28 April 2026
E26992.G12

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Groundwater Seepage Analysis
Proposed Development at 35-39 Darley Street East, Mona Vale NSW

1 INTRODUCTION

1.1 Background

At the request of The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust (the Client), EI Australia (EI) has prepared this Groundwater Seepage Analysis (GSA) report for a proposed development at 35-39 Darley Street East, Mona Vale NSW (the site). The objective of this GSA is to provide an estimation of the groundwater take volume that require pumping out during the construction and operational phases of the development, estimation of the groundwater drawdown as a result of the dewatering, and any associated ground settlements.

1.2 Proposed Development

The following documents, supplied by the Client, were used to assist in the preparation of this analysis:

- Architectural drawings prepared by Plus Architecture Pty Ltd - Project No. 20895, Revision 3, undated; and
- Survey Plan prepared by Norton Survey Partners – Reference No. 53120, Sheet 1 of 2, dated 28 August 2025.

The datum in the above documents is in Australian Height Datum (AHD), then all Reduced Levels (RL) mentioned in this report are henceforth in AHD.

Based on the provided documents, EI understands that the proposed development involves the demolition of the existing site structures and the construction of a multi-storey residential apartment building overlying a three-level basement. The lowest basement level is proposed to have a Finished Floor Level (FFL) of RL 7.0 m AHD. A Bulk Excavation Level (BEL) of RL 6.70 m is assumed, which includes allowance for the construction of the basement slab. To achieve the BEL, excavation down up to approximately 10.0 m depth Below Existing Ground Level (BEGL) will be required. Locally deeper excavations may be required for footings, lift overrun pits, crane pads, and service trenches

EI has also prepared the following documents to assist in preparation of this report:

- Geotechnical Investigation (GI) report – Reference No. E26992.G03_Rev2, dated 28 April 2026; and
- Groundwater Level Monitoring Report No. 1 – Reference No. E26992.G11.GW01, dated 28 April 2026.

2 SITE MODEL

Due to the site is located in a gently sloping topography, a cross **Section A-A** with average elevation was adopted as a representative section in this seepage analysis. This section runs throughout the entire perimeter of the proposed basement excavation. The location of the modelled section is shown in **Figure 1**.

2.1 Subsurface Conditions

For the purpose of this GSA, the average subsurface conditions outlined in EI's GI report have been adopted. A summary of the permeability values which were adopted for the assessment of groundwater take volumes are presented in **Table 1** below.

Table 1 Summary of Subsurface Conditions and Adopted Design Parameters

Unit	Material [1]	RL of Top of Unit (m AHD) [2]	Adopted Permeability $k_{Horizontal}$ (m/s)	$k_{vertical}/k_{Horizontal}$
1 and 2	**Fill (Silty sand) / Residual Soil (Silty/Sandy clay)** [3]	16.5	1.0×10^{-6}	1.0
3 to 7	**Bedrock** [4]	8.8	1.9×10^{-7}	0.5

Notes:

1 For more detailed descriptions of subsurface conditions reference should be made to the EI's GI report.
2 RL of bedrock (units 3 to 7) was averaged from all available boreholes including BH1M, BH2M, BH3 and BH4M.
3 The permeability value of Fill/Residual soil has been adopted based on the average value of the rising head test values observed in borehole BH1M as discussed in Section 2.2.
4 Permeability value of bedrock has been adopted based on the highest value of rising head test result encountered in borehole BH2M presented in Section 2.2.

2.2 Groundwater Observations and Rising Head Tests

As a part of the GSA scope, EI completed rising head tests in the existing monitoring wells installed by EI (BH1M and BH2M). The test involved initial removal of water from the well, then measuring the rise in water level at regular time intervals to assess the rate of water level recovery. The data was then used to calculate the hydraulic conductivity of the material screened by each well using the Hvorslev method (results are presented graphically in **Attachment B**). The monitoring wells and rising head test results are summarised in **Table 2**.

Table 2 Monitoring Well Details and Rising Head Test Results

Monitoring Well/ Borehole ID	Total Well Depth (m BEGL)	Effective Screen Length (m)	Screened Section	Date of Test	Calculated Permeability (m/s)
BH1M	6.0	0.64-0.74	Fill/Residual Soil	18 March 2026 31 March 2026	4.9×10^{-7} 1.3×10^{-6}
BH2M	11.0	3.00	Bedrock	18 March 2026 31 March 2026	1.9×10^{-7} 1.5×10^{-7}

Additionally, long-term continuous groundwater monitoring was carried out using data loggers installed in monitoring wells BH1M, BH2M and BH4M between 17 December 2025 and 18 March 2026. The full report and a summary of this continuous groundwater levels are provided in **Attachment C** and **Table 3**, respectively.

Table 3 Summary of Continuous Groundwater Monitoring

Monitoring Well/ Borehole ID	Average Groundwater RL (m AHD)	Highest Groundwater RL (m AHD)	Lowest Groundwater RL (m AHD)
BH1M	8.91	9.47	8.62
BH2M	10.74	11.84	10.18
BH4M	- [1]	- [1]	- [1]

Notes:

1 Based on the groundwater monitoring report, groundwater was not observed during the monitoring period.

Based on the observed groundwater level, a design groundwater level of RL 12.9 m AHD has been adopted, derived from the highest groundwater level observed in BH2M, with an additional 1 m allowance for seasonal variation in long-term condition.

2.3 THE MAXIMUM EXTENT OF THE CONE OF DEPRESSION

The Mona Vale beach and nearest creek is more than 400 m away from the site boundary. Thus, the estimated maximum extent of the cone of depression has been determined using Sichardt's Formula, as follows:

$$R = 3000\,(H - h)\sqrt{k}$$

Where:

- R = Maximum extent of the cone of depression (m).
- H = Highest design groundwater level (m).
- h = Estimated groundwater level at the BEL due to full duration of dewatering (m).
- k = Hydraulic conductivity of the aquifer (m/s).

Based on the formula above, the maximum extent of the cone of depression is estimated to be approximately 19 m from the basement outline. For conservative, an extent of 50 m was adopted in the numerical model as a distance from the basement perimeter to the constant head boundary.

2.4 Shoring System

At the time of this assessment, no detailed shoring designs were available. Hence, EI assumed that a soldier pile wall. This shoring system is considered as permeable wall i.e., it allows groundwater to freely seepage through the wall and from the base of the excavation.

This assessment does not assess the overall stability of the shoring system. Once final design is made available, this assessment should be revised accordingly.

3 GROUNDWATER TAKE ASSESSMENT

3.1 Groundwater Seepage Volumes during Construction Phase

Groundwater seepage analysis during construction has been undertaken using PLAXIS 2D. PLAXIS 2D is a commercially available finite element package intended for two dimensional analysis in geotechnical engineering. It is equipped with features to deal with various aspects of geotechnical structures and construction processes using robust and theoretically sound computational procedures. PLAXIS 2D estimates the seepage rate of water entering the excavation. This model estimates the volume of water which will be required to be dewatered during the construction of the basement and until the dewatering is turned off.

For the purpose of this modelling, it has been assumed that:

- The subsurface conditions were horizontal along the site and a representative **Section A-A** is considered in the analysis running along the basement perimeter.
- The permeability values presented in **Table 1** were adopted for modelling each of the units.
- The shoring system is assumed to be a permeable wall.
- Dewatering was undertaken to the bulk excavation level of RL 6.7 m AHD.
- The bottom boundary of the model was set at RL 0.0 m AHD.
- The design groundwater level as provided at Section 2.2 of this report was assumed to be constant at 50 m away from the shoring wall as outlined in the Section 2.3 of this report.
- A "No-Flow" boundary is defined along the symmetric line (the centre of the excavation), at about 13.0 m from the basement excavation.

