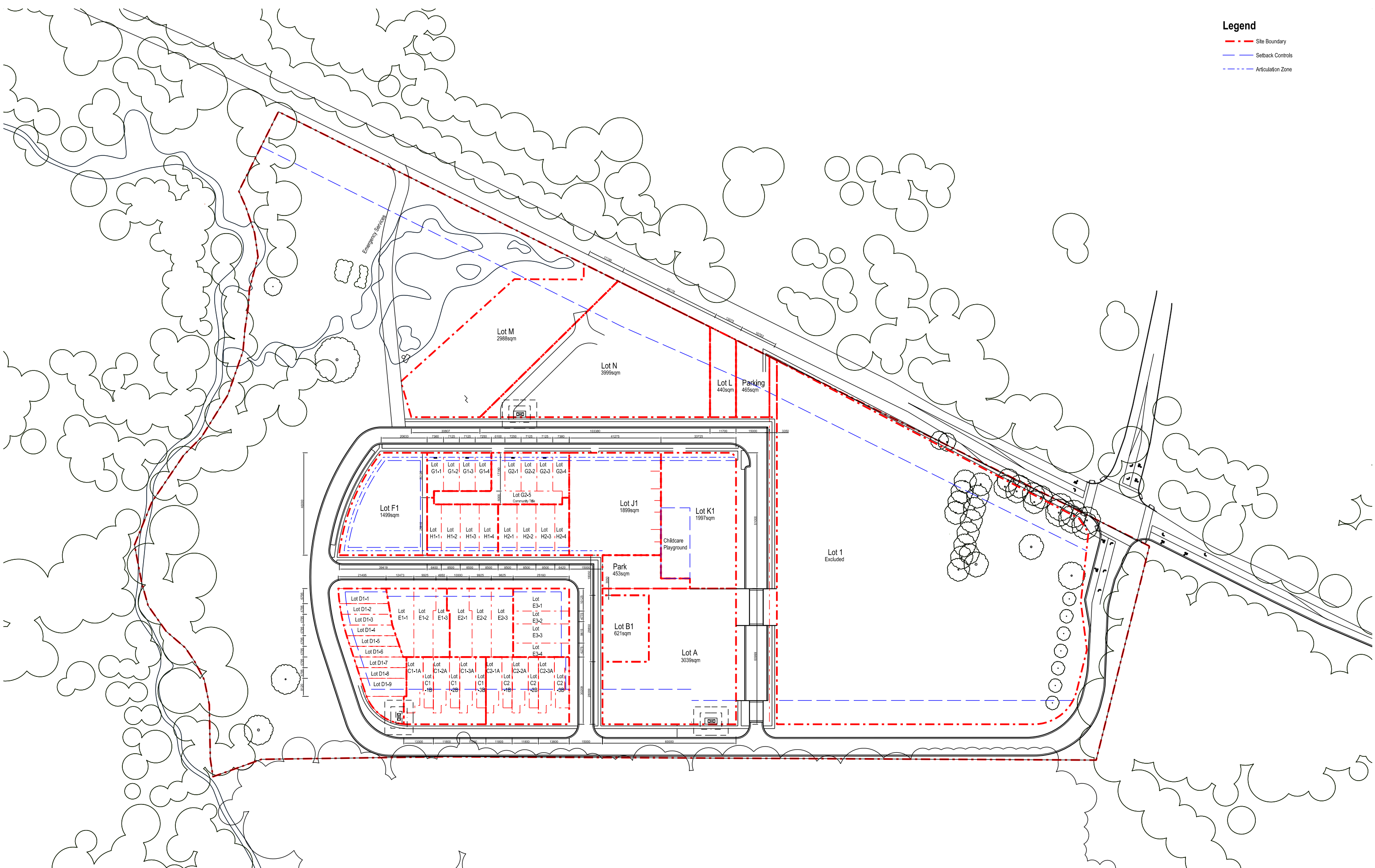
Moss Vale Road, Bomaderry

Drawing Title
Master Plan Concept - Proposed SSSA
Easements & Setbacks

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:750@A1 / 1:1500@A3
Dwg No.	MP103	Rev.	F

Legend

- - - Site Boundary
- - - Setback Controls
- - - Articulation Zone



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Southern Cross
 Housing
 BUILDING COMMUNITY FUTURES

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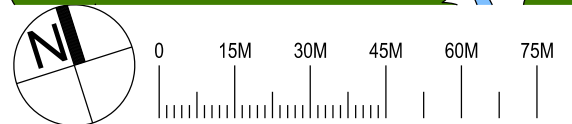
Drawing Title
 Master Plan Concept - SSDA
 Detailed Subdivision

Date	25th July 2025		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	MP104 Rev. G



Development Schedule

Area A - SCCH Office	
GF Retail	215 m2 NLA
GF Commercial	300 m2 NLA
L1 Commercial	580 m2 NLA
1 Bedroom Apt	6 Units
Area B - Boarding House	
Studio Units	18 Units
Manager 1 Bed	1 Unit
Area C - Multi Dwelling Housing	
3 Bedroom House	6 Unit
1 Bedroom + Study House	6 Units
Area D - Attached Housing	
3 Bedroom House	9 Units
Area E - Attached Housing	
3 Bedroom House	3 Units
4 Bedroom House	7 Units
Area F - Dual Key Apartment	
2 Bedroom Unit	8 Units
3 Bedroom Unit	6 Units
Area G - Attached Housing	
3 Bedroom House	8 Units
Area H - Attached Housing	
3 Bedroom House	2 Units
4 Bedroom House	6 Units
Area J - SCCH Apartments	
1 Bedroom Unit	12 Units
2 Bedroom Unit	15 Units
Area K - Shoptop Apartments	
Medical Centre/Retail	462 m2
Childcare Centre	342 m2 (55 Place)
K-2 yr	15 Place
2-4 yr	20 Place
3-5 yr	20 Place
1 Bedroom Unit	28 Units
Area L - Maintenance Workshop	
Commercial	233 m2
Area M - Apartments	
1 Bedroom Unit	12 Units
2 Bedroom Unit	18 Units
Area N - Apartments	
1 Bedroom Unit	15 Units
2 Bedroom Unit	12 Units
Total Units	198 Units



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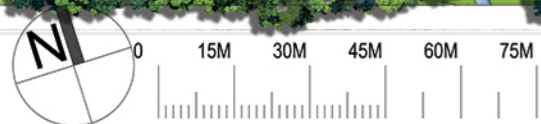
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSDA
 Development Mix

Date	25th July 2025		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	MP105 Rev. H



Administrator/Architect: David Down
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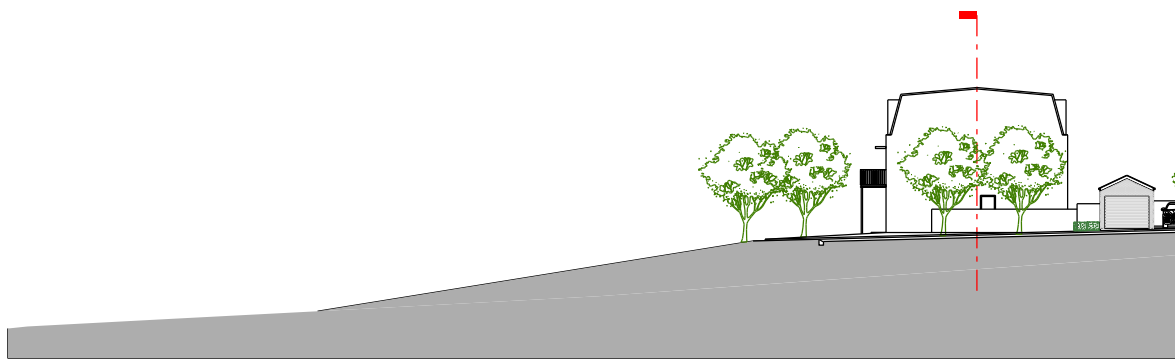
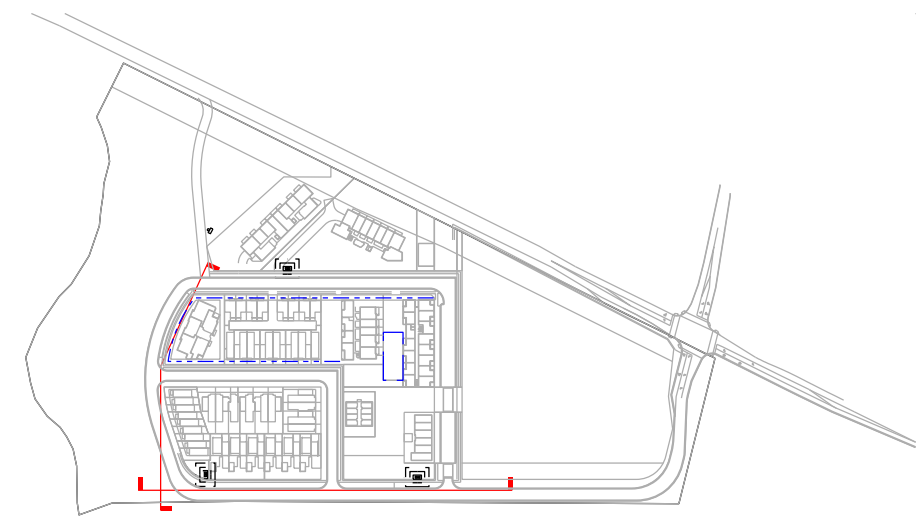
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Illustrative Master Plan - SSSA
 Roof Plan (Mod13)

Date 21st October 2024
 Drawn DJD Scale 1:1500 @ A3
 Job No. SYB01 Dwg No. MP161 Rev. F



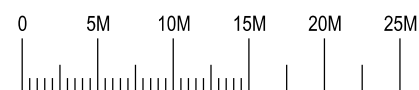
Street Section 50 (North) Pt2



Street Section 50 (North)



Street Section 10 (East)



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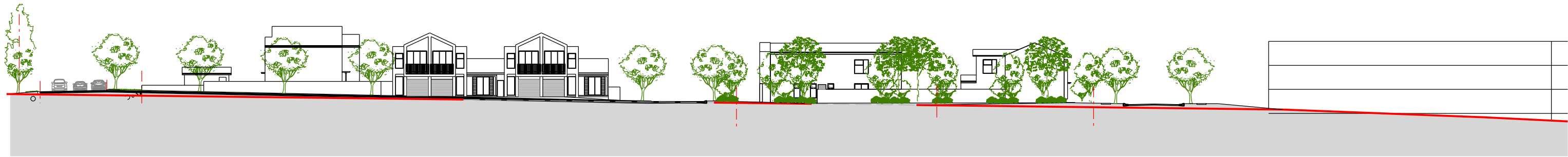
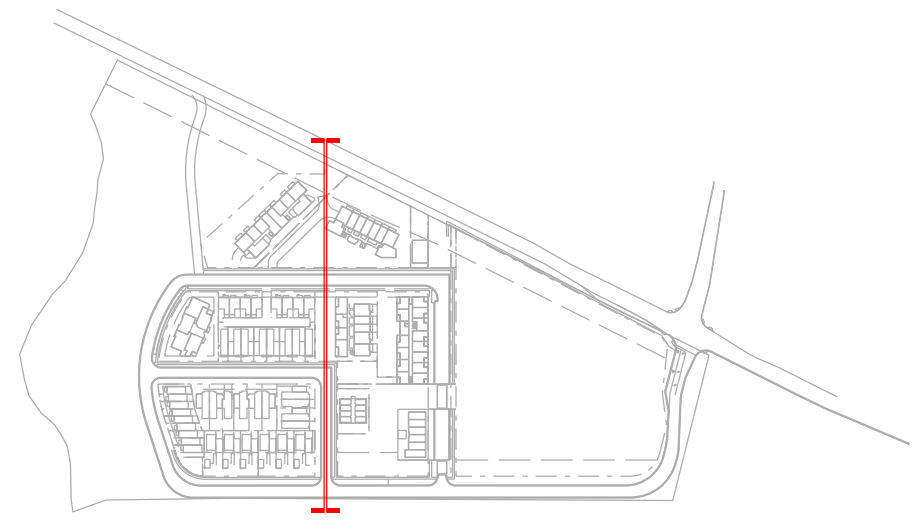
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSDA
 Street Section / Elevation 50 / Elevation 10

