



GEOTECHNICAL AND GROUNDWATER IMPACT ASSESSMENT

Kingscliff Mixed-Use Development

July 2026

Prepared for: Bells Boulevard Pty Ltd

**Lot 2 DP 1310938
4-8 Bells Boulevard
Kingscliff NSW**

HMC2025.1646.02

RE: Lot 2 DP 1310938, 4-8 Bells Boulevard, Kingscliff NSW.

HMC Environmental Consulting Pty Ltd is pleased to present our report for a Geotechnical and Groundwater Impact Assessment on for the abovementioned site.

We trust this report meets with your requirements. If you require further information, please contact HMC Environmental Consulting directly on the numbers provided.

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Title:	Geotechnical and Groundwater Impact Assessment
Job No:	2025.1646.02
Client:	Bells Boulevard Pty Ltd

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Bells Boulevard Pty Ltd	03.07.2026	Final Issue C	Final amended for lodgement (job description)

This report should be cited as '*HMC Environmental Consulting (2025). Geotechnical and Groundwater Impact Assessment, Kingscliff Mixed-Use Development: Lot 2 DP 1310938, 4-8 Bells Boulevard, Kingscliff NSW. Report No. HMC2025.1646.01, December 2025*'

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1 INTRODUCTION

A mixed-use development is proposed on the property located at Lot 2 DP 1310938, 4-8 Bells Boulevard, Kingscliff NSW. It is proposed to construct a five-storey building with a double level basement, and ancillary works including earthworks and landscaping. The proposal includes a mixture of residential units, retail, wellness facilities and communal areas on the ground floor, and four levels of residential units. This project would be Stage 3 of the master-planned development for this site following the Stage 1 Torrens Title subdivision and Stage 2 Row Housing proposals.

The property is currently vacant and partially used as informal carparking. The site has been subject to approved landform modification including imported fill placement.

1.1 TWEED SHIRE COUNCIL COMMENTS

Following a review of the proposal Council issued comments to the NSW Department of Planning dated 26 February 2026 including item 19 as reproduced below:

19. Inconsistencies between acid sulfate and groundwater reports

*The Acid Sulfate Soils (ASS) Preliminary Investigation (Ref. HMC2025.1646.01.) and Groundwater Assessment (HMC2025.1646.02.) reference differing maximum excavation depths. The ASS investigation references **7m BGL** whilst the Groundwater Assessment states **8m BGL**. It is recommended the documents be updated to reflect the true excavation depth to ensure supporting documentation is consistent with the proposal.*

HMC has now amended Table 2 to update the proposed excavation depth to 7m below the ground level (BGL).

This report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in support of a State Significant Development Application (SSDA) and concurrent planning proposal (PP) for the construction of the proposed development at 4-8 Bells Boulevard, Kingscliff, reference SSD-83069459.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably Item 12. Ground and Groundwater Conditions:

"Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion.

Where required provide a Geotechnical and Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines. If the proposed development is on land identified as having high salinity or acid sulfate soil potential in an EPI provide a Salinity Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies."

This assessment has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) for the State Significant Development (SSD). It specifically relates to groundwater conditions, the potential need for dewatering, and any potential impacts on groundwater-dependent ecosystems (GDEs), wetlands, groundwater users or structural stability.

Additional assessment (soil permeability) was also completed to provide information to inform stormwater management design.

Table 1 – SEARS Requirements and HMC Comment

SEARs Requirement	Does Current Assessment Address it?	Explanation
Groundwater extraction / dewatering impacts	Yes	Groundwater is >8.2 m below surface, excavation is above this level. No dewatering, no groundwater take, no cone of depression, no need for groundwater licensing under Water Management Act.
Soil resources, erosion, land stability, riparian land	Yes	Soil is sandy alluvium, low erosion risk. Works are not within riparian setbacks or watercourses. Standard erosion/sediment controls are sufficient to prevent sediment movement. No loss of prime agricultural soil. Minimal soil disturbance.
Geotechnical and Groundwater Impact Assessment (where required)	Yes – and it is justified that a full GIA is not required	Because groundwater is not intercepted, no drawdown or abstraction occurs, the development does not trigger the NSW Aquifer Interference Policy. A brief assessment with permeability testing + groundwater depth is sufficient.
Impacts to GDEs, wetlands, surface water ecosystems	Yes	No change to groundwater level, pressure or flow. No discharge or drawdown. No impact to groundwater-dependent ecosystems, wetlands or streams.
Salinity Management Plan required?	Yes (addressed not required)	Site is not mapped as high salinity risk in SEPP/LEP layers. No change to watertable → no upward mobilisation of salts. Not required.
Acid Sulfate Soil Management Plan required?	Yes (addressed – not required)	Site mapped as Class 4 ASS (only required if excavation is >2 m below ground or below water table). As groundwater is >8 m below ground and excavation is <7, ASS acid generation due to dewatering would not occur risk is negligible → no ASS Management Plan triggered. ASS investigation in separate HMC report
Impacts on infrastructure (settlement, subsidence)	Yes	No groundwater drawdown → no reduction in pore pressure → no ground settlement or damage to structures/pavements.
Off-site impacts / beneficial groundwater users	Yes	No pumping → no change in groundwater availability for users or ecosystems. No bore licensing impacts.

I, Mark Tunks (HMC Environmental Consulting), confirm this Geotechnical and Groundwater Impact Assessment addresses the requirements of SEAR No. 12 and relevant State and local legislation, policies, and guidelines. I further confirm that none of the information contained in the Geotechnical and Groundwater Impact Assessment is false or misleading.



Mark Tunks

1.2 SITE DESCRIPTION

The site is located at 4-8 Bells Boulevard, Kingscliff and is located in the Tweed Shire Local Government Area. The site is legally known as Lot 2 DP131098.

The site has an approximate area of 4,450sqm and is currently vacant of any structures. An informal bitumen sealed carpark containing 27 spaces is located in the northeast part of the site, which is enforced by way of a restriction on the existing title of the land.

The centre of the site is clear of vegetation, with any vegetation located along the street frontages or abutting the western boundary. A public reserve runs along the site's western boundary containing a concrete footpath and extensive vegetation.

The site is relatively level around the street frontages, with levels ranging between RL 9.85m at Gunnamatta Avenue to RL 10.39m at the corner of Bells Boulevard and Casuarina Way. The rear of the site has been excavated to the lowest point of RL 7.15m.

The site is located on the gateway to a part of Kingscliff known as 'the Salt Precinct'. This part of the Salt Precinct is centred around the Salt Central Park, which is bordered by two major tourism developments, those being the Peppers and Mantra resorts. Salt Central Park is activated by a retail precinct with shops, cafes and restaurants known as Salt Village.