- The basement perimeter surrounding the basement excavation has a total length of about 190 m.

The PLAXIS 2D results are presented in **Attachment A**. **Table 4** below provides the estimated groundwater inflow rate into the basement. The estimated groundwater inflow during construction phase is approximately 2.2 ML/year.

Table 4 Summary of Analysis Results

Inflow per m length of perimeter wall (m^3/day/m)	Inflow into excavation (m^3/day)	Total Inflow per year (ML/year)
0.031	5.89	2.2

3.2 Assessment of Groundwater Take During Operational Phase

It is assumed that the basement will be designed as a drained structure. Therefore, the estimated total inflow per year during the operational phase of the development is expected to be the same as during construction phase (about 2.2 ML/year).

3.3 Groundwater Drawdown Induced Settlement

Based on the analysis result, groundwater drawdown surrounding the excavation boundary due to the proposed dewatering is predicted up to 5.8 m, gradually decreasing to be negligible further away. The predicted dewatering drawdown contour plan is presented in **Figure 2.** The maximum ground settlement resulting from the groundwater drawdown outside the basement boundary is estimated to be about 8.4 mm. This level of settlement is considered to pose a 'negligible' risk in terms of the category of damage risk due to dewatering, as defined by Cashman and Preene (2021), as shown in the excerpt in **Plate 1**. It should be noted that these predicted settlement accounts **only for water drawdown** and does not consider other factors, such as shoring wall deflection, surcharge loading, and other construction-related influences.

Risk category[a]	*Maximum settlement (mm)*[b]	*Building tilt*[c]	*Anticipated effects*
Negligible	<10	<1/500	Superficial damage unlikely
Slight	10–50	1/500–1/200	Possible superficial damage; unlikely to have structural significance
Moderate	50–75	1/200–1/50	Expected superficial damage and possible structural damage to buildings; possible damage to rigid pipelines
Severe	75	>1/50	Expected structural damage to buildings and expected damage to rigid pipelines or possible damage to other pipelines

Source: Preene, M., *Proceedings of the Institution of Civil Engineers—Geotechnical Engineering*, 143(4), 177–190, 2000. With permission.

[a] The risk category is to be based on the more severe of the settlement or tilt criteria.
[b] Maximum settlement is based on the nearest edge of the structure to the groundwater control system.
[c] Tilt is based on rigid body rotation, assuming that all of the maximum settlement occurs as differential settlement across the width of the structure or across an element of the structure.

Plate 1 **Excerpt from Cashman and Preene (2021)**

Although the PLAXIS modelling provides predicted drawdown-induced ground settlement values, it would be prudent for a thorough assessment of potential risks posed on neighbouring structures to be completed by a qualified and experienced structural engineer.

4 CONCLUSIONS AND COMMENTS

Based on the findings of this report and within the limitations of available data, EI concludes that:

- Construction phase groundwater take will be approximately 2.2 ML/year for the proposed development.
- The above estimate is based on the following assumptions:
  - The shoring wall system is a permeable wall as per **Section 2.4** of this report;
  - Continuous dewatering in order to maintain the groundwater at BEL during construction phase; and
  - This assessment does not take into consideration any excavation that may be required for footings, service trenches, lift pits, or crane pads. This additional excavation, if required, is not expected to affect the retention or the dewatering system.
- The operational phase groundwater take with a drained basement system is estimated to be identical to the construction groundwater take, i.e. 2.2 ML/year.
- The groundwater drawdown surrounding the basement boundary is predicted to be up to approximately 5.8 m, gradually decreasing to negligible further away.
- The predicted ground settlement behind the shoring wall due to groundwater drawdown is estimated to be approximately 8.4 mm, gradually decreasing to marginal with increasing distance from the dewatering activity. This level of settlement falls within the ‘negligible’ damage risk category associated with drawdown-induced ground settlement. **It would therefore be prudent for a qualified and experienced structural engineer to be engaged to assess the potential risks to neighbouring structures and to advise on appropriate control measures to mitigate the risks.**

Should any design or construction conditions differ from that adopted in this report; this GSA should be reviewed and updated as required.

5 LIMITATIONS

This report has been prepared for the exclusive use of The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust who is the only intended beneficiary of EI’s work. The scope of the inspections carried out for the purpose of this report is limited to those agreed with The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar tasks by reputable members of the geotechnical industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of conditions, with specific locations chosen to be as representative as possible under the given circumstances.

EI's professional opinions are reasonable and based on its professional judgment, experience, training and results from analytical data. EI may also have relied upon information provided by the Client and other third parties to prepare this document, some of which may not have been verified by EI.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

6 CLOSURE

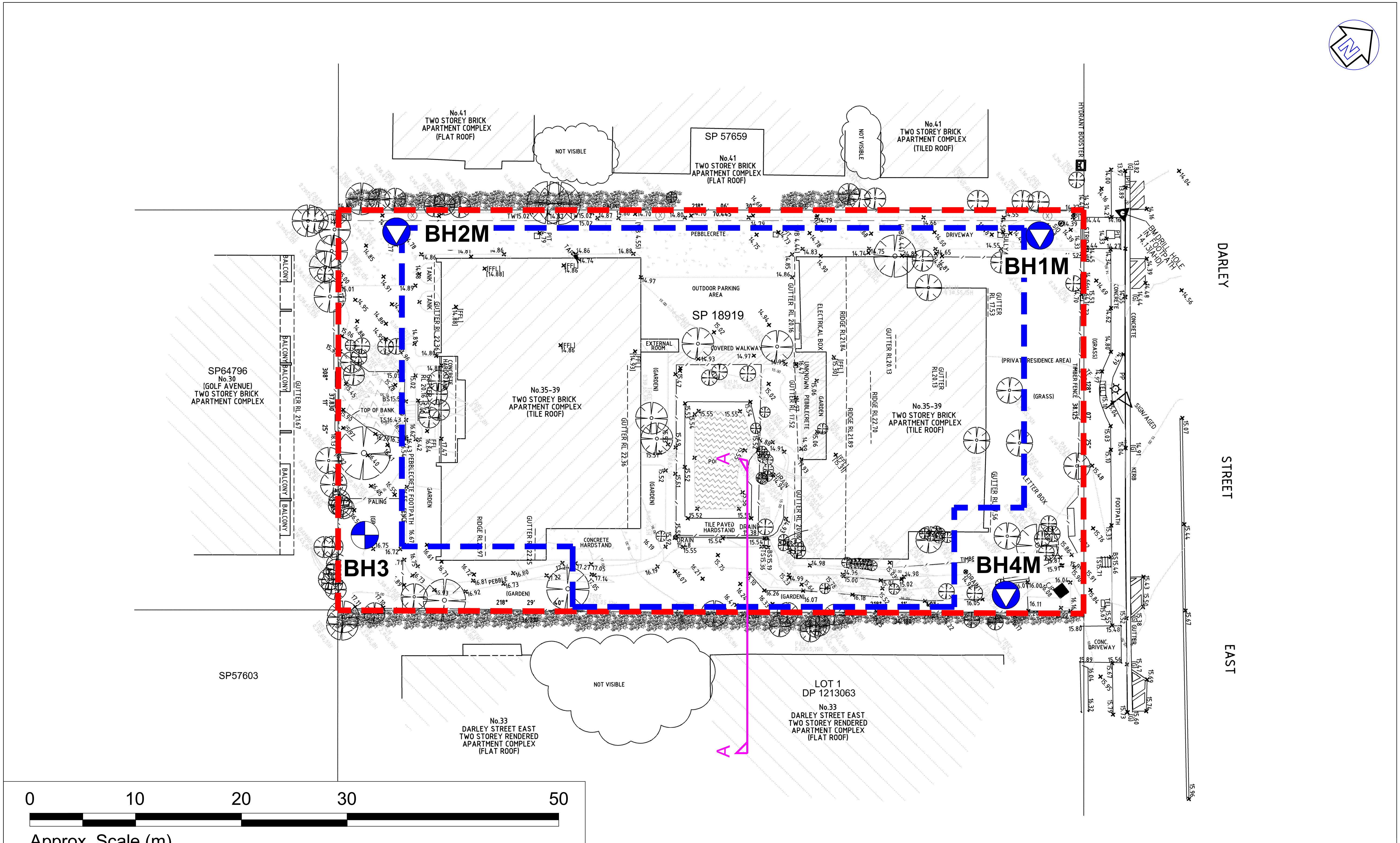
Please do not hesitate to contact the undersigned should you have any questions.