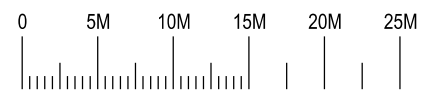
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Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP350	Rev.	D



Street Section 20 (West)



Street Section 20 (East)



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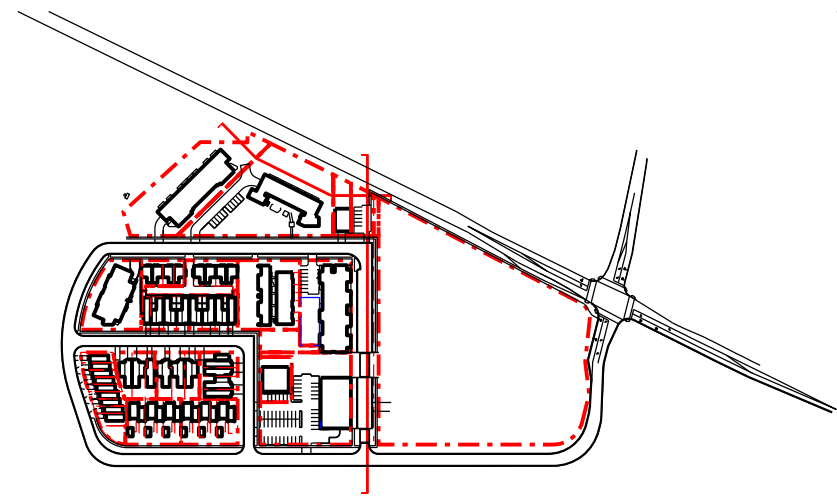
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept -Proposed SSSA
 Site Section 20 / Elevation Street 5

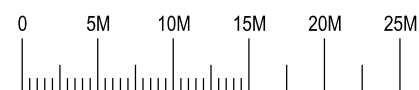
Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP320	Rev.	D



Street Section 35 (West)



North Elevation BLDGS L,M & N



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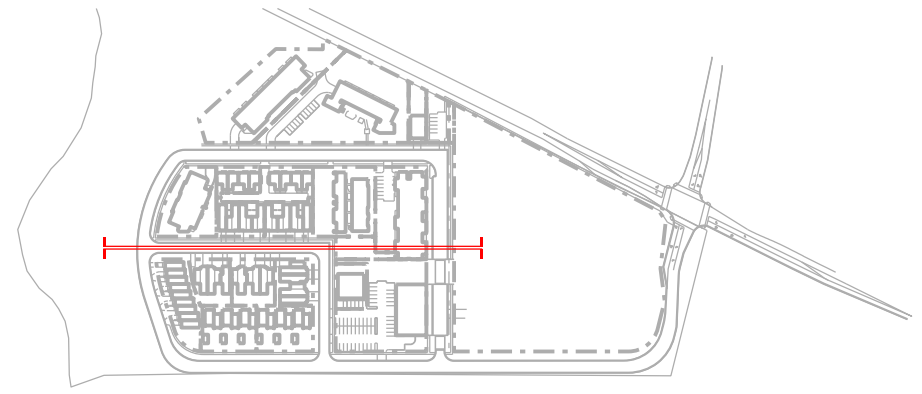
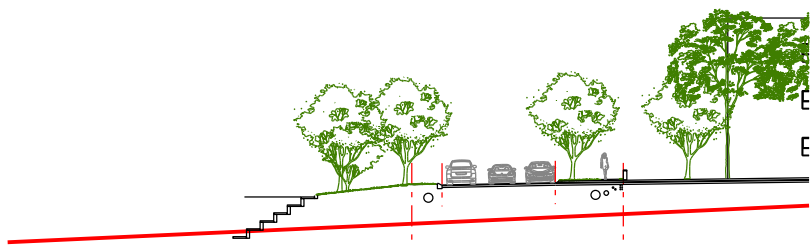
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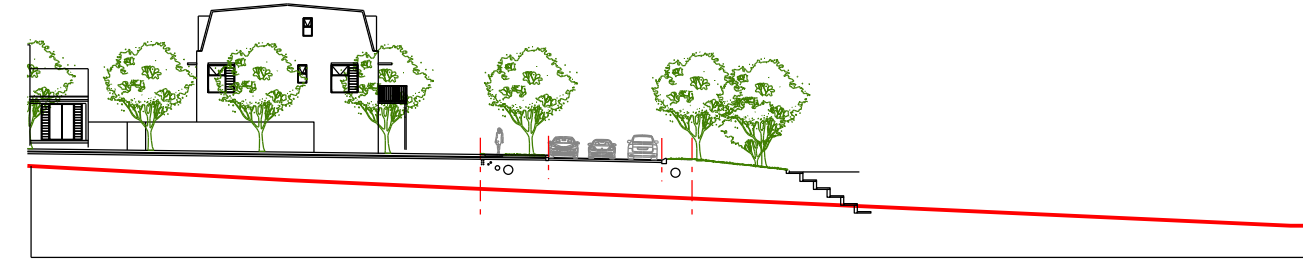

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept -Proposed SSSA
 Site Section 35 / North Elevation L,M & N

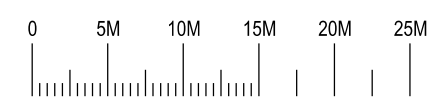
Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP335	Rev.	D



Street Section 70 (North)



Street Section 70 (South)



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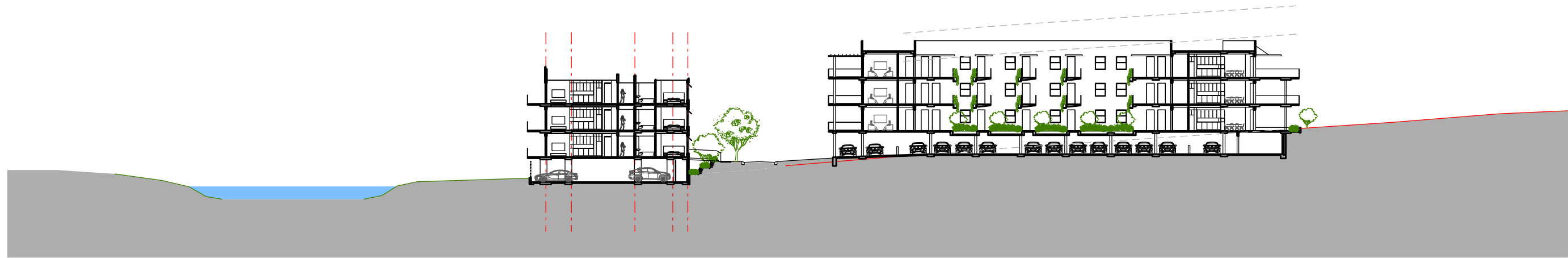
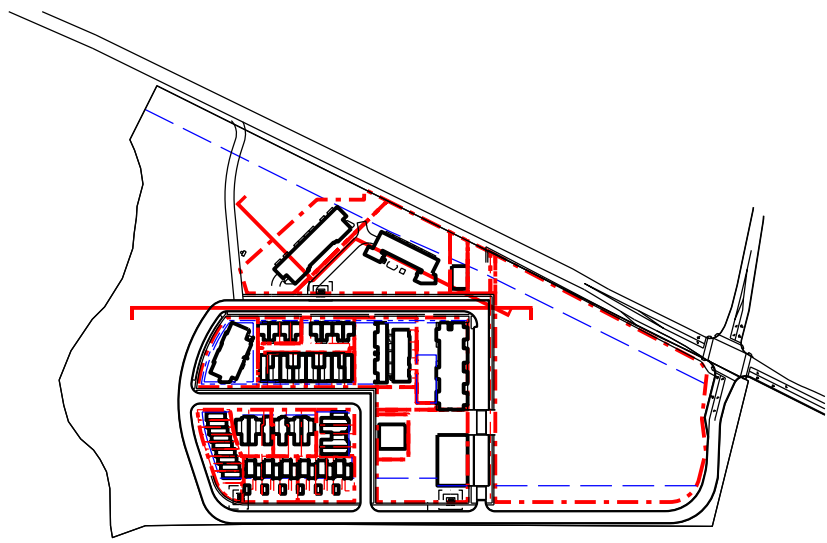
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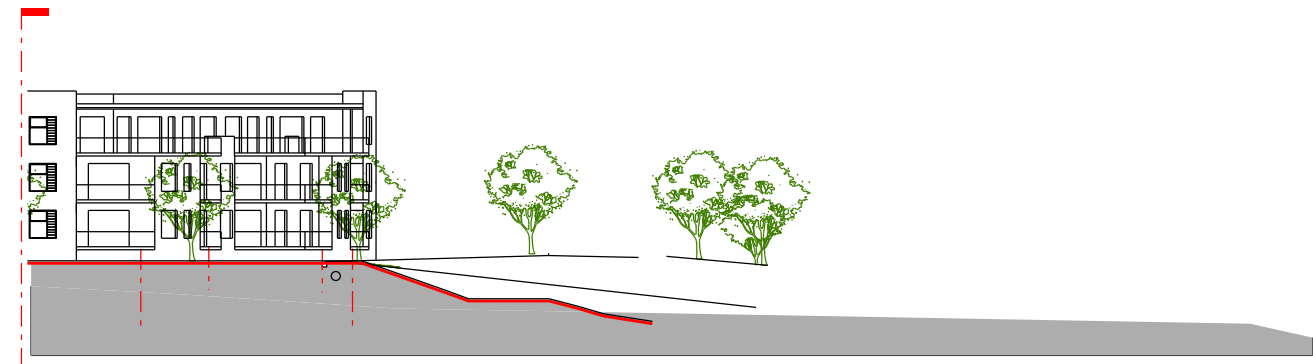
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - Proposed SSDA
 Street Section / Elevation 52

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP370	Rev.	C



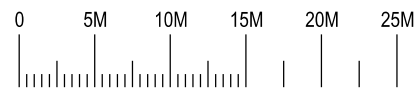
Site Section M&N (North)



Street Section 80 (South) Pt2



Street Section 80 (South)