1.3 PROJECT DESCRIPTION

The proposed development seeks development consent for a new mixed use building on the site. The proposal will include the following works:

- Construction of a five storey mixed use development with ground level retail fronting Bells Boulevard and Gunnamatta Avenue and ground level residential units, with residential units contained on levels 1-4 (inclusive), and rooftop communal open space.
- A total of 71 residential units of which 2 will be affordable housing units. These affordable housing units are to be retained as such for 15 years and managed by a registered Community Housing Provider,
- Excavation for two basement levels of carparking with 193 carparking spaces and associated services,
- Removal of 23 trees on site, and
- Landscaping and a communal open space network with a focus on wellness including a rooftop pool, indoor communal space and ground level outdoor communal open space designed around a central lawn.
- For the purposes of this report, the investigation area is the entire site within the boundaries of Lot 2 DP 1310938, with focus on the proposed development area to the centre of the subject site.

2 SITE INFORMATION

Table 2 – Project Summary

Site Address	4-8 Bells Boulevard Kingscliff NSW
Property description	Lot 2 DP 1310938
Report commissioned by	Bells Boulevard Pty Ltd
Proposed development	Kingscliff Mixed-Use Development

Estimated maximum depth of excavation	Maximum depth approximately 7m BGL
Investigator	Mark Tunks
Local Government Authority	Tweed Shire
Investigation date	27 October 2025

3 GROUNDWATER LEVELS AND EXCAVATION DEPTH

Four (4) boreholes up to 8.2m depth below the existing ground surface level were drilled by a drilling contractor Geotechnical Investigations on 27 October 2025. Although no groundwater seepage or wet soil was intercepted within the soil profile during drilling, two (2) boreholes were converted to groundwater monitoring bores to assess site permeability.

As groundwater was not intercepted during drilling, it is confirmed that the groundwater table in this location is at a depth greater than 8.2 m below ground level (BGL). As the survey shows the existing ground surface in the approximate locations of the boreholes ranging from approximately RL9.5-10.4m AHD, the groundwater elevation appears to be below RL 1.3m AHD.

As shown in Table 3, the proposed excavation depth is significantly shallower than the apparent groundwater table; therefore:

- Groundwater would not be intercepted during construction.
- No dewatering is required.
- No groundwater drawdown or cone of depression will develop.
- Excavation will remain entirely above the groundwater table.

Table 3 – Summary of Groundwater Elevation Information

Borehole ID	Depth (m)	Approx. Ground Surface Level (m AHD)	Groundwater elevation	Approx. Basement Excavation Elevation ⁽¹⁾	Approx. Lift Well Elevation ⁽²⁾	Groundwater Intercept during excavation
BH1 (GW1)	8.2	9.5	<1.3	3.8	3.0	NO
BH2 (GW2)	8.0	10.4				
BH3	8.0	10.3				
BH4	8.0	10.1				

(1) Assumes basement floor level RL4.3m AHD & excavation depth ~0.5m below floor

(2) Assumes Lift well excavation to 1.3m below basement floor

4 GROUNDWATER BORE DETAILS

The details of the two 50mm UPVC groundwater bores (GW1 & GW2) are summarised in Table 4.

Table 4 – Groundwater Bore Details

Bore ID	Blank	Screen	Stickup
GW1 (south)	6.90	0.75	1.0
GW2 (north)	5.17	0.5	0.83

5 SOIL PERMEABILITY (HYDRAULIC CONDUCTIVITY – KSAT)

5.1 SUMMARY OF GROUNDWATER PERMEABILITY (KSAT) ASSESSMENT

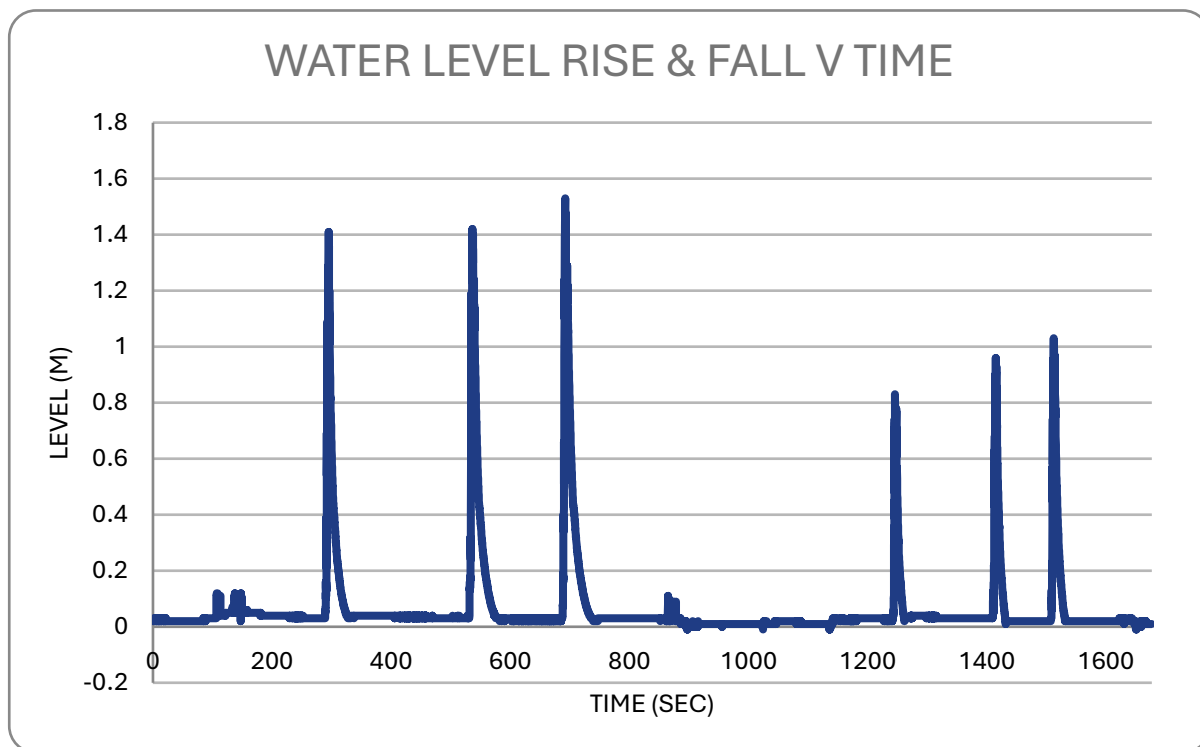
Falling head permeability tests were completed using two 50 mm diameter monitoring bores (GW1 and GW2). Groundwater was not intercepted during drilling (standing water level is >8.2 m below ground surface), so small volumes of water were added to each bore to create a temporary water column. The rate at which this water level declined was recorded with a pressure logger and analysed using the **Bouwer & Rice (1976) method**, which is the standard approach for shallow unconfined aquifers in sandy soils.

