

ESR Australia Pty Ltd
Level 13, 39 Martin Place
Sydney NSW 2000

Project 219609.02
27 March 2026
R.002.Rev0
RCB

Attention: Grace MacDonald
Email: grace.macdonald@esr.com

Report on Geotechnical Review Proposed Industrial Development 49-61 Stephen Road, Banksmeadow

This letter confirms that Douglas Partners Pty Ltd (DP) has reviewed the updated architecture drawings provided on 19 March 2026 by ESR Australia for the proposed warehouse development at the site identified as 49-61 Stephen Road, Banksmeadow (also known as Lot A in Deposited Plan 190526, Lot 1 in Deposited Plan 1095110, and Lot 1 in Deposited Plan 311767).

DP has previously undertaken a geotechnical investigation for the proposed development, as reported in *'Report on Geotechnical Investigation, Proposed Industrial Development, 49-61 Stephen Road, Banksmeadow'*, DP reference: 219609.02.R.001.Rev1, dated 8 November 2024, DPGeo (2024). On review, it is noted that the civil works associated with the current architectural drawings remain unchanged from those referred to in our previous geotechnical investigation report with bulk earthworks and finished floor levels unchanged from the previous development arrangement. The updated architectural drawings indicate that the primary change to the proposed development relates to the reduction in the building heights from three to two levels.

DP confirms that the updated architectural drawings do not affect the advice, recommendations and conclusions outlined in the aforementioned report, DPGeo (2024).

Please contact the undersigned if you have any questions on this matter.

Yours faithfully
Douglas Partners Pty Ltd

A handwritten signature in blue ink, appearing to read 'Ray Blinman', written over a light blue horizontal line.

Ray Blinman
Principal