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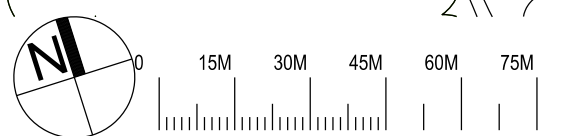
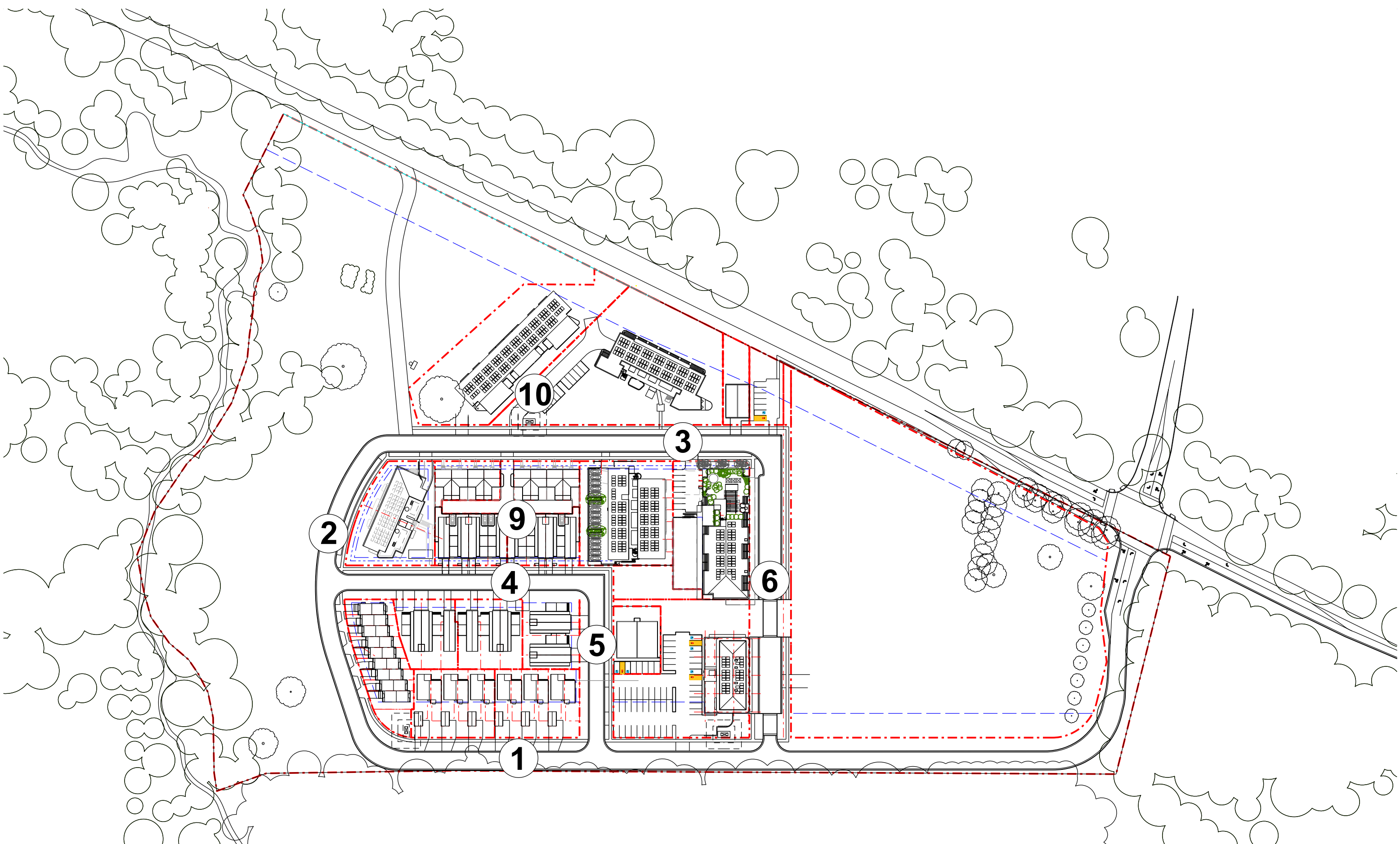
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSDA
 Street Section / Elevation 80 / Section M&N

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP380	Rev.	C



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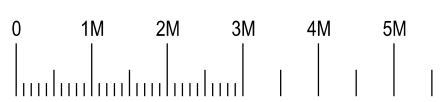
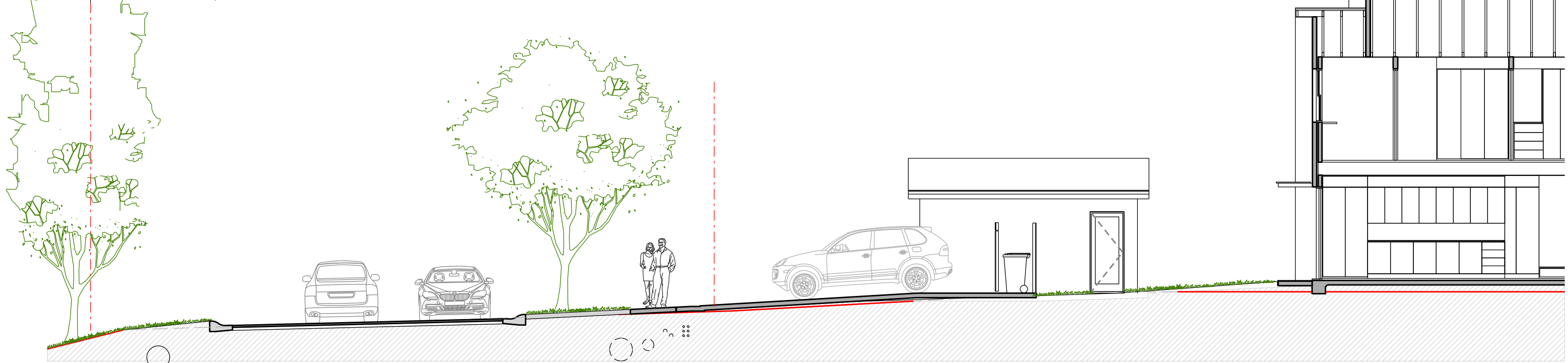
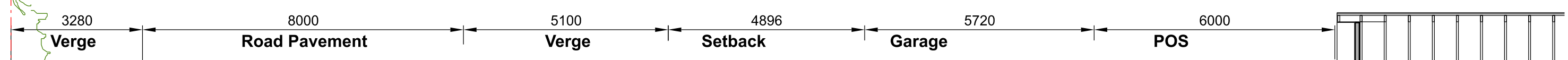
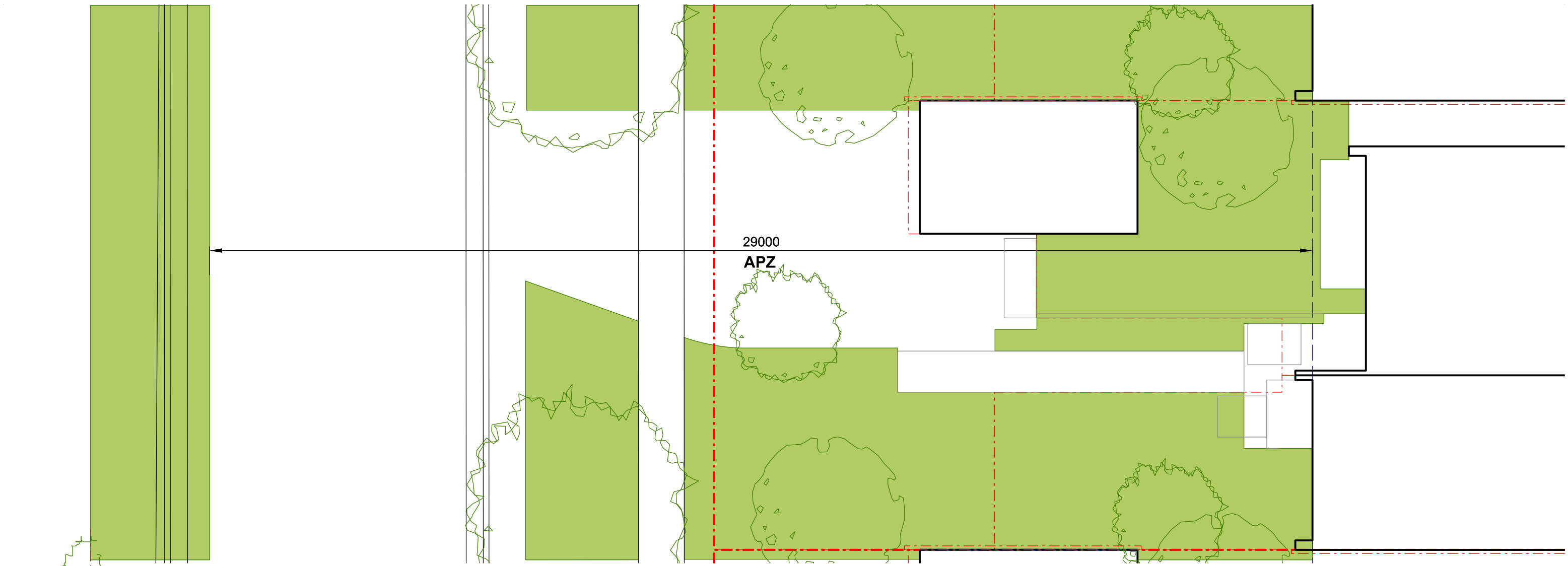
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 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSDA
 Road Typology Key Plan

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:1500 @ A3
Dwg No.	MP400	Rev.	D