The method uses:

- Bore radius = 0.025 m,
- Screen length = 0.75 m (GW1) and 0.50 m (GW2),
- Change in water level (Δh) over time (first 60 seconds),
- A geometric factor that accounts for the effective radius of influence in the aquifer.

The measured water level changes recorded by the pressure logger is shown in the following graph.

Figure 1 – Graph showing Water Level Changes During Permeability Testing



The decline in water level was rapid in all tests, confirming highly permeable sand. The hydraulic conductivity (Ksat) was calculated using the formula:

$$K = [(r^2 \times \ln(R_e/r)) / (2 \times L)] \times a$$

Where:

- r = bore radius,
- L = screen length,

- α = slope from $\ln(h/h_0)$ vs time (measured),
- Re = estimated radius of aquifer influence (assessed over a range to show sensitivity).

Using this method, the calculated hydraulic conductivity values were:

Bore	Ksat (m/day) – Range
GW1	2.5 – 4.5 m/day
GW2	2.3 – 4.2 m/day

The calculated hydraulic conductivity (Ksat) ranged between approx. 2.5 m/day and 4.5 m/day, indicating highly permeable sandy soil.

Although the soil profile is highly transmissive, the groundwater table is more than 8 m below the surface, meaning groundwater will not enter excavations and no sustained groundwater pumping is necessary.

6 POTENTIAL IMPACTS ON GROUNDWATER AND RECEPTORS

As groundwater will not be intersected and no dewatering is proposed:

- No impacts are expected to groundwater-dependent ecosystems (GDEs), riparian vegetation or wetlands.
- No impacts to registered groundwater users or private bores are anticipated.
- No change to groundwater levels, pressure or flow direction will occur.
- Settlement, subsidence or instability to surrounding infrastructure due to changes associated with extracting groundwater would not occur.
- There is no risk of saline intrusion, acid sulfate soil oxidation or contaminant mobilisation associated with groundwater drawdown.

7 CONCLUSION

These results indicate moderate to high permeability sand, but as groundwater is more than 8 m below excavation depth, the works will not intercept groundwater, no dewatering is required, and no impacts are expected to groundwater users, wetlands, or groundwater-dependent ecosystems. No mitigation measures are required.

8 SIGNATURE

This report has been prepared by Mark Tunks of HMC Environmental Consulting, a suitably qualified environmental consultant.



Mark Tunks
Principal

2 July 2026
Completion Date

9 LIMITATIONS

Any conclusions presented in this report are relevant to the site condition at the time of inspection and legislation enacted as at date of this report. Actions or changes to the site after time of inspection or in the future will void this report as will changes in relevant legislation.

This document has been titled “Geotechnical Assessment” to align with the terminology used in the SEARs table. However, HMC Environmental Consulting has not undertaken geotechnical engineering, structural design, or stability assessment. The scope of this report is strictly limited to environmental aspects of ground and groundwater behaviour, soil erosion risk, and potential impacts on adjacent sites arising from groundwater conditions. All geotechnical design matters must be addressed by a suitably qualified geotechnical engineer.

The findings of this report are based on the objectives and scope of work outlined in Section 1. HMC Environmental has performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment profession. No warranties or guarantees expressed or implied, are given. This report does not comment on any regulatory issues arising from the findings, for which a legal opinion should be sought. This report relates only to the objectives and scope of work stated and does not relate to any other works undertaken for the client. The report and conclusions are based on the information obtained at the time of the assessment.

The results of this assessment are based upon site inspections and fieldwork conducted by HMC Environmental personnel and information provided by the client. All conclusions regarding the property area are the professional opinions of the HMC Environmental personnel involved with the project, subject to the qualifications made above. HMC Environmental assume no responsibility or liability for errors in any data obtained from regulatory agencies, information from sources outside of HMC Environmental, or developments resulting from situations outside the scope of this project.

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See following pages

APPENDIX 1 – LOCATION MAPS





Figure 2 - Surrounding Area (Source: Nearmap 2025)

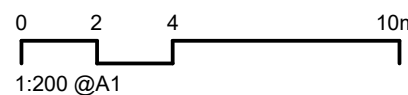
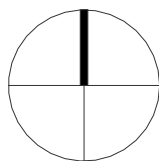


Figure 3 – Subject Site (Source: Nearmap 2025)

APPENDIX 2 – PROPOSED DEVELOPMENT



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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A	28-11-2025	FOR SSDA	LR	JV
1	29-05-2026	FOR INFORMATION	MQ	WG
2	05-06-2026	FOR INFORMATION	MQ	WG
3	17-06-2026	FOR INFORMATION	MQ	WG
B	24-06-2026	FOR RFI	MQ	WG

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Client

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Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

FLOOR PLAN - BASEMENT 01

Date

24-06-2026

Scale

1 : 200

Sheet Size

A1

Drawn

LR

Chk.

JV

Job No.

6906

Drawing No.

DA-1002

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(SCR)	SMALL CAR RESIDENTIAL
(V)	VISITOR
(RT)	RETAIL
(RT)	RETAIL ACCESSIBLE
(RTS)	RETAIL STAFF
(RTS)	RETAIL STAFF ACCESSIBLE

BICYCLE PARKING SCHEDULE

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VISITOR	10
BASEMENT 02	
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TOTAL	91

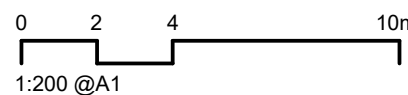
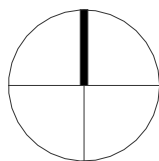
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SUBTOTAL	25
RETAIL STAFF 2600x5400	6
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BASEMENT 02	
RESIDENTIAL 2600x5400	110
SUBTOTAL	110
TOTAL	193

PARKING TOTALS

TYPE	COUNT
EASEMENT PARKING	25
EASEMENT ACCESSIBLE	2
RESIDENTIAL PARKING	116
RETAIL PARKING	24
RETAIL ACCESSIBLE	1
RETAIL STAFF PARKING	6
RETAIL STAFF ACCESSIBLE	1
VISITOR PARKING	18
TOTAL	193