For and on behalf of
EI Australia

Author	Technical Reviewer
Ernest Widjaja Geotechnical Engineer	Huu Dang Principal Design Engineer

Attachments:
Figure 1 – Analysed Section Plan
Figure 2 – Dewatering Drawdown Contour Plan
Attachment A – PLAXIS 2D Model and Results
Attachment B – Rising Head Tests
Attachment C – Groundwater Level Monitoring Report
Attachment D – Important Information

Figures



Map Source: Survey Plan prepared by Norton Survey Partners – Reference No. 53120, Sheet 1 of 2, dated 28 August 2025

LEGEND (All Locations are Approximate)

- Site Boundary
- Proposed Basement Boundary
- PLAXIS Cross Section
- Borehole location
- Borehole/monitoring well location

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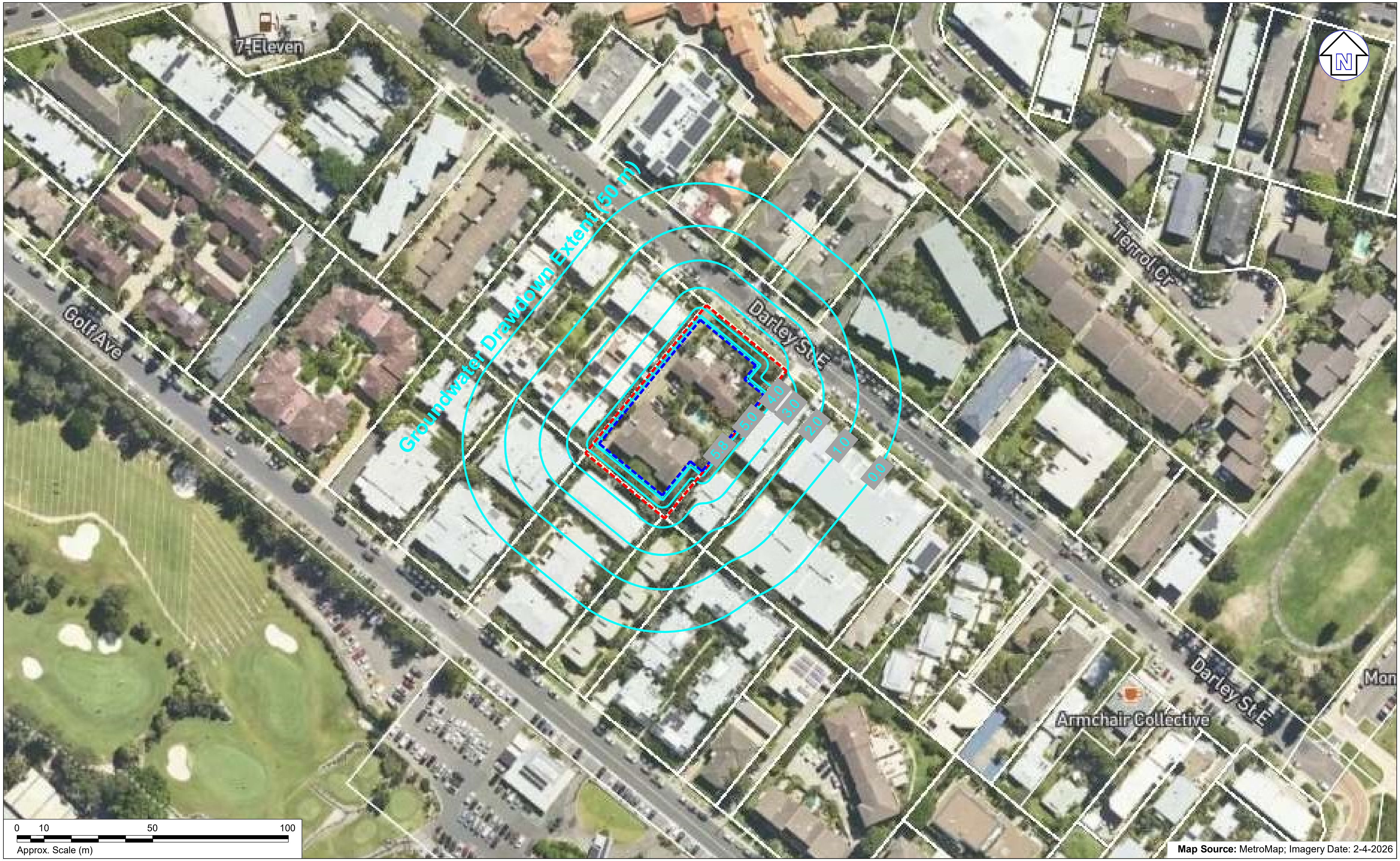
Date:	2-4-2026

The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust
Groundwater Seepage Analysis
35-39 Darley Street East, Mona Vale NSW
Analysed Section Plan

Figure: 1

Project: E26992.G12



LEGEND (All locations are Approximate)

- Site Boundary
- Proposed Basement Boundary
- Predicted Drawdown Contour (Drawdown shown in metres), 0.0 m indicates cone of depression extent 50 m from basement boundary