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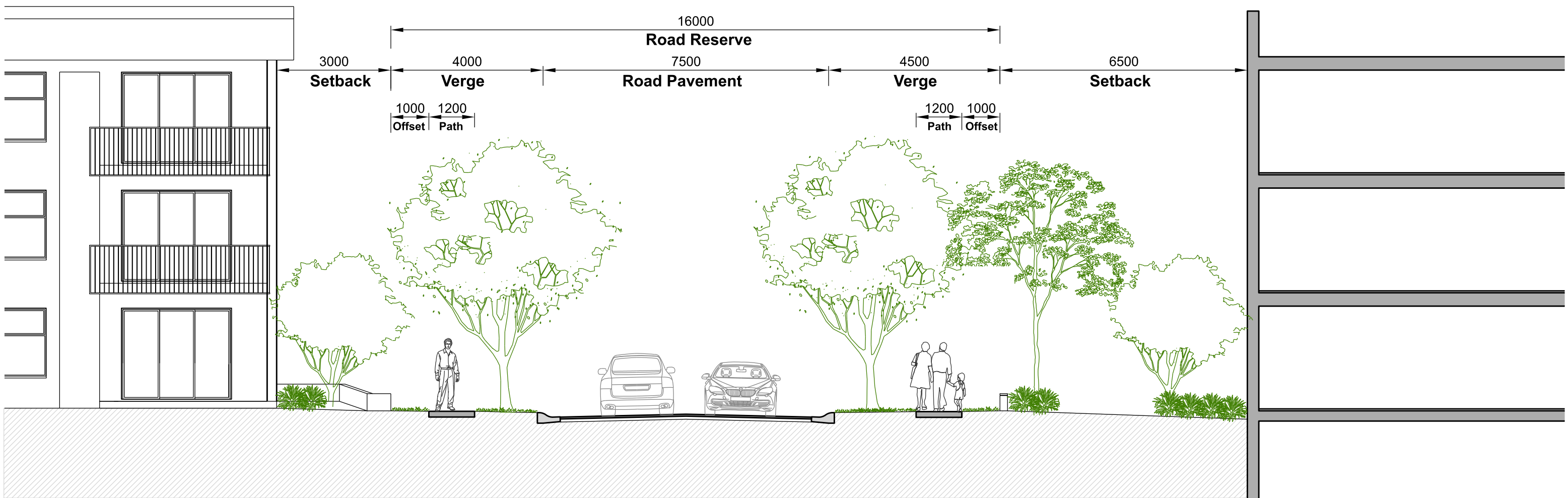
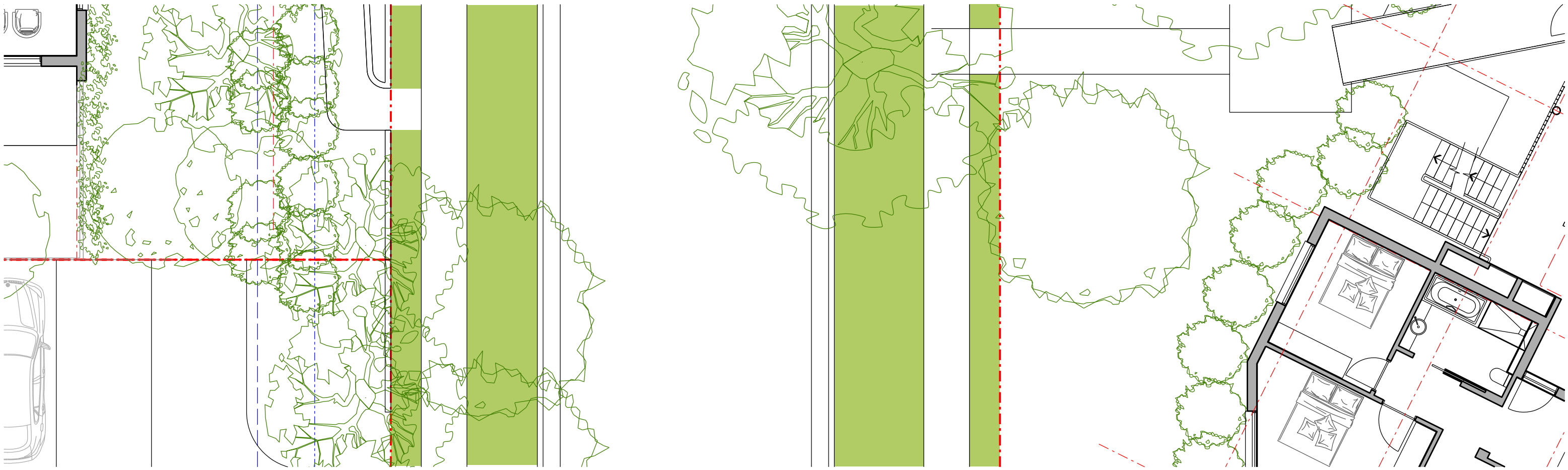
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Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SSDA
 Street Section - Road 1

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	MP401	Rev.	C



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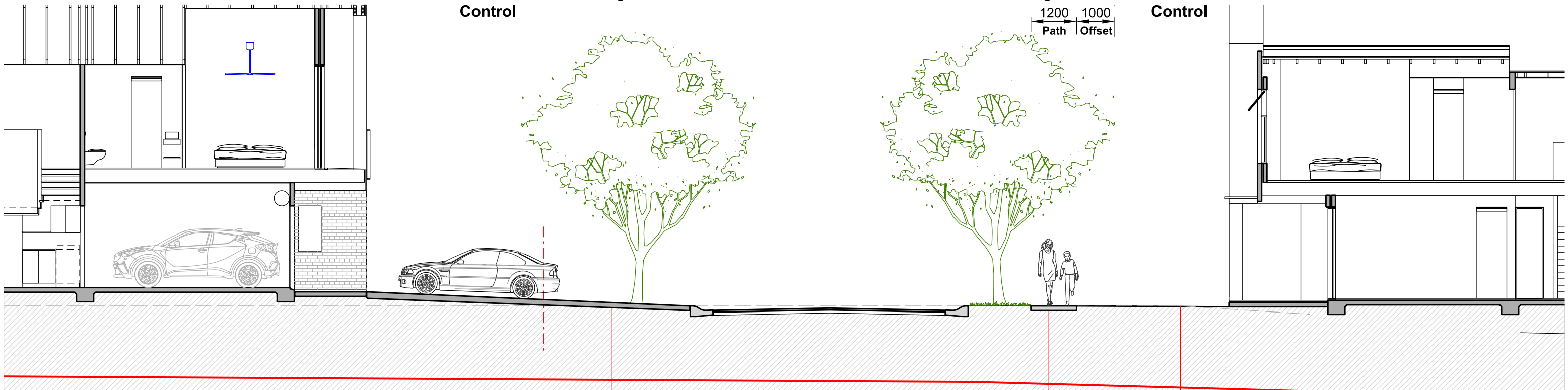
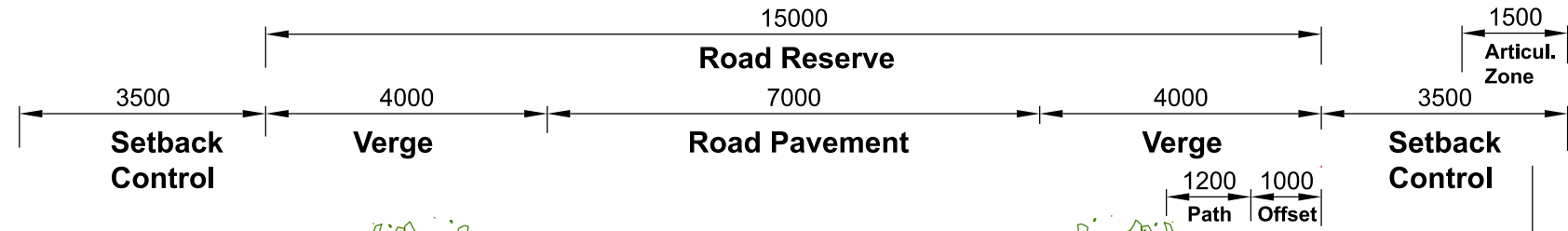
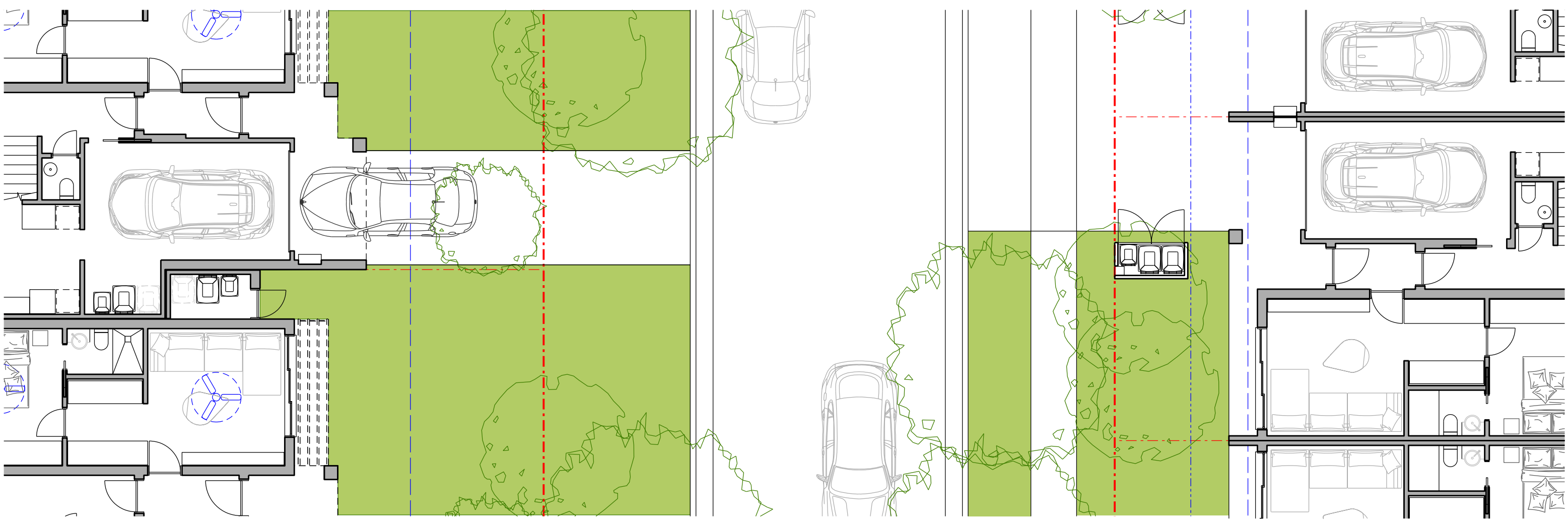
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SSDA
 Street Section - Road 3