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Drawing Name

FLOOR PLAN - BASEMENT 02

Date

24-06-2026

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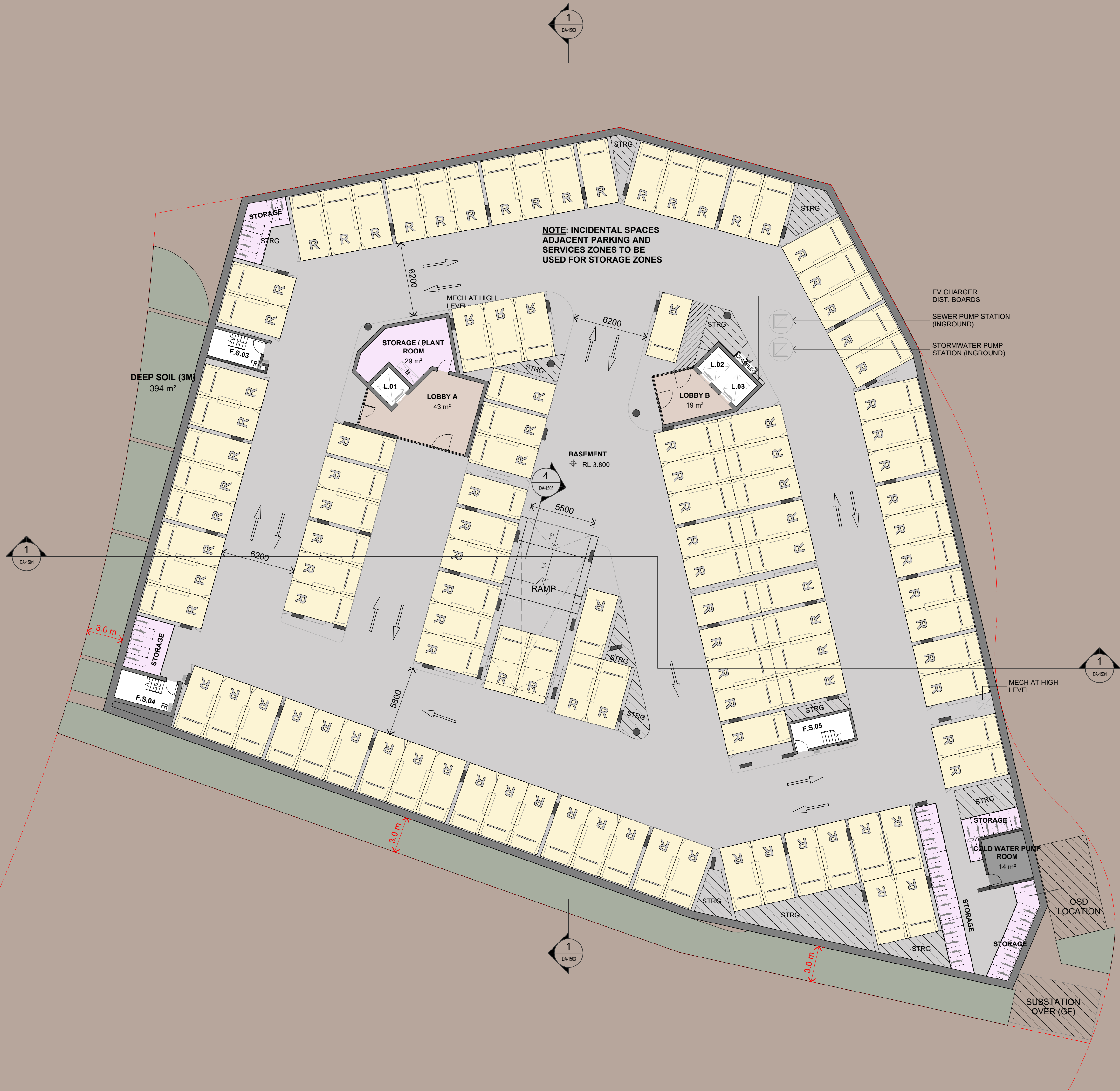
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(RT)	RETAIL
(RT)	RETAIL ACCESSIBLE
(RTS)	RETAIL STAFF
(RTS)	RETAIL STAFF ACCESSIBLE

BICYCLE PARKING SCHEDULE

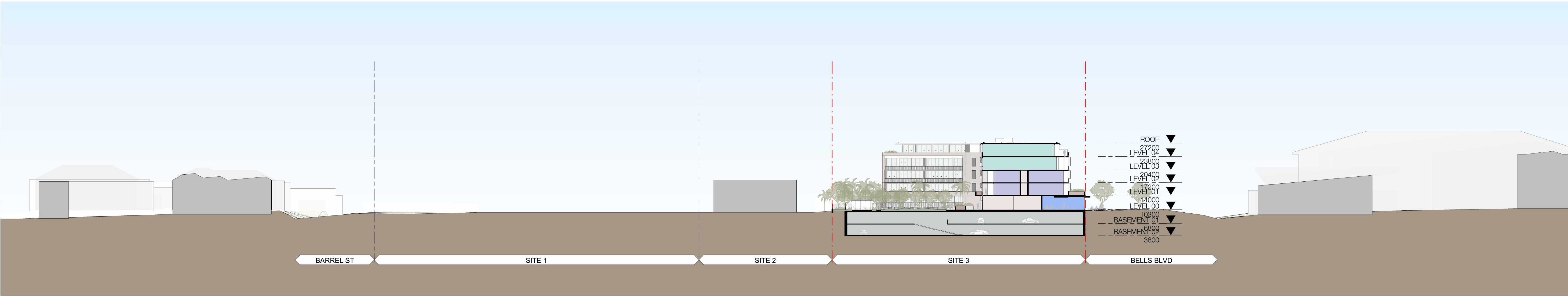
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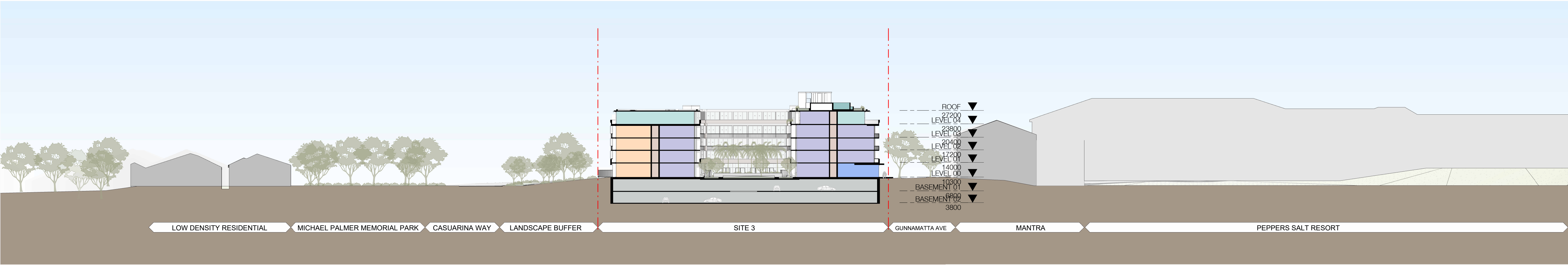
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PARKING TOTALS