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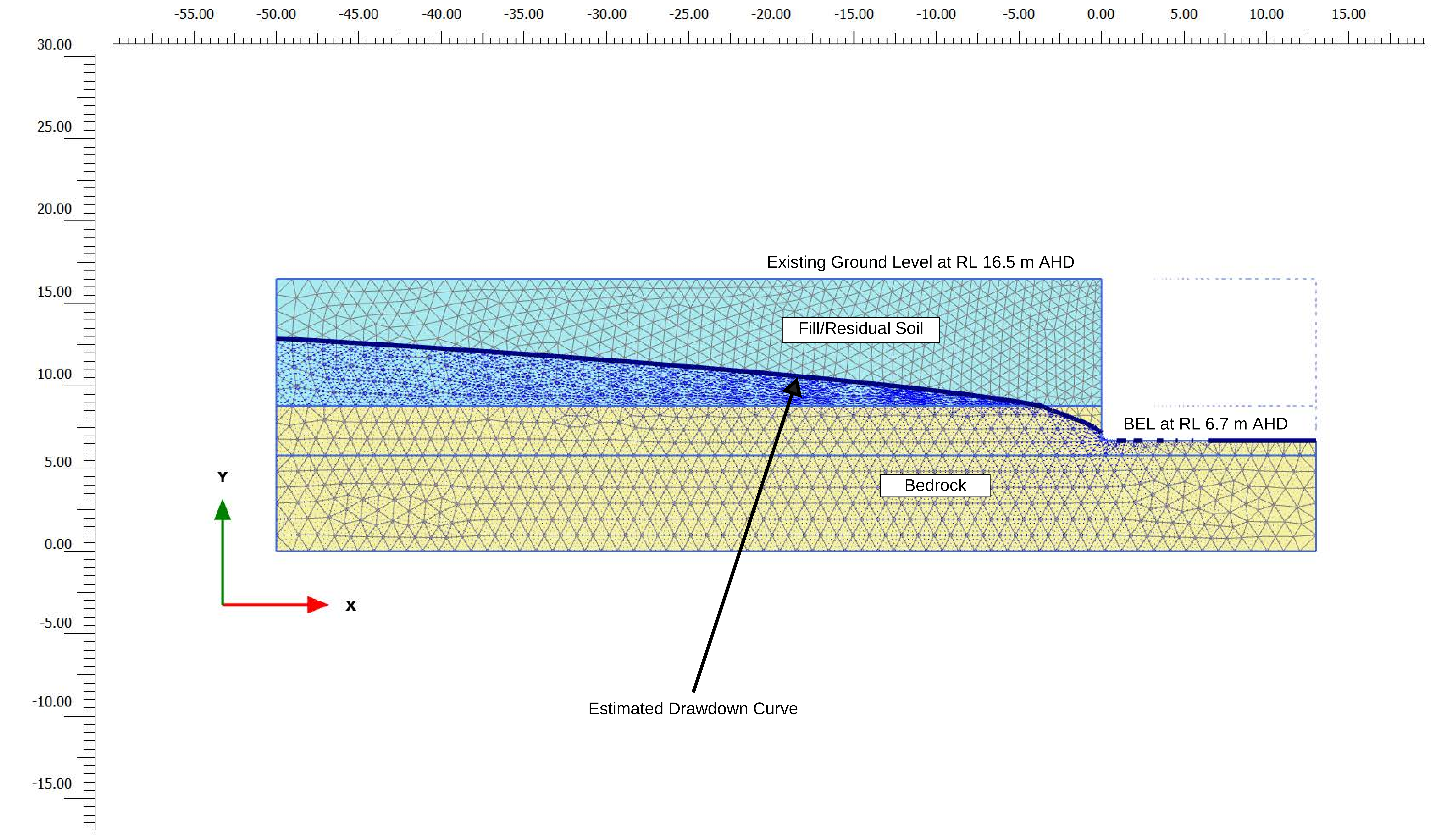
The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust
Groundwater Seepage Analysis
35-39 Darley Street East, Mona Vale NSW
Dewatering Drawdown Contour Plan

Figure: 2

Project: E26992.G12

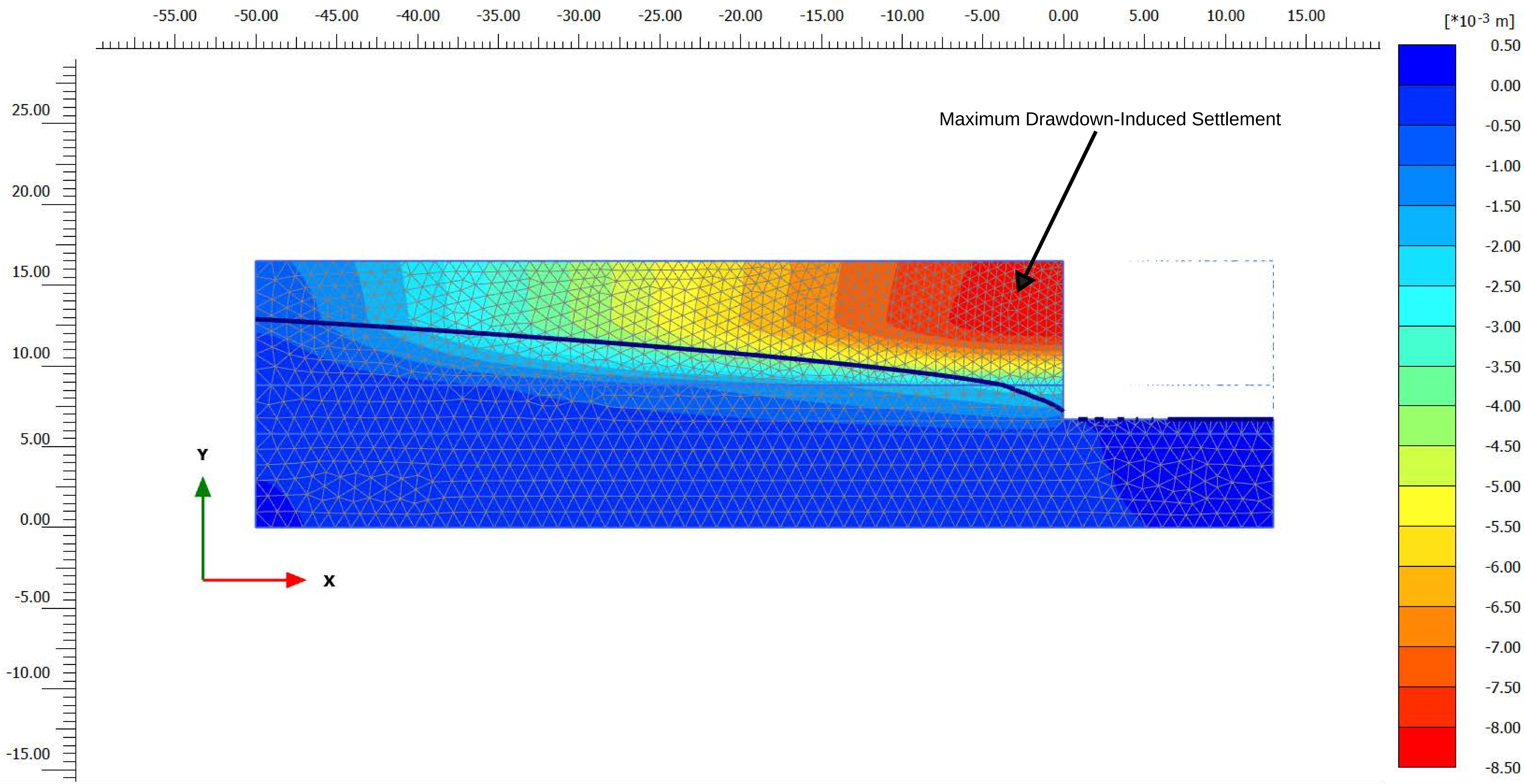
Attachment A – PLAXIS 2D Model and Results

Output Version 2024.2.0.1144



PLAXIS 2D

Project description Groundwater Flow and Drawdown Curve for Section A-A			*Date* 9/04/2026
Project filename E26992.G12_GSA_Section A-A	*Step* 8	*Company* EI Australia	Attachment A.1



Total displacements u_y (scaled up 200 times)

Maximum value = 0.04282×10^{-3} m (Element 2183 at Node 23123)

Minimum value = -8.402×10^{-3} m (Element 1549 at Node 20118)

PLAXIS® 2D	Project description Drawdown-Induced Settlement for Section A-A		Date 9/04/2026
	Project filename E26992.G12_GSA_Section A-A	Step 8	Company EI Australia