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
		Dwg No.	MP403
		Rev.	D



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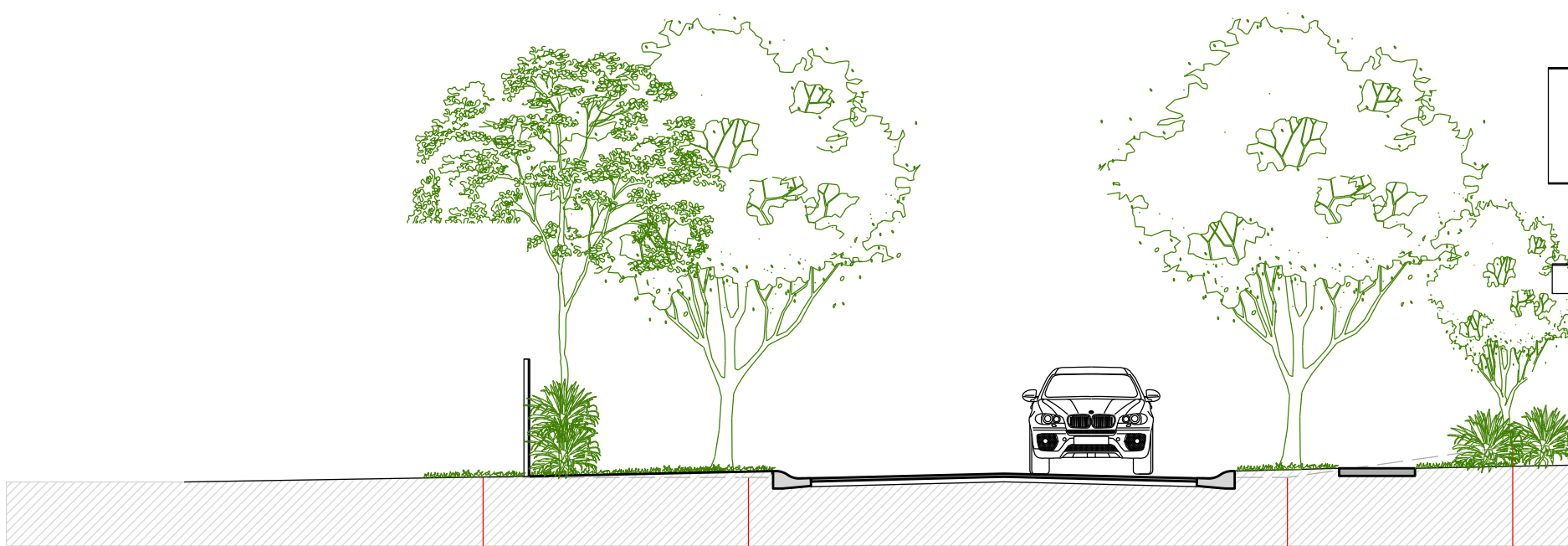
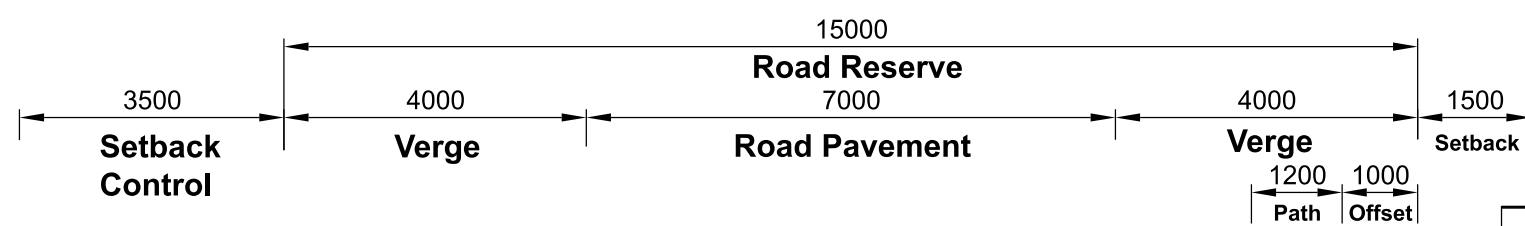
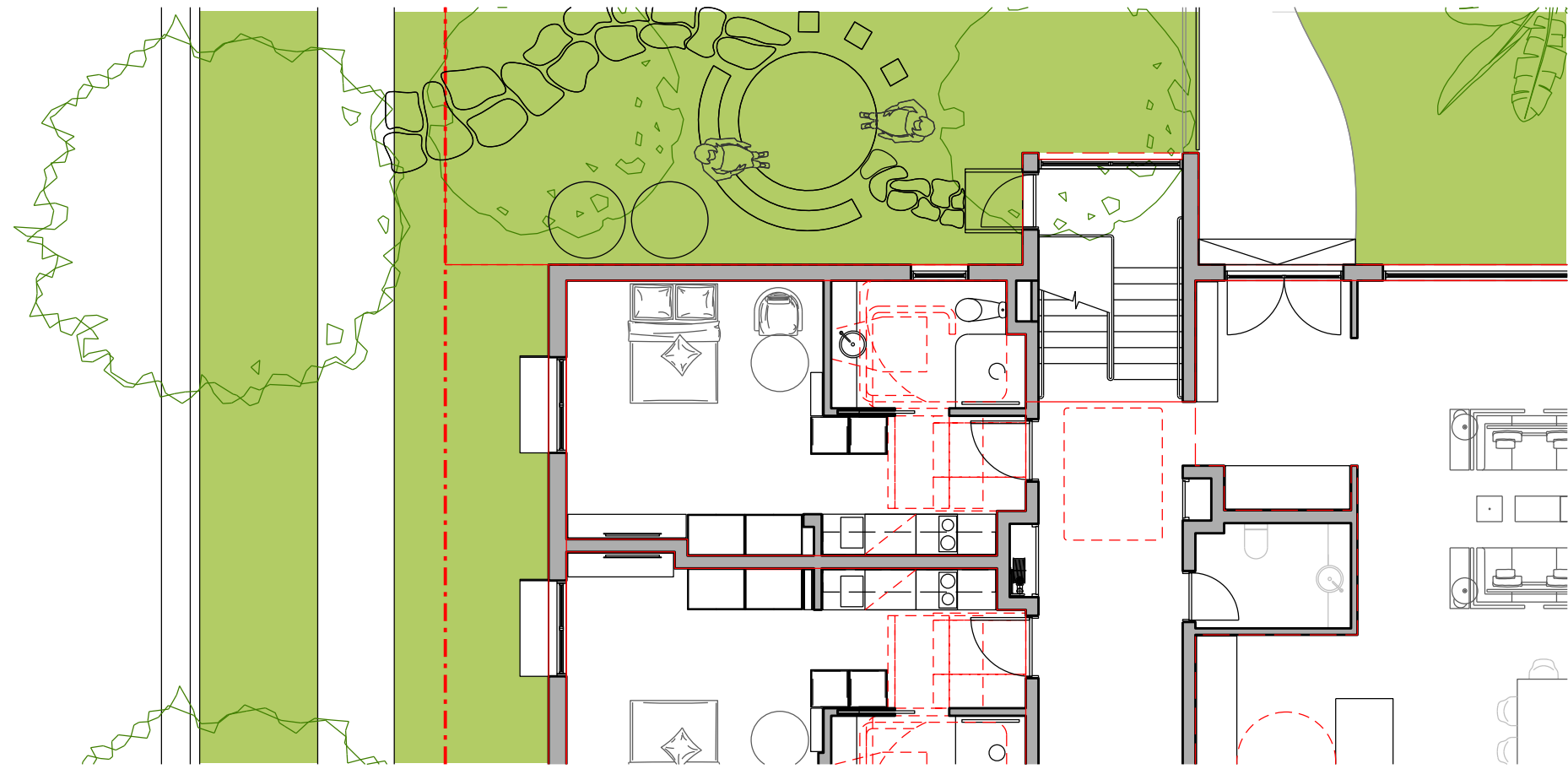
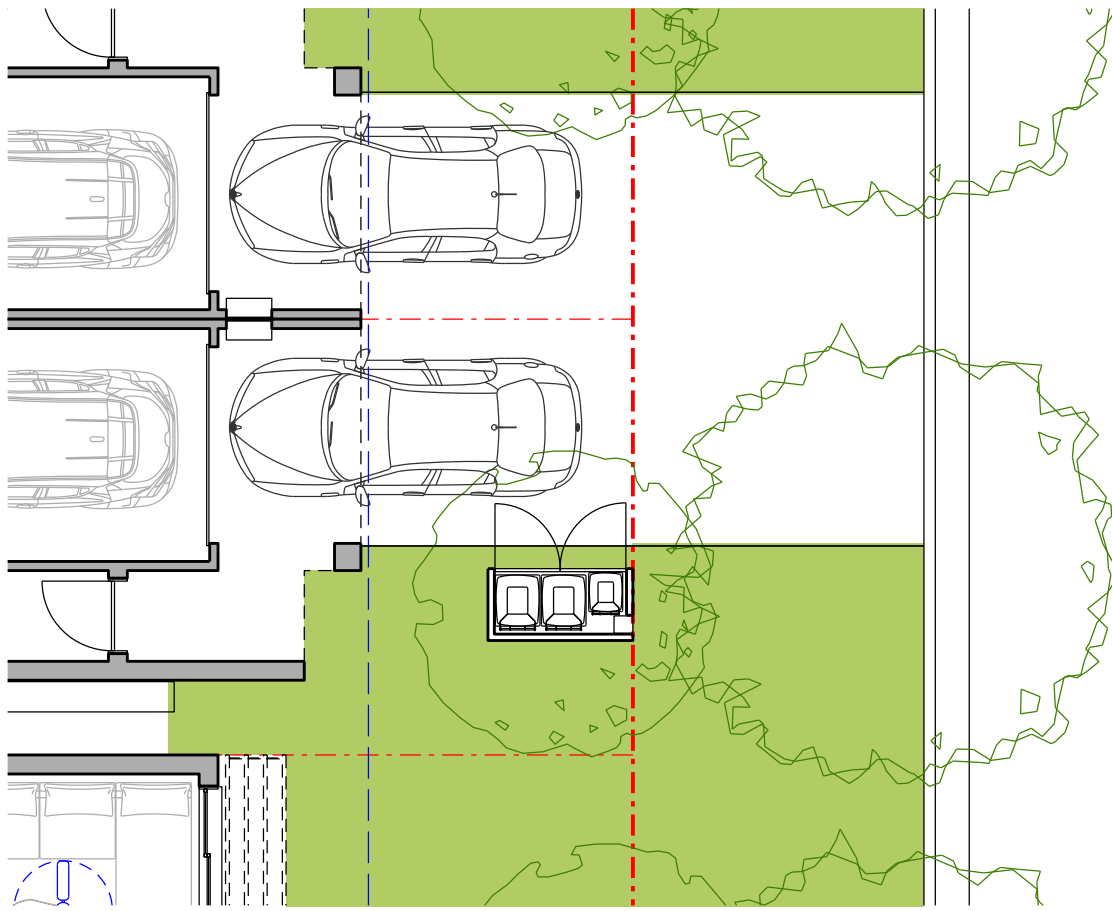
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SEDA
 Street Section - Road 4