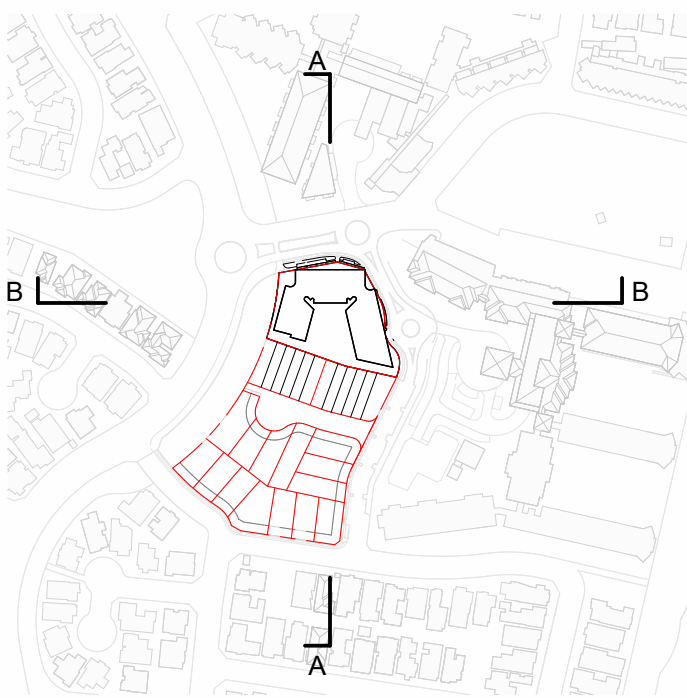
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VISITOR PARKING	18
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OVERALL SECTION A
SCALE 1:500



OVERALL SECTION B
SCALE 1:500



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OVERALL SECTIONS

Date

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Revision

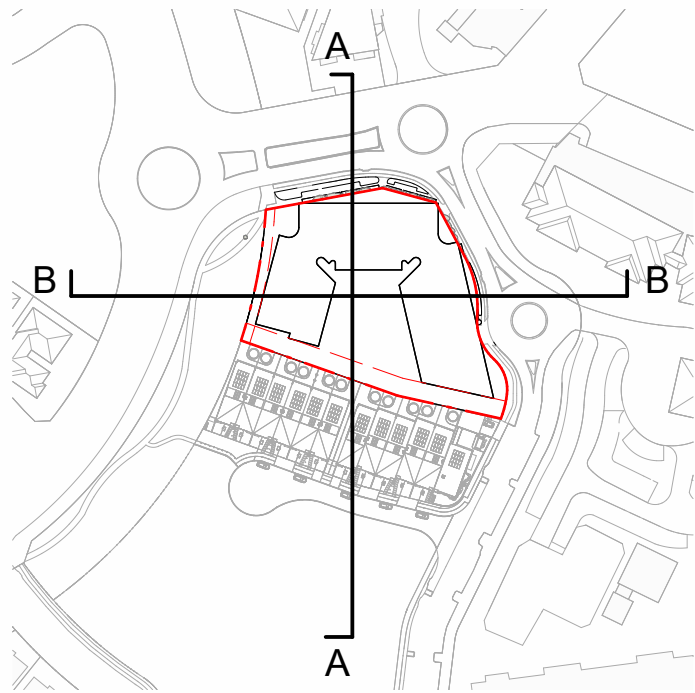
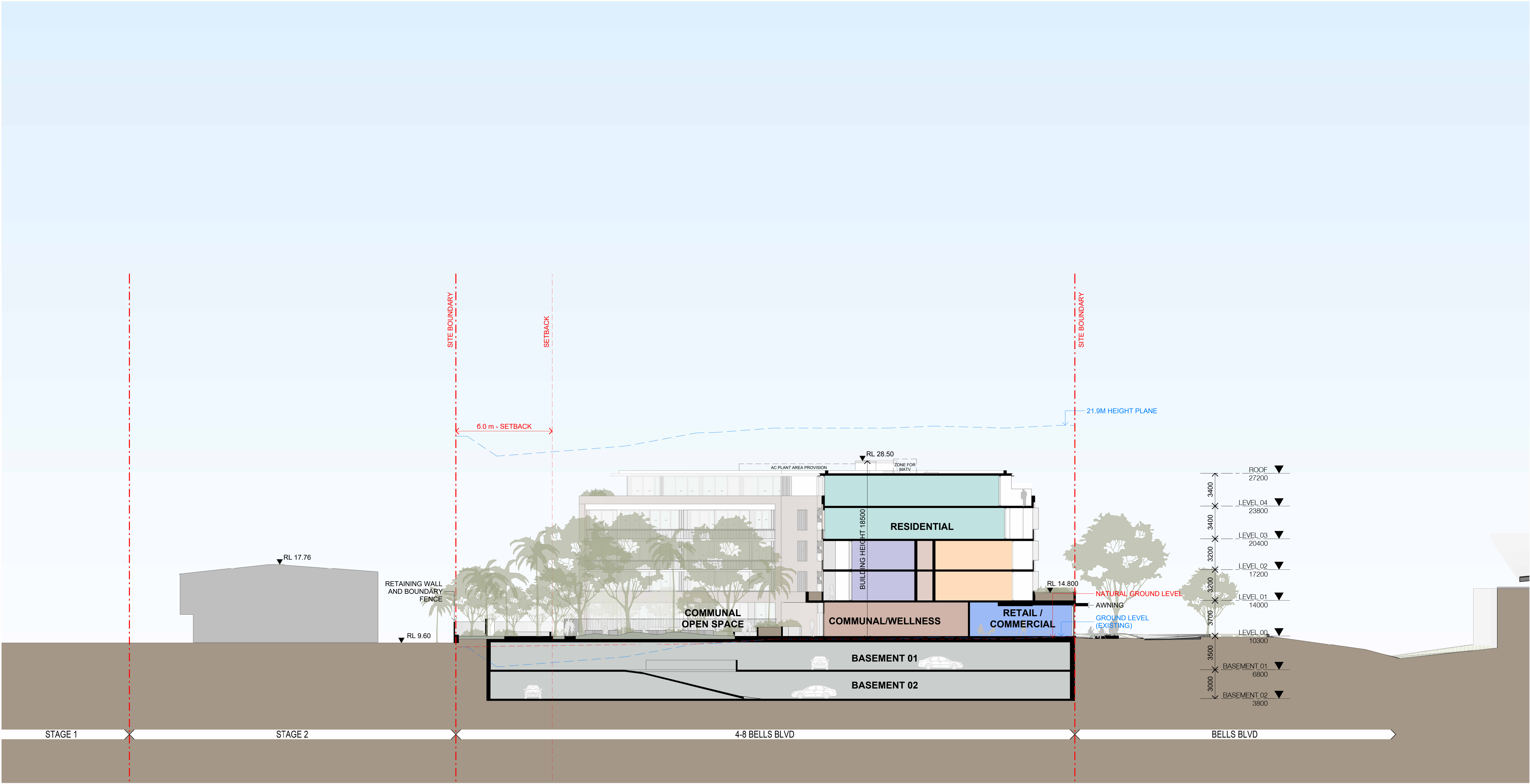
/ B