Attachment A.2

Attachment B – Rising Head Tests

Rising Head Permeability Test

EI Job No.	E26992.G12		Test Date	18/03/2026
By	JO		Location	BH1M

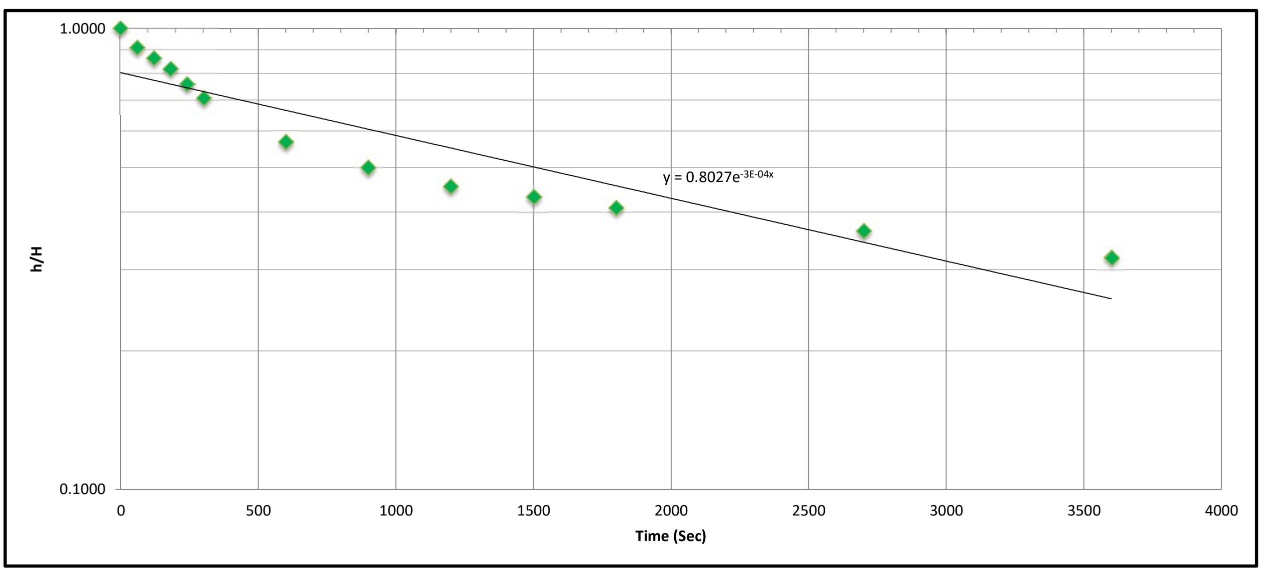
Borehole Detail

BH No.	BH1M
Casing Stick-up (m)	-0.14
Effective Piezo Screen Length (m)	0.74
Piezo Radius r (m)	0.025
Bore radium (Auger Radius) (m)	0.038
Depth of the piezometer (m BGL)	6.00
Static Water Level (m BToC)	5.12
Lag time T0 (sec)	2580.46
Calculated Permeability k	**4.86E-07** m/sec

Based on Hvorslev Method

$$K = \frac{r^2 \ln(L/R)}{2LT_o}$$

Time (mins)	Time (sec)	Depth to water (ft BToC)	Depth to water (m BToC)	Change in Level (m)	h/H
Static			5.12		
0	0	19.00	5.79	0.67	1.0000
1	60	18.80	5.73	0.61	0.9091
2	120	18.70	5.70	0.58	0.8636
3	180	18.60	5.67	0.55	0.8182
4	240	18.47	5.63	0.51	0.7591
5	300	18.36	5.60	0.48	0.7091
10	600	18.05	5.50	0.38	0.5682
15	900	17.90	5.46	0.34	0.5000
20	1200	17.80	5.43	0.30	0.4545
25	1500	17.75	5.41	0.29	0.4318
30	1800	17.70	5.39	0.27	0.4091
45	2700	17.60	5.36	0.24	0.3636
60	3600	17.50	5.33	0.21	0.3182



Rising Head Permeability Test

EI Job No.	E26992.G12		Test Date	31/03/2026
By	MS		Location	BH1M

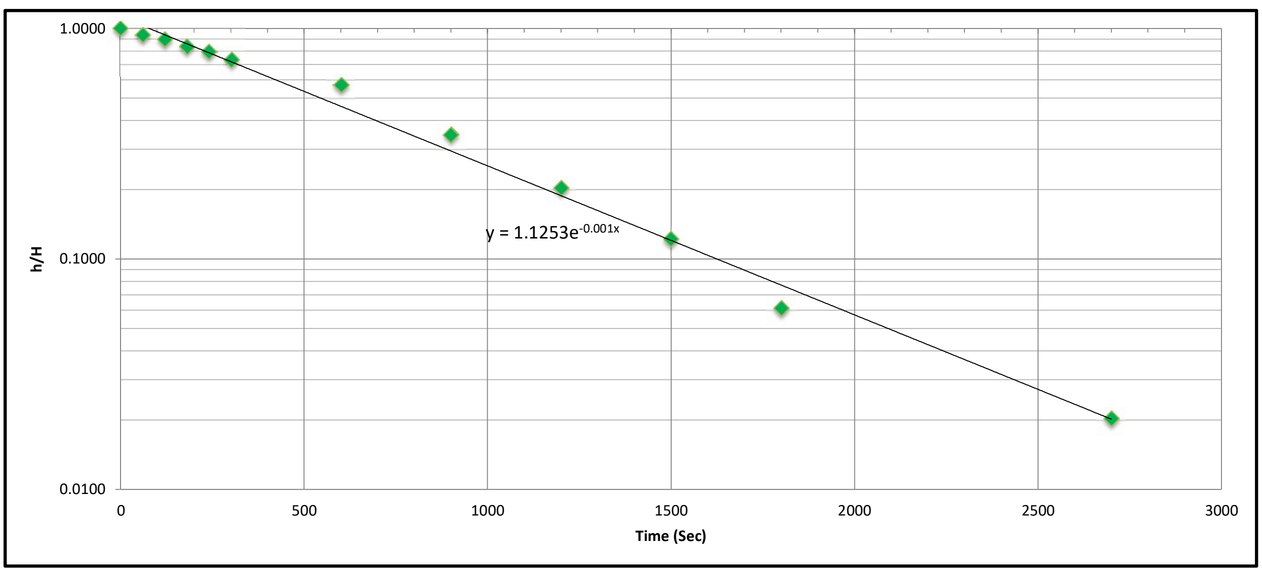
Borehole Detail

BH No.	BH1M
Casing Stick-up (m)	-0.14
Effective Piezo Screen Length (m)	0.64
Piezo Radius r (m)	0.025
Bore radium (Auger Radius) (m)	0.038
Depth of the piezometer (m BGL)	6.00
Static Water Level (m BToC)	5.22
Lag time T0 (sec)	1112.40
Calculated Permeability k	**1.24E-06** m/sec

Based on Hvorslev Method

$$K = \frac{r^2 \ln(L/R)}{2LT_o}$$

Time (mins)	Time (sec)	Depth to water (ft BToC)	Depth to water (m BToC)	Change in Level (m)	h/H
Static			5.22		
0	0		5.71	0.49	1.0000
1	60		5.68	0.46	0.9388
2	120		5.66	0.44	0.8980
3	180		5.63	0.41	0.8367
4	240		5.61	0.39	0.7959
5	300		5.58	0.36	0.7347
10	600		5.50	0.28	0.5714
15	900		5.39	0.17	0.3469
20	1200		5.32	0.10	0.2041
25	1500		5.28	0.06	0.1224
30	1800		5.25	0.03	0.0612
45	2700		5.23	0.01	0.0204