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
		Dwg No.	MP404
		Rev.	B



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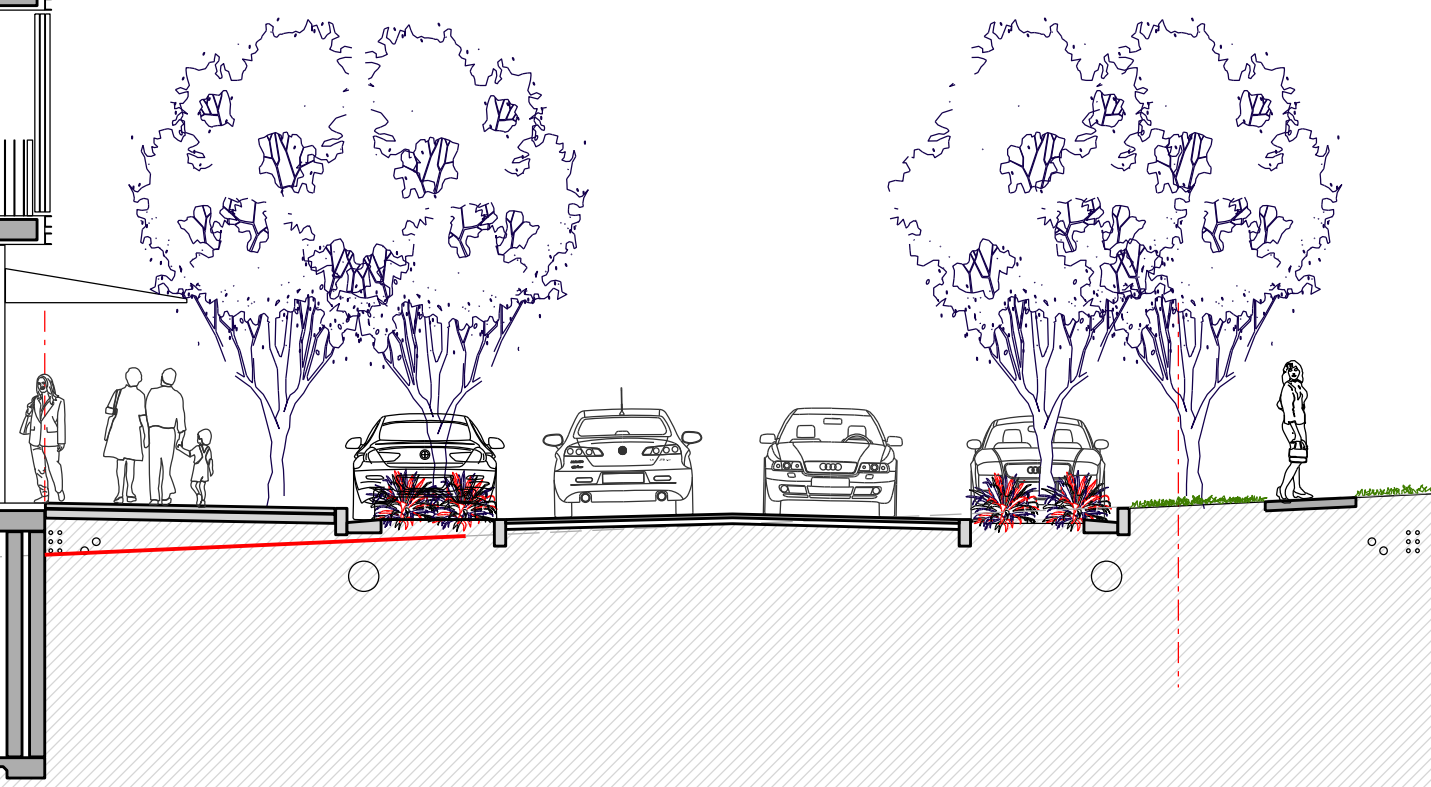
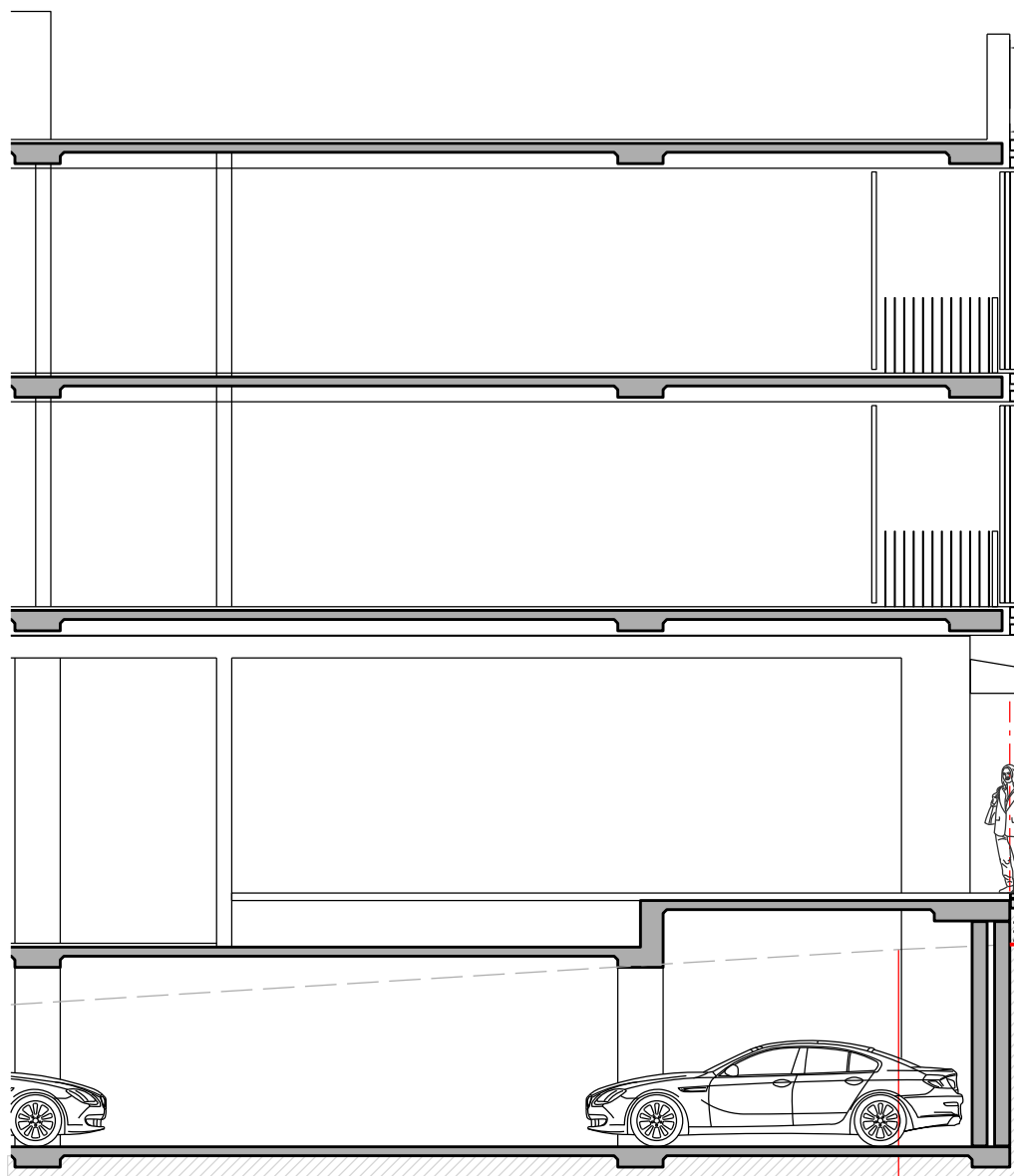
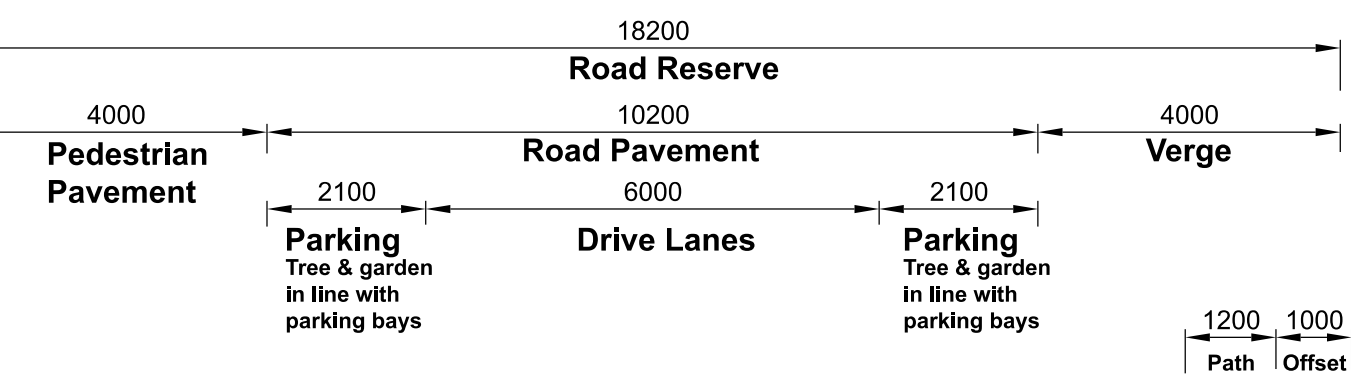
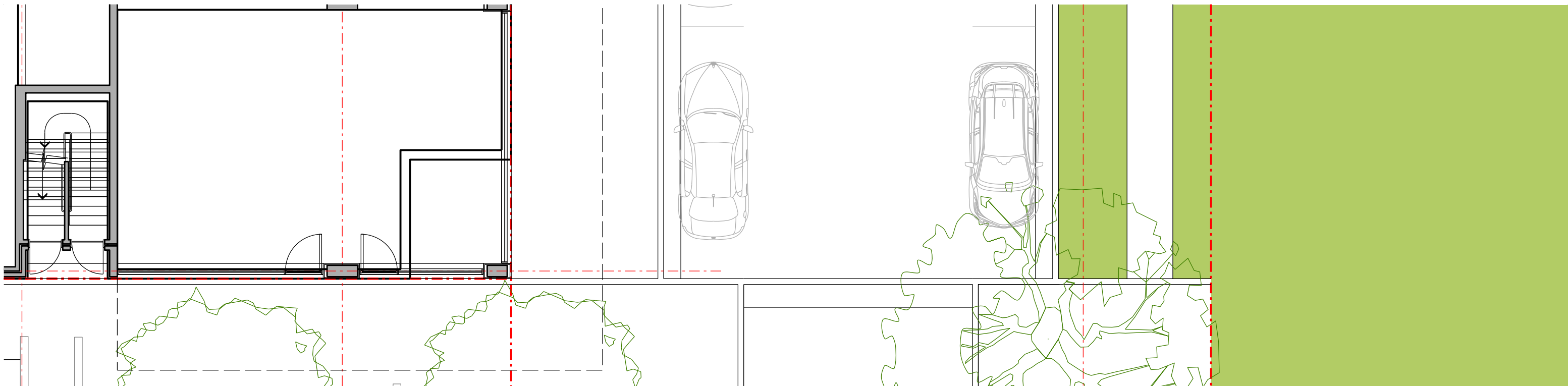
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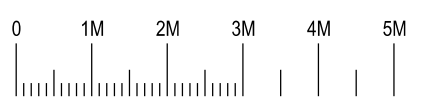
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SSSA
 Street Section - Road 5