SJB Architects
Level 2, 490 Crown Street
Sunny Hills NSW 2010

T 61 2 9380 9911

www.sjb.com.au





SECTION A
SCALE 1:200

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
A	28-11-2025	FOR SSDA	LR	JV
1	05-06-2026	FOR INFORMATION	MQ	WG
2	17-06-2026	FOR INFORMATION	MQ	WG
B	24-06-2026	FOR RFI	MQ	WG

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

**BELLS BOULEVARD
PTY LTD**

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

BUILDING SECTION A

Date

24-06-2026

Scale

1:200

Sheet Size

A1

Drawn

LR

Chk.

JV

Job No.

6906

Drawing No.

DA-1503

Revision

/ B

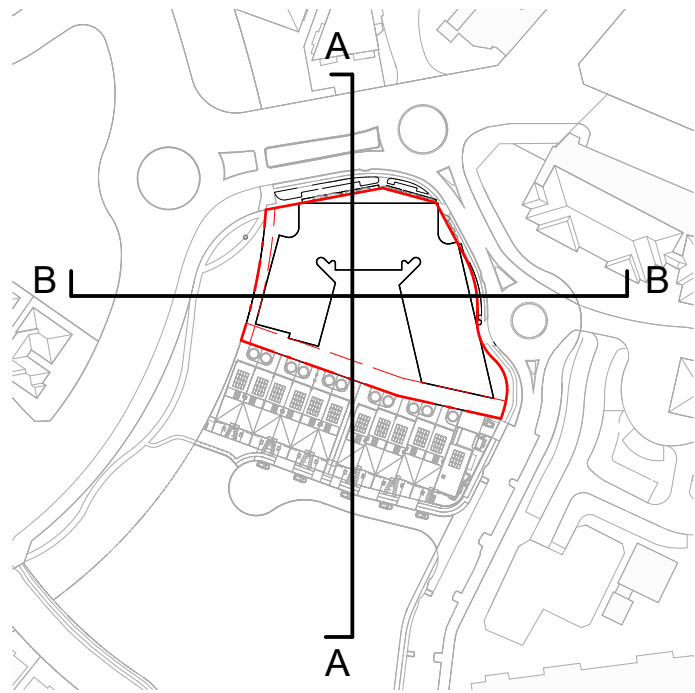
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SECTION B
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B	24-06-2026	FOR RFI	MQ	WG

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

BELLS BOULEVARD PTY LTD

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name
BUILDING SECTION B

Date	Scale	Sheet Size
24-06-2026	1:200	A1
Drawn	Chk.	Job No.
LR	JV	6906
Drawing No.	Revision	
DA-1504	/ B	

NOT FOR CONSTRUCTION

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW 2010
T 61 2 9380 9911
www.sjb.com.au



APPENDIX 3 – SITE PLAN – SITE INVESTIGATION

GEOTECHNICAL AND
GROUNDWATER IMPACT
ASSESSMENT

GROUNDWATER BORE
LOCATIONS

 HMC Groundwater
bores to assess
Permeability



Lot 2 DP 1310938
4-8 Bells Boulevard
Kingscliff NSW

Job: HMC2025.1646
Date: November 2025
Rev:
Drawn: KH
BASE: Nearmap

HMC Environmental Consulting Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au
admin@hmcenvironment.com.au



 BH2/GW2

 BH4

 BH3

 BH1/GW1

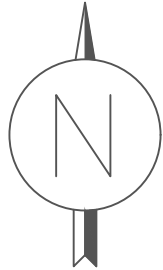
APPENDIX 4 – SETBACKS



GEOTECHNICAL AND
GROUNDWATER IMPACT
ASSESSMENT

Site setbacks

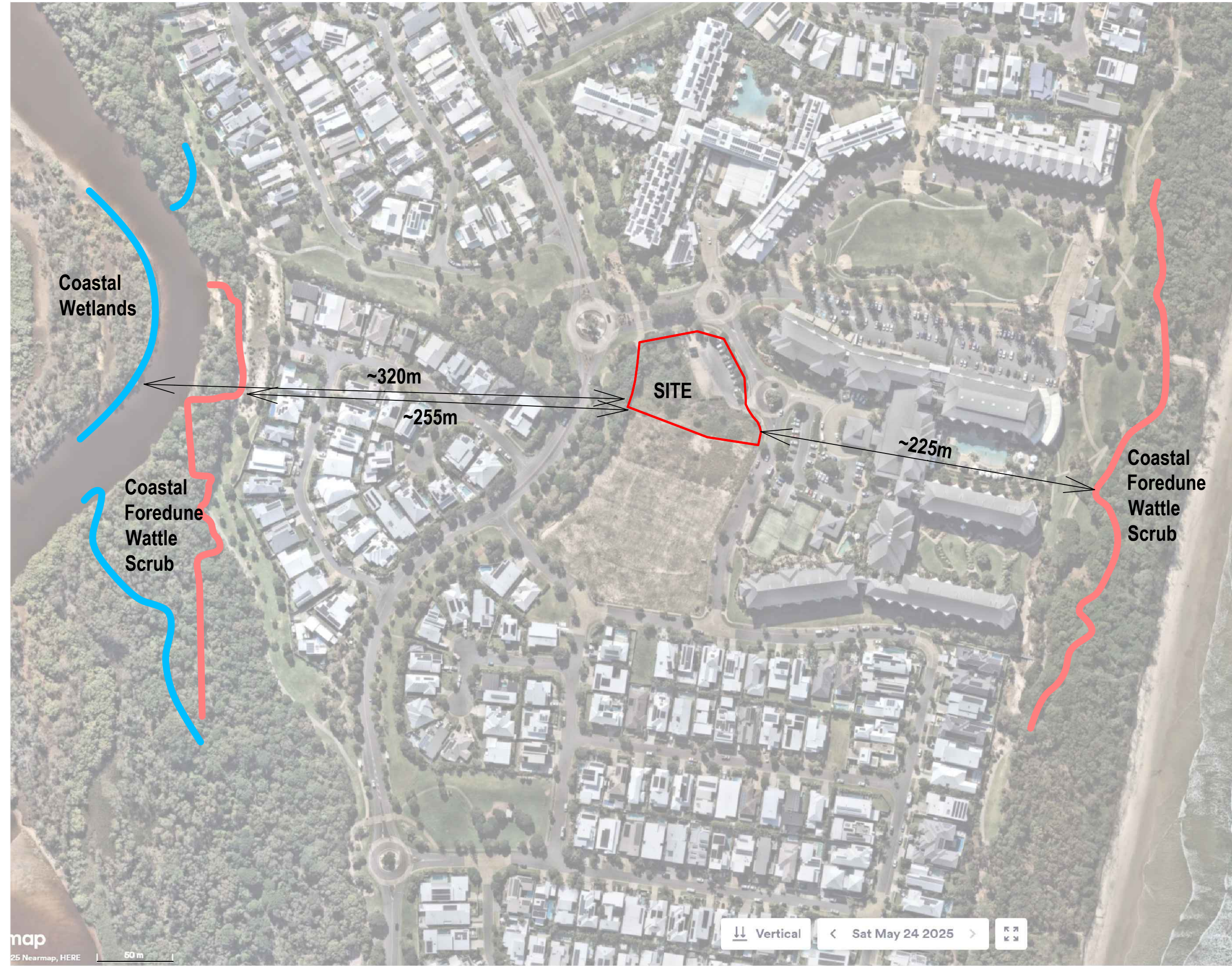
- Groundwater
Dependent
Ecosystems
- Coastal Wetlands