Rising Head Permeability Test

EI Job No.	E26992.G12		Test Date	18/03/2026
By	MS		Location	BH2M

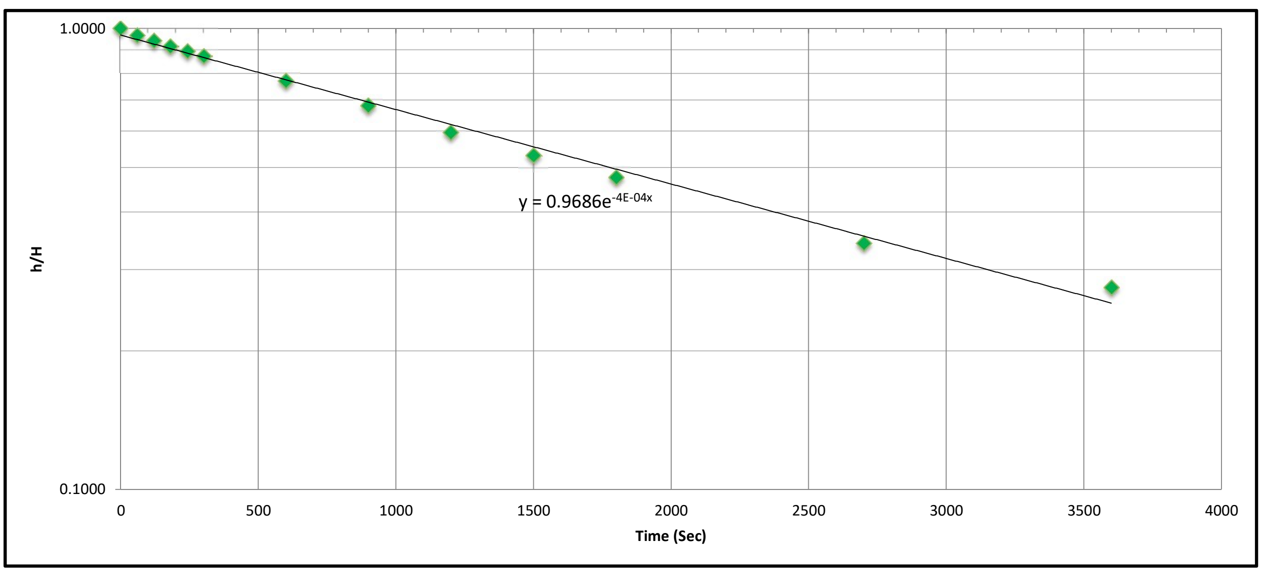
Borehole Detail

BH No.	BH2M
Casing Stick-up (m)	-0.11
Effective Piezo Screen Length (m)	3
Piezo Radius r (m)	0.025
Bore radium (Auger Radius) (m)	0.038
Depth of the piezometer (m BGL)	11.00
Static Water Level (m BToC)	3.20
Lag time T0 (sec)	2409.80
Calculated Permeability k	**1.89E-07** m/sec

Based on Hvorslev Method

$$K = \frac{r^2 \ln(L/R)}{2LT_o}$$

Time (mins)	Time (sec)	Depth to water (ft BToC)	Depth to water (m BToC)	Change in Level (m)	h/H
Static			3.20		
0	0	31.80	9.69	6.49	1.0000
1	60	31.10	9.48	6.28	0.9671
2	120	30.55	9.31	6.11	0.9413
3	180	30.03	9.15	5.95	0.9169
4	240	29.55	9.01	5.81	0.8944
5	300	29.10	8.87	5.67	0.8732
10	600	26.95	8.21	5.01	0.7723
15	900	25.00	7.62	4.42	0.6808
20	1200	23.20	7.07	3.87	0.5962
25	1500	21.80	6.64	3.44	0.5305
30	1800	20.65	6.29	3.09	0.4765
45	2700	17.80	5.43	2.23	0.3427
60	3600	16.35	4.98	1.78	0.2746



Rising Head Permeability Test

EI Job No.	E26992.G12		Test Date	31/03/2026
By	MS		Location	BH2M

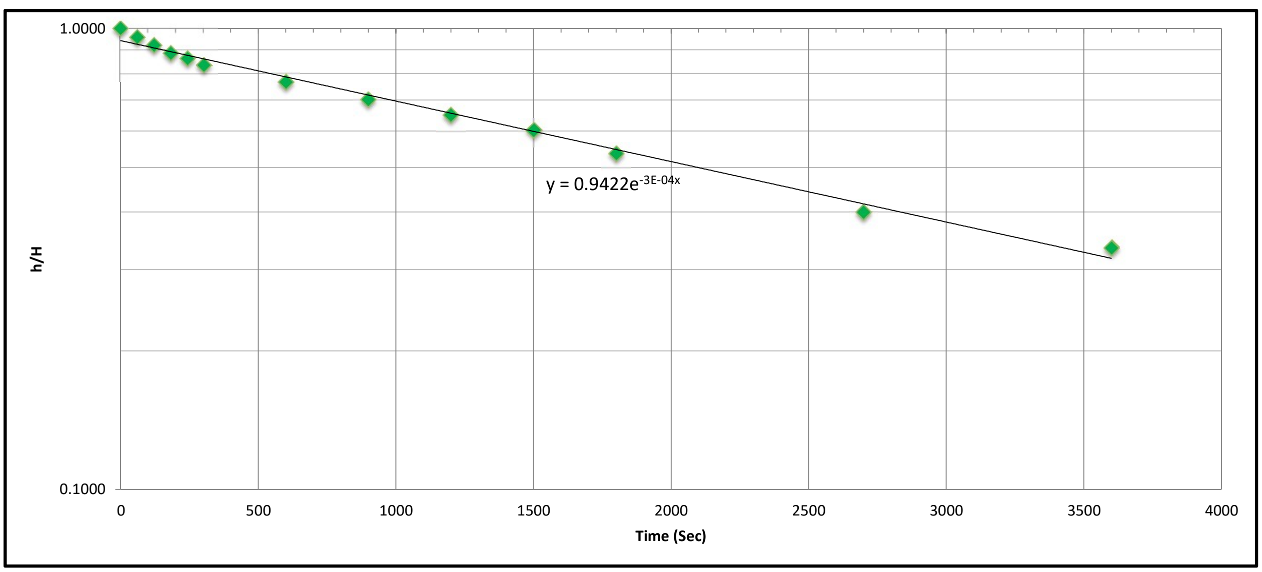
Borehole Detail

BH No.	BH2M
Casing Stick-up (m)	-0.11
Effective Piezo Screen Length (m)	3
Piezo Radius r (m)	0.025
Bore radium (Auger Radius) (m)	0.038
Depth of the piezometer (m BGL)	11.00
Static Water Level (m BToC)	4.11
Lag time T0 (sec)	3112.72
Calculated Permeability k	**1.46E-07** m/sec

Based on Hvorslev Method

$$K = \frac{r^2 \ln(L/R)}{2LT_o}$$

Time (mins)	Time (sec)	Depth to water (ft BToC)	Depth to water (m BToC)	Change in Level (m)	h/H
Static			4.11		
0	0		10.11	6.00	1.0000
1	60		9.86	5.75	0.9583
2	120		9.64	5.53	0.9217
3	180		9.43	5.32	0.8867
4	240		9.29	5.18	0.8633
5	300		9.12	5.01	0.8350
10	600		8.71	4.60	0.7667
15	900		8.32	4.21	0.7017
20	1200		8.01	3.90	0.6500
25	1500		7.73	3.62	0.6033
30	1800		7.32	3.21	0.5350
45	2700		6.51	2.40	0.4000
60	3600		6.12	2.01	0.3350



Attachment C – Groundwater Level Monitoring Report

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28 April 2026
E26992.G11.GW01

Robin Walker
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Groundwater Level Monitoring Report No. 1
35-39 Darley Street East, Mona Vale NSW

EI Australia (EI) has been engaged to prepare this factual letter report to provide continual groundwater levels at the above site. The monitoring period in this report is from Wednesday 17 December 2025 to Wednesday 18 March 2026.