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
		Dwg No.	MP405
		Rev.	C



**Future Development
(Outside of this SSDA)**



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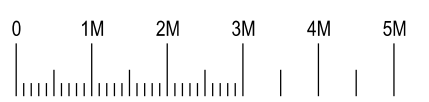
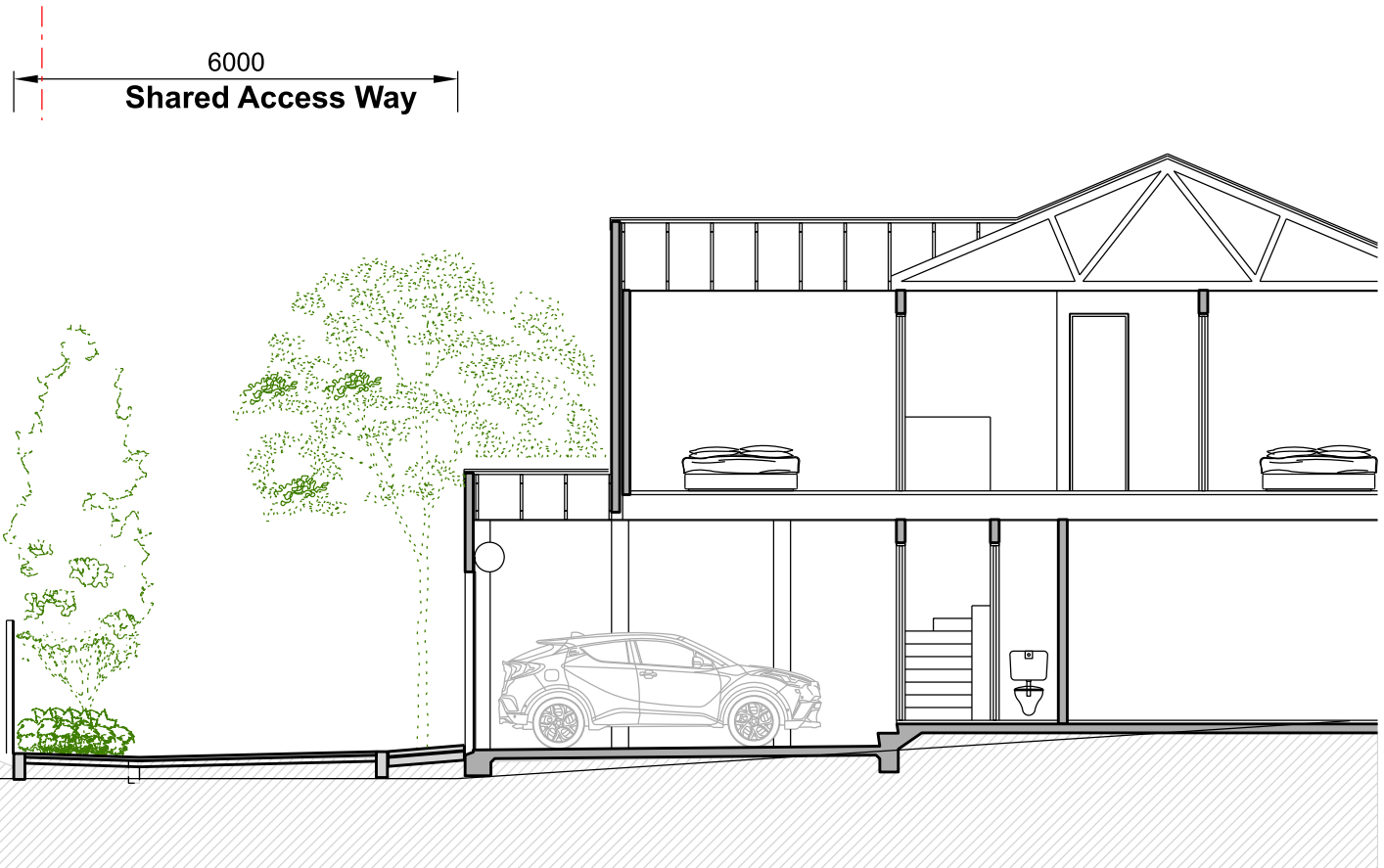
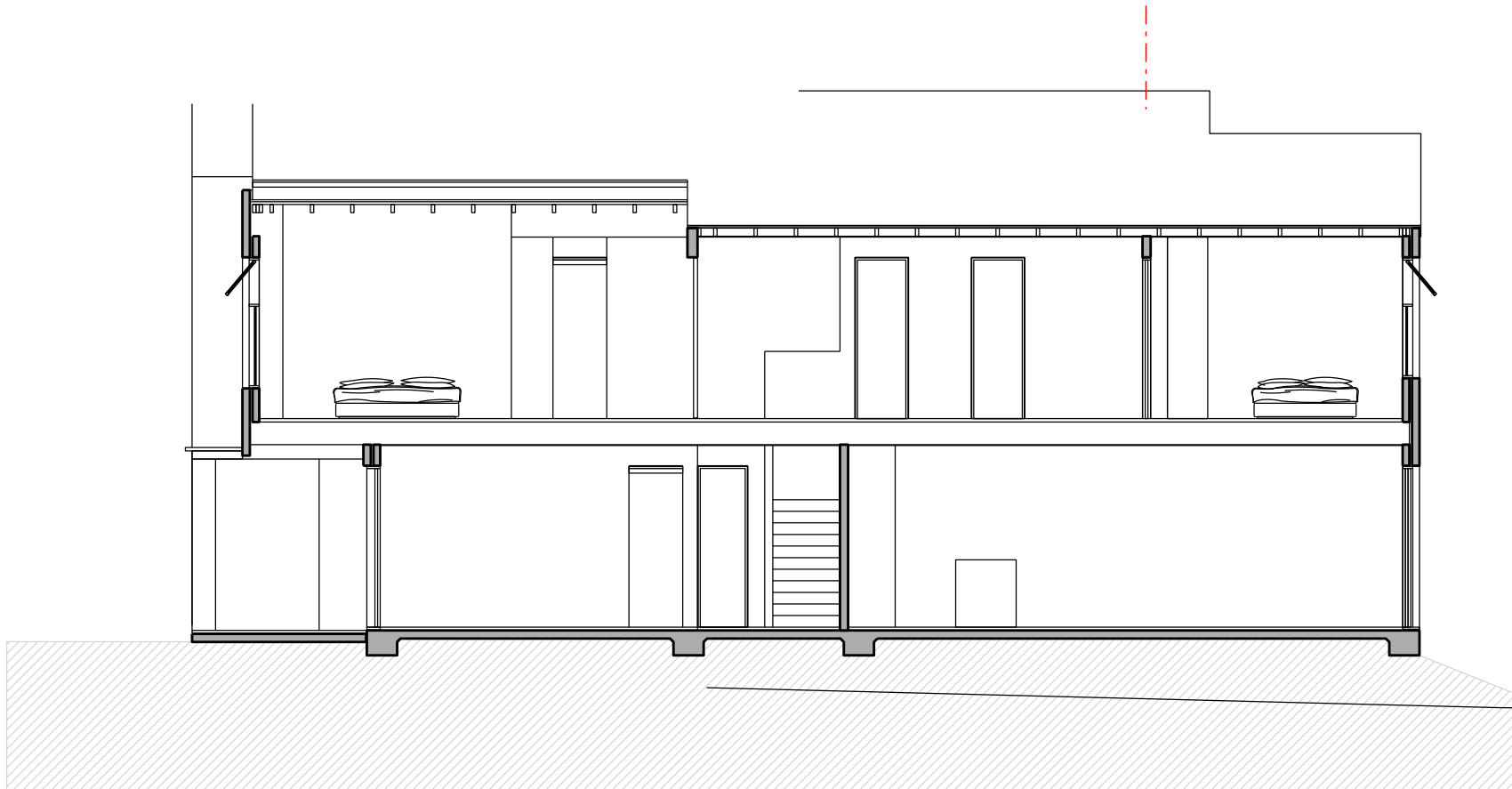
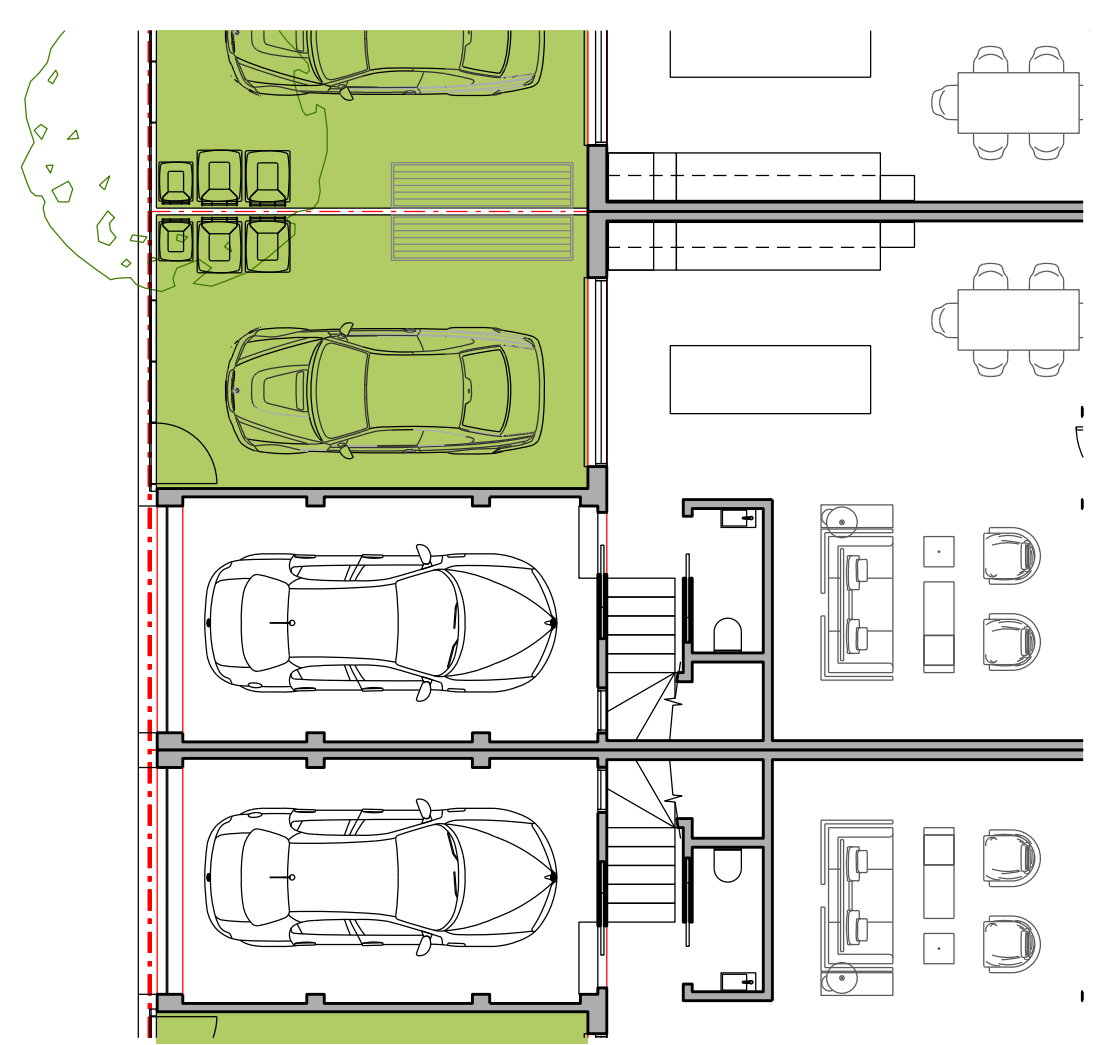
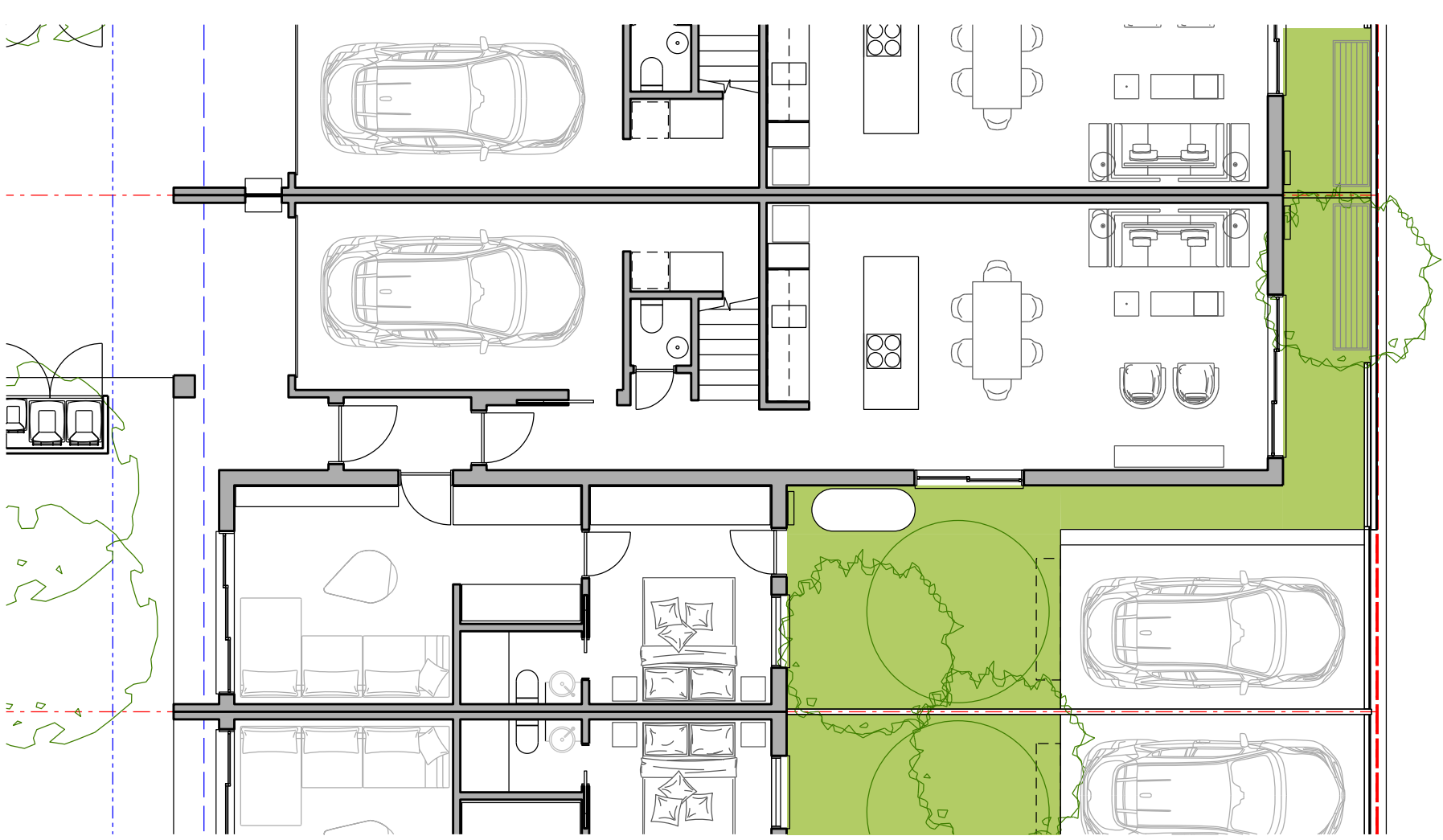
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Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SSDA
 Street Section - Road 6