Lot 2 DP 1310938
4-8 Bells Boulevard
Kingscliff NSW

Job: HMC2025.1646
Date: November 2025
Rev:
Drawn: KH
BASE: Nearmap

HMC Environmental Consulting Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au
admin@hmcenvironment.com.au

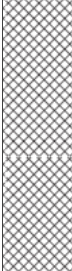


APPENDIX 5 - BORELOGS

UTM : 56J
Easting () : 556544.65
Northing () : 6871923.35
Ground Elevation : 10.15 (m)
Total Depth : 8.2 m BGL

Drill Rig : GT 10
Driller Supplier : Geotech Investigations
Logged By : James Walle
Reviewed By : JW
Date : 27/10/2025

Job Number : GI 8131
Client : HMC Environmental Consulting Pty Ltd
Project : Acid Sulfate Soil
Location : 23 Bells Blvd, Kingscliff NSW 2487, Australia
Loc Comment :

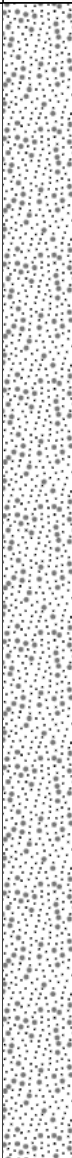
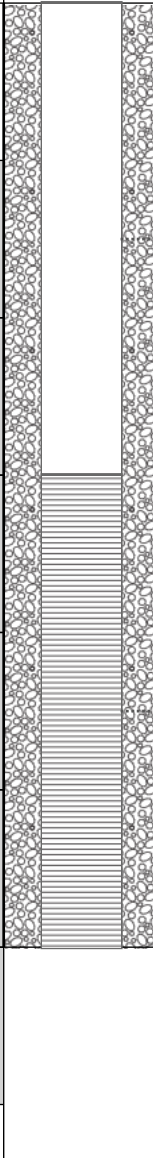
Drilling Method	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Classification Code	Water	Moisture	Material Description	Samples	A Well Diagram
									ASS	
	10		Fill		GC		M	Fill- Clayey to Sandy GRAVEL GC: low plasticity clay, orange brown mottled pale grey, medium dense to dense, well compacted, fine to coarse sized, fine grained sand.		
	0.5									
	9		Fill		SM		M	Fill- Silty SAND SM: pale brown, fine grained.		
	1.0									
	9		Fill		SP		M	Fill- None SAND SP: pale brown to yellow brown, fine grained.		
	1.5									
	2.0									
	8									
	2.5		Fill		SP		M			
	3.0									
	7									
	3.5		Fill		SP		M			
	4.0									
	6									

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56J
Easting () : 556544.65
Northing () : 6871923.35
Ground Elevation : 10.15 (m)
Total Depth : 8.2 m BGL

Drill Rig : GT 10
Driller Supplier : Geotech Investigations
Logged By : James Walle
Reviewed By : JW
Date : 27/10/2025

Job Number : GI 8131
Client : HMC Environmental Consulting Pty Ltd
Project : Acid Sulfate Soil
Location : 23 Bells Blvd, Kingscliff NSW 2487, Australia
Loc Comment :

Drilling Method	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Classification Code	Water	Moisture	Material Description	Samples	Well Diagram
									ASS	
	6		Alluvial		SP		M	Alluvial- None SAND SP: pale brown, fine grained, difficult to identify fill and natural interface.		
		5.0								
		5.5							5.00-5.50 m:	
		6.0							5.50-6.00 m:	
		6.5							6.00-6.50 m:	
		7.0							6.50-7.00 m:	
		7.5							7.00-7.50 m:	
		8.0							7.50-8.00 m:	
								BH 1 (HMC) Terminated at 8.2 m		

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56J
Easting () : 556507.38
Northing () : 6871973.90
Ground Elevation : 10.2 (m)
Total Depth : 8 m BGL

Drill Rig : GT 10
Driller Supplier : Geotech Investigations
Logged By : James Walle
Reviewed By : JW
Date : 27/10/2025

Job Number : GI 8131
Client : HMC Environmental Consulting Pty Ltd
Project : Acid Sulfate Soil
Location : 23 Bells Blvd, Kingscliff NSW 2487, Australia
Loc Comment :

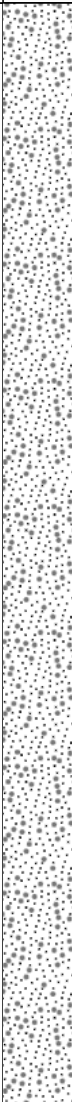
Drilling Method	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Classification Code	Water	Moisture	Material Description	Samples	Well Diagram
									ASS	
	10	0.5	Fill		GC		M	Fill- Clayey to Sandy GRAVEL GC: low plasticity clay, orange brown mottled pale grey, medium dense to dense, well compacted, fine to coarse sized, fine grained sand.		
	9	2.0	Fill		SM		M	Fill- Silty SAND SM: pale brown, fine grained.		
	7	3.5	Fill		SP		M	Fill- None SAND SP: pale brown to yellow brown, fine grained.		