Groundwater levels were collected using data loggers installed within monitoring standpipes. The data logger / monitoring standpipe details and the groundwater levels observed during the monitoring period are summarised in Table 1 & 2 below.

Table 1 Summary of Data Logger & Standpipe Installation Details

Monitoring Standpipe ID	Top of Standpipe RL (mAHD)	Existing Ground RL (mAHD)	Standpipe Stickup (m)	Standpipe Depth Below Ground (m) [1]	Sensor RL (mAHD)
BH1M	14.25	14.40	-0.15	6.00	8.55
BH2M	14.70	14.80	-0.10	11.00	4.20
BH3M	15.90	16.00	-0.10	7.00	9.30

Note 1: The level of the bottom of the standpipe is based on manual measurements after the standpipe installation. The measurement accounts for any variation of the standpipe depth caused by infilling of material through the standpipe screen.

Table 2 Summary of Groundwater Levels

Monitoring Standpipe ID	Average Groundwater RL (mAHD)	Highest Groundwater RL (mAHD)	Lowest Groundwater RL (mAHD)	Highest Groundwater Depth (m Below Ground)	Lowest Groundwater Depth (m Below Ground)
BH1M	8.91	9.47	8.62	4.93	5.78
BH2M	10.74	11.84	10.18	2.96	4.62

Groundwater was not observed in monitoring well BH4M during the monitoring period and therefore, no groundwater data for the monitoring well (BH4M) is presented in this report.

Please do not hesitate to contact the undersigned should you have any questions.

For and on behalf of:

EI AUSTRALIA

Author

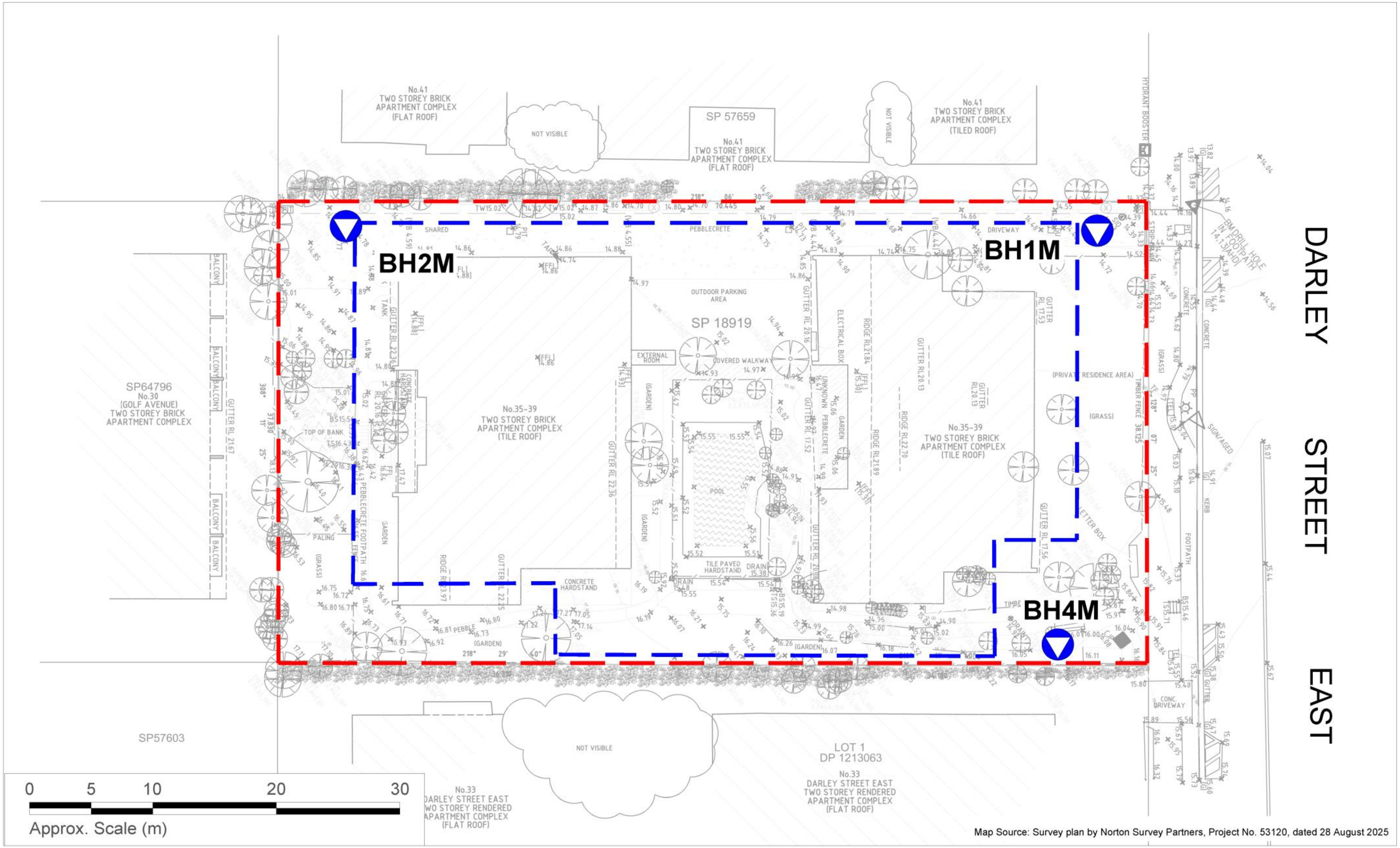
Jacky Ong-Phung
Graduate Geotechnical Engineer

Reviewer

Gokul Pothineni
Geotechnical Engineer

Attachments:

Figure 1: Data Logger Location Plan
Figure 2-4: Groundwater Level, Daily Rainfall vs. Time From 17 December 2025 to 18 March 2026
Important Information



LEGEND (All Locations are Approximate)