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	MP406	Rev.	C



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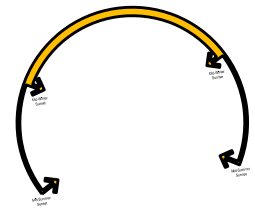
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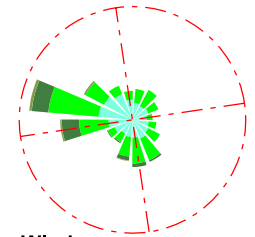
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SSDA
 Street Section - Road 9

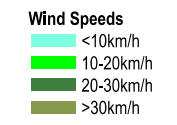
Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	MP409	Rev.	C



Solar

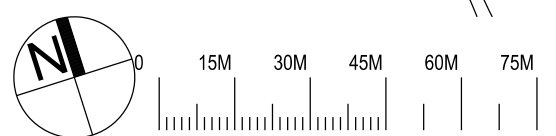


Wind



Legend

- - - Site Boundary
- - - Setback Controls
- - - Articulation Zone
- Bomaderry Creek Flood Zone
- Bomaderry Creek Riparian Zone
- Public Open Space
- Village Park
- Village Square (Private Ownership)
- Village Square (Public Road Reserve)
- Communal Open Space with Public Access
- ✱ Focal Point
- ← Mid Block Lnk
- Wetland



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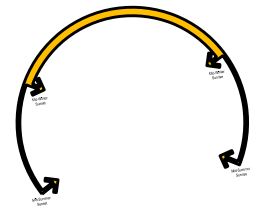
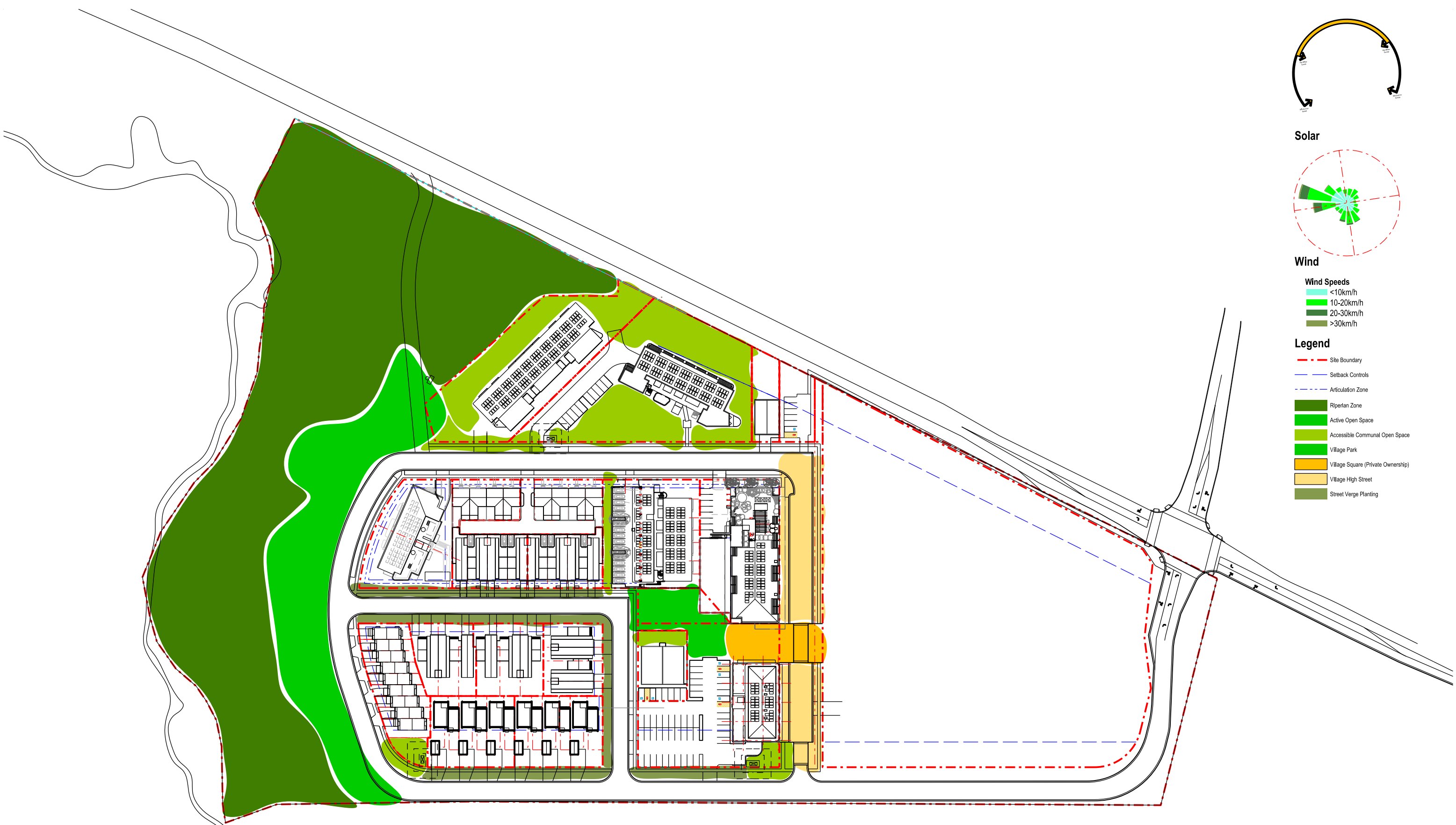


The Yards

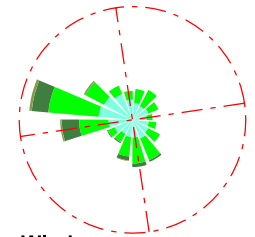
Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept Development
 Open Space Hierarchy

Date	25th July 2025		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	MP440 Rev. B



Solar

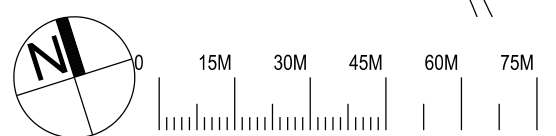


Wind

Wind Speeds
 <10km/h
 10-20km/h
 20-30km/h
 >30km/h

Legend

- - - Site Boundary
- - - Setback Controls
- - - Articulation Zone
- █ Riparian Zone
- █ Active Open Space
- █ Accessible Communal Open Space
- █ Village Park
- █ Village Square (Private Ownership)
- █ Village High Street
- █ Street Verge Planting



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 DEVELOPMENT

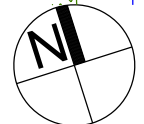
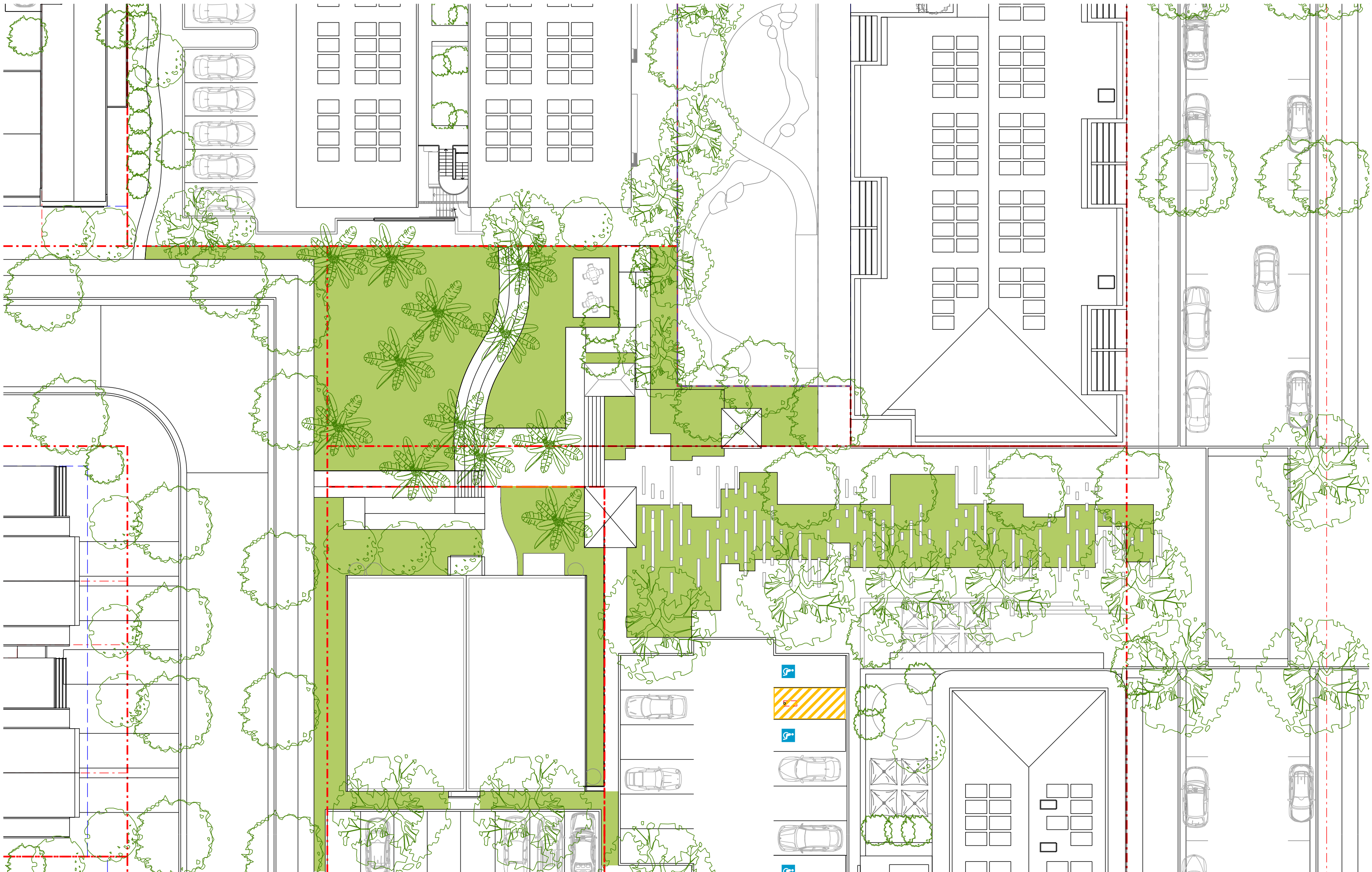
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept Development
 Open Space Network

Date	25th July 2025		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	MP450 Rev. C



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept Development - SSDA
 Proposed Village Square & Park

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:250 @ A3
Dwg No.	MP460	Rev.	A