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

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Easting () : 556507.38
Northing () : 6871973.90
Ground Elevation : 10.2 (m)
Total Depth : 8 m BGL

Drill Rig : GT 10
Driller Supplier : Geotech Investigations
Logged By : James Walle
Reviewed By : JW
Date : 27/10/2025

Job Number : GI 8131
Client : HMC Environmental Consulting Pty Ltd
Project : Acid Sulfate Soil
Location : 23 Bells Blvd, Kingscliff NSW 2487, Australia
Loc Comment :

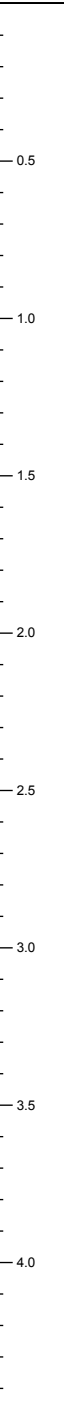
Drilling Method	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Classification Code	Water	Moisture	Material Description	Samples	Well Diagram
									ASS	
	6		Alluvial		SP		M	Alluvial- None SAND SP: brown and grey, fine grained, difficult to identify fill and natural interface.		
		5.0								
		5.5							5.00-5.50 m:	
		6.0							5.50-6.00 m:	
		6.5							6.00-6.50 m:	
		7.0							6.50-7.00 m:	
		7.5							7.00-7.50 m:	
									7.50-8.00 m:	
								BH 2 (HMC) Terminated at 8 m		

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56J
Easting () : 556510.46
Northing () : 6871949.94
Ground Elevation : 9.9 (m)
Total Depth : 8 m BGL

Drill Rig : GT 10
Driller Supplier : Geotech Investigations
Logged By : James Walle
Reviewed By : JW
Date : 27/10/2025

Job Number : GI 8131
Client : HMC Environmental Consulting Pty Ltd
Project : Acid Sulfate Soil
Location : 23 Bells Blvd, Kingscliff NSW 2487, Australia
Loc Comment :

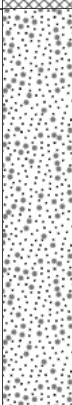
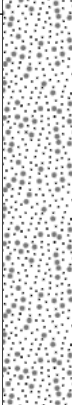
Drilling Method	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Classification Code	Water	Moisture	Material Description	Samples	Well Diagram
									ASS	
			Fill		GC		M	Fill- Clayey to Sandy GRAVEL GC: low plasticity clay, orange brown mottled pale grey, medium dense to dense, well compacted, fine to coarse sized, fine grained sand.		
			Fill		SM		M	Fill- Silty SAND SM: pale brown, fine grained.		
			Fill		SP		M	Fill- None SAND SP: pale brown to yellow brown, fine grained.		

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Easting () : 556510.46
Northing () : 6871949.94
Ground Elevation : 9.9 (m)
Total Depth : 8 m BGL

Drill Rig : GT 10
Driller Supplier : Geotech Investigations
Logged By : James Walle
Reviewed By : JW
Date : 27/10/2025

Job Number : GI 8131
Client : HMC Environmental Consulting Pty Ltd
Project : Acid Sulfate Soil
Location : 23 Bells Blvd, Kingscliff NSW 2487, Australia
Loc Comment :

Drilling Method	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Classification Code	Water	Moisture	Material Description	Samples	Well Diagram
									ASS	
	5.0	5.0	Fill		SP		M	Fill- None SAND SP: pale brown to yellow brown, fine grained. (continued)		
		5.5	Alluvial		SP		M	Alluvial- None SAND SP: brown and grey, fine grained, difficult to identify fill and natural interface.	5.00-5.50 m:	
		6.0							5.50-6.00 m:	
		6.5	Alluvial		SP		M	As above, but pale brown and grey.	6.00-6.50 m:	
		7.0							6.50-7.00 m:	
		7.5							7.00-7.50 m:	
		8.0						BH 3 (HMC) Terminated at 8 m	7.50-8.00 m:	

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56J
Easting () : 556534.55
Northing () : 6871953.89
Ground Elevation : 10.1 (m)
Total Depth : 8 m BGL

Drill Rig : GT 10
Driller Supplier : Geotech Investigations
Logged By : James Walle
Reviewed By : JW
Date : 27/10/2025

Job Number : GI 8131
Client : HMC Environmental Consulting Pty Ltd
Project : Acid Sulfate Soil
Location : 23 Bells Blvd, Kingscliff NSW 2487, Australia
Loc Comment :

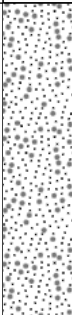
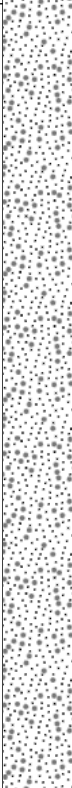
Drilling Method	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Classification Code	Water	Moisture	Material Description	Samples	Well Diagram
									ASS	
	10		Fill		GC		M	Fill- Clayey to Sandy GRAVEL GC: low plasticity clay, orange brown mottled pale grey, medium dense to dense, well compacted, fine to coarse sized, fine grained sand.		
	0.5									
	9		Fill		SM		M	Fill- Silty SAND SM: pale brown, fine grained.		
	1.0									
	9									
	1.5									
	2.0									
	2.5									
	7		Fill		SP		M	Fill- None SAND SP: pale brown to yellow brown, fine grained.		
	3.0									
	3.5									
	4.0									
	6		Alluvial		SP		M	Alluvial- None SAND SP: grey, fine grained, difficult to identify fill and natural interface.		

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56J
Easting () : 556534.55
Northing () : 6871953.89
Ground Elevation : 10.1 (m)
Total Depth : 8 m BGL

Drill Rig : GT 10
Driller Supplier : Geotech Investigations
Logged By : James Walle
Reviewed By : JW
Date : 27/10/2025

Job Number : GI 8131
Client : HMC Environmental Consulting Pty Ltd
Project : Acid Sulfate Soil
Location : 23 Bells Blvd, Kingscliff NSW 2487, Australia
Loc Comment :

Drilling Method	Elevation (m)	Depth (m)	Soil Origin	Graphic Log	Classification Code	Water	Moisture	Material Description	Samples	Well Diagram
									ASS	
		5.0	Alluvial		SP		M	Alluvial- None SAND SP: grey, fine grained, difficult to identify fill and natural interface. (continued)		
		5.5						As above, but brown and grey.	5.00-5.50 m:	
		6.0							5.50-6.00 m:	
		6.5	Alluvial		SP		M		6.00-6.50 m:	
		7.0							6.50-7.00 m:	
		7.5							7.00-7.50 m:	
								BH 4 (HMC) Terminated at 8 m	7.50-8.00 m:	

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

APPENDIX 6 - PHOTOGRAPHS

Photo No. 1 Description: View north west towards GW1.	Date 27/10/2025 
Photo No. 2 Description: View north towards GW2.	Date 27/10/2025 