- Site Boundary
- Basement Boundary
- Monitoring Standpipe Location

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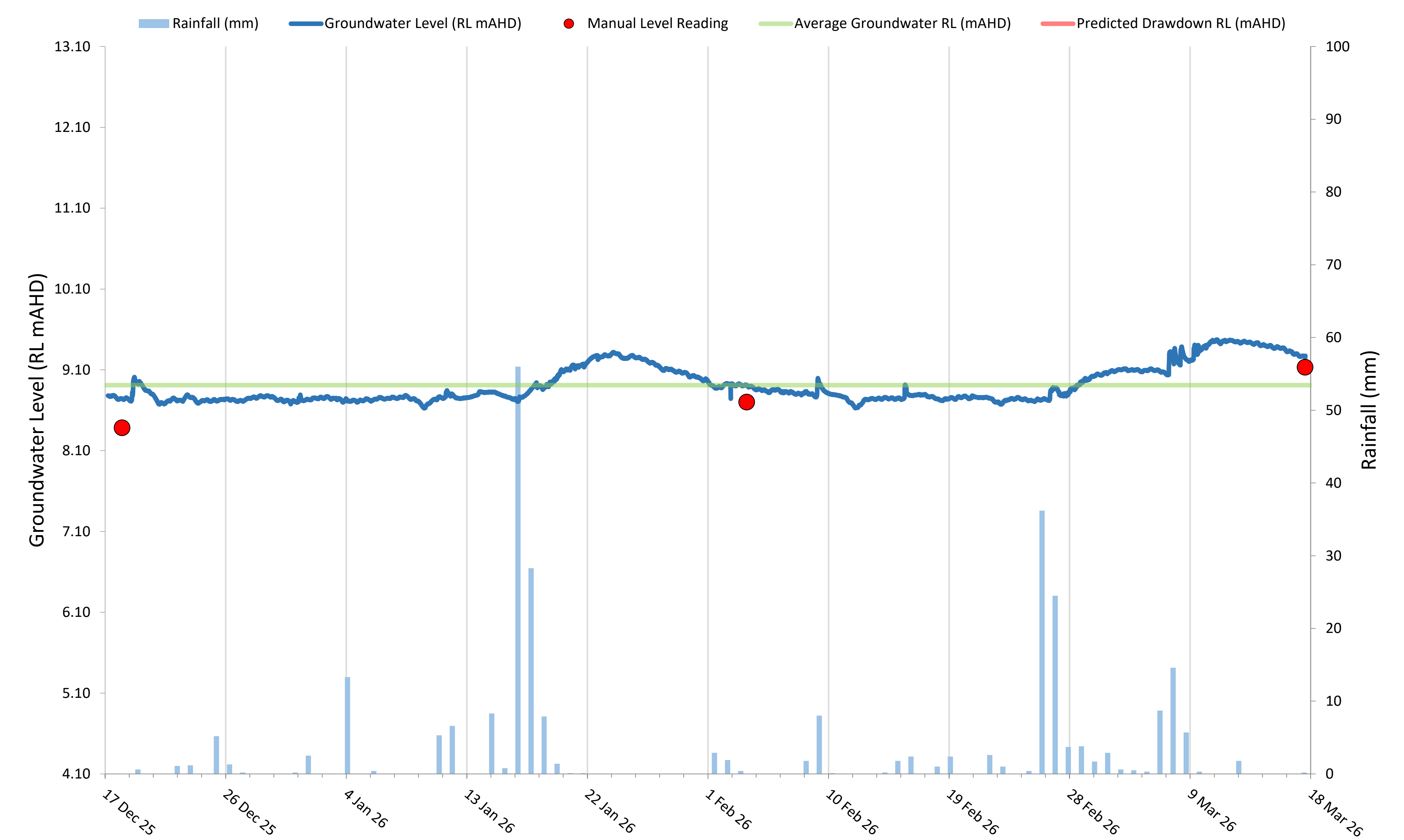
Approved:	G.P.
Date:	23-03-2026

Inca Property Group Pty Ltd
Long-term Groundwater Monitoring
35-39 Darley Street East, Mona Vale, NSW
Data Logger Location Plan

Figure: 1

Project: E26992.G11



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The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust

Groundwater Level Monitoring

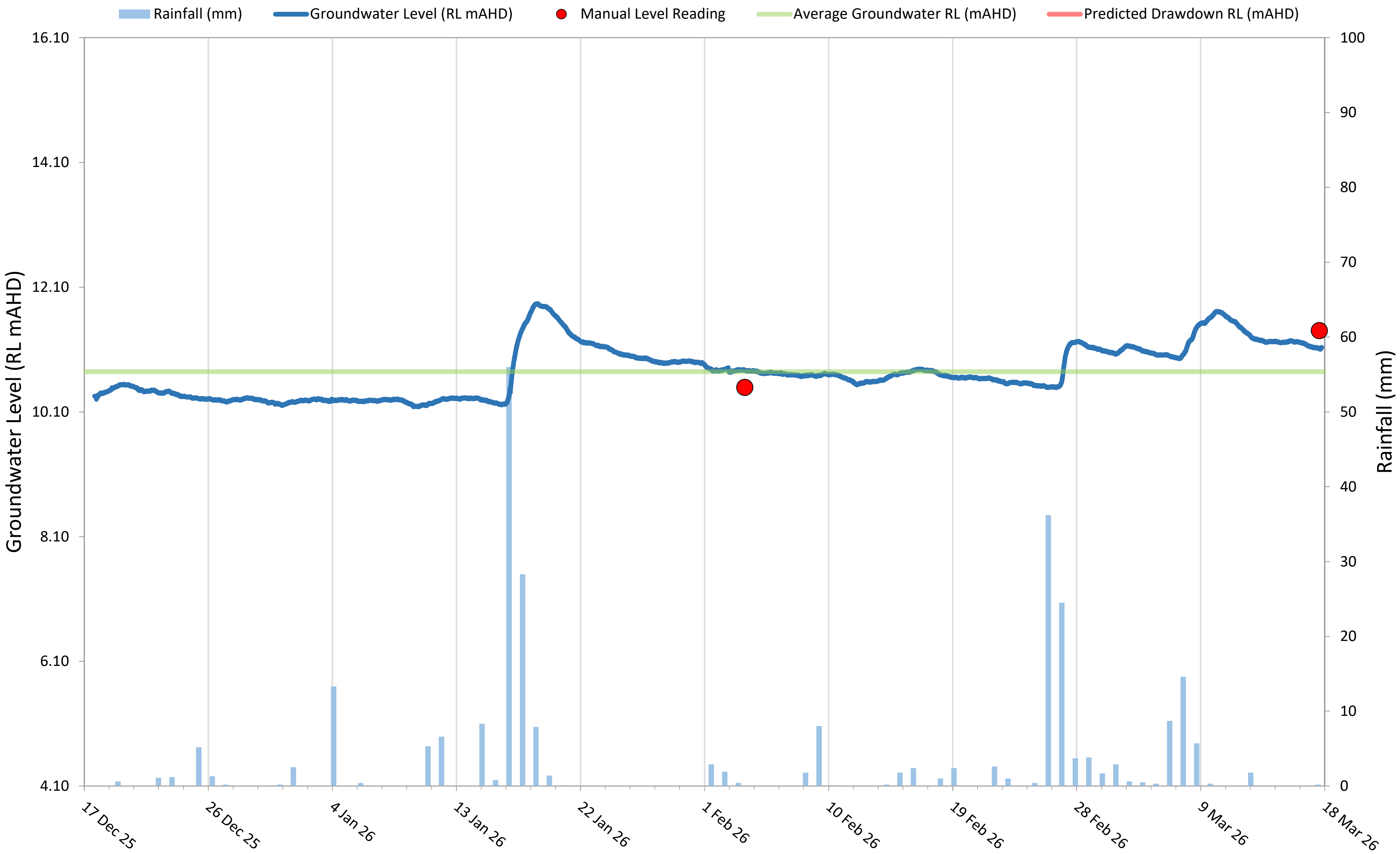
35-39 Darley Street East, Mona Vale NSW

BH1M

Figure:

2

Project: E26992.G11.GW01



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Groundwater Level Monitoring

35-39 Darley Street East, Mona Vale NSW

BH2M

Figure:

3

Project: E26992.G11.GW01

Attachment D – Important Information

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

This report is the subject of copyright and shall not be reproduced either totally or in part without the express permission of this Company. 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.