

THE TRUSTEE FOR WATERLOO
PROPERTY UNIT TRUST
MAIN WORKS FOR WATERLOO
MIXED USE DEVELOPMENT (HDA)



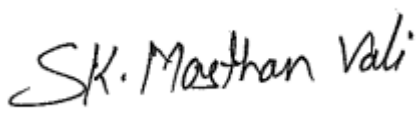
Geotechnical Investigation

881-885 Bourke Street, Waterloo, NSW

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1. Introduction

1.1 Background

This Geotechnical Investigation report has been prepared by EI Australia (EI) on behalf of Waterloo Property Pty Ltd as trustee for the Waterloo Property Unit Trust (the Applicant) in support of a Housing Delivery Authority (HDA) nominated State Significant Development Application (SSDA) for a proposed mixed-use development at 881-885 Bourke Street, Waterloo, with concurrent rezoning (SSD-80441462). The report is submitted to the NSW Department of Planning, Housing, and Infrastructure (DPHI).

This application is preceded by a separate SSDA for Early Works that prepare the Site for the proposed development (SSD-80911502).

Specifically, consent is sought for the following Main Works for the Waterloo Mixed Use Development:

- Site establishment and enabling works (that were not included in the preceding Early Works SSDA);
- Construction of residential and mixed-use buildings across four development parcels, inclusive of;
 - build to rent apartments and associated amenities;
 - affordable apartments;
 - non residential floor space including commercial premises and creative industry;
- Construction of a consolidated basement with below-ground links between development parcels, comprising car parking, plant and storage area;
- Landscaping and publicly accessible open space;
- Works to site frontages; and
- Extension and augmentation of infrastructure and services (that were not included in the preceding early Works SSDA) as required.

Development on the site was declared State Significant Development (SSD) pursuant to State Significant Declaration Order 2025 (Order) dated 17 February 2025. The Order declares development specified in EOI application 229420 dated 8 January 2025, including development for the purposes of mixed-use development (Build to Rent including affordable housing) with ground floor non-residential uses at 881-885 Bourke Steet, as identified in Schedule 3, is SSD.

On 5 March 2025, the Department of Planning, Housing and Infrastructure (the Department) issued SEARs and concurrent rezoning requirements for the project.

The site is subject to an existing Voluntary Planning Agreement (VPA) that sets out dedication of public domain between four development parcels. The public domain includes a new east-west street, a through site link and public open space area (comprising future shared zones and park). The development parcels and public domain as set out in the VPA will be delivered notwithstanding the works proposed in this SSDA.

This GI report has been prepared to provide advice and recommendations to assist in the preparation of designs for the proposed development. The investigation has been carried out in accordance with the agreed scope of works outlined in EI's proposal referenced P22358.4, dated 11 April 2025.

NOTE: At the request of the Client, this report will cover both Stage 1 (Parcels 1 and 4) and Stage 2 (Parcels 2 and 3) development areas. **No intrusive ground investigation works were undertaken in the Stage 2 area by EI at the time of producing this report.** Geotechnical advice with regards to the ground conditions, recommendations, or conclusions related to Stage 2 are inferred, based on the results of the Stage 1 intrusive works only.

It is understood by the Client and EI that this report will be updated with the findings of the proposed Stage 2 intrusive works once undertaken. Advice and recommendations for Stage 2 area included in this report should be considered preliminary at this stage.

1.2 Proposed Development

The following documents, supplied by the Client, were used to assist with the preparation of this GI report:

- Geosyntec Consultants (2023) *Groundwater Assessment and Dewatering Management Plan – 207-229 Young Street, Waterloo NSW 1440*, Reference No.: AU123060 DMP, revision 2, dated 6 September 2023.
- SDG Pty Ltd (2024) *Site Survey Plan*, Reference No. 9350, Sheet 1 of 5, dated 7 April 2024.
- Senversa (2020) *Groundwater Report – 2027-229 Young Street, 881-885 and 887-893 Bourke Street, Waterloo – D/2020/45*, Reference No.: 17025_025_rpt_rev0, dated: 28 July 2020.
- SJB Architects (2025) *Draft Architectural Drawings*, Project No. N/A, Drawing No. DA-EW-1001, DA-EW-1002, DA-EW-1003, and DA-EW-1501, received 05 June 2025;
- Wood & Grieve Engineers (2019) *Ground Engineering Desk Study Report – Young & Bourke St*, Project No: 41400, revision 02, dated: 19 February 2019.

The datum in the SDG (2024) survey plan is in Australian Height Datum (AHD), hence all Reduced Levels (RL) mentioned in this report are henceforth in AHD.

Based on the provided documents, EI understands the proposed development under the concept DA comprises two stages of development and includes: up to four buildings; new public road connecting Young and Bourke Street; and a future park for dedication of local council.

In this GI report, EI have been asked to consider both the Stage 1 and Stage 2 areas of the development, though no intrusive works have been drilled in Stage 2. This will need to be revisited in due course.

1.2.1 Stage 1

The Stage 1 development works includes:

- Two residential/mixed use buildings (Parcel 1 and 4), each with two basements levels.
- The lowest basement level (Basement 03, Parcel 4) is proposed to have a Finished Floor Level (FFL) of RL 20.5 m AHD. A Bulk Excavation Level (BEL) of approximately RL 19.5 m is assumed, which includes allowance for the construction of the hydrostatic basement slab.
- To achieve the BEL for Stage 1, excavation depths of up to 9.7m Below Existing Ground Level (BEGL) have been estimated.
- The Parcel 1 and Parcel 4 basement carparks are understood to be linked by a single level tunnel that links Basement 01 and Basement 02 respectively.
- For Parcel 1 (Stage 1), Basement Levels 01 and 02 are linked as a two level tunnel with Parcel 2 (Stage 2) basement Levels 01 and 02.

- Locally deeper excavations may be required for footings, lift overrun pits, crane pads, and service trenches. The basement extends up to the northern, western, southern, and eastern boundaries.

1.2.2 Stage 2

The Stage 2 development works includes:

- Two residential/mixed use buildings (Parcel 2 and 3), each with two basement levels.
- The lowest basement level (Basement 03, Parcel 3) is proposed to have a FFL of RL 21.2 m AHD and BEL of RL 20.2 m AHD.
- To achieve the BEL for Stage 2, excavation depths up to 8.85 m BEGL have been estimated.
- The Parcel 2 and Parcel 3 basement carparks are understood to be linked by a single level tunnel linking Basement 01 and Basement 02 respectively.

1.3 Objectives

The objective of the GI was to assess site surface and subsurface conditions at twelve borehole locations in Stage 1, and to provide geotechnical advice and recommendations to assist in the design of the proposed development. As above, EI have been asked to consider both the Stage 1 and Stage 2 areas of the development, though no intrusive works have been drilled in Stage 2. This will need to be revisited in due course.

1.4 Fieldwork Methodology

The scope of works for the GI included:

- Preparation of a Work Health and Safety Plan;
- Review of relevant geological maps for the project area;
- Site walkover inspection by a Geotechnical Engineer to assess topographical features and site conditions;
- Scanning of proposed borehole locations for buried conductive services using a licensed service locator with reference to Before You Dig Australia (BYDA) plans;
- Auger drilling of twelve boreholes (BH101M, BH102M, BH103, BH104, BH105, BH106M, BH107, BH108, BH109M, BH110, BH111 and BH112M) by a track-mounted drill rig using solid flight augers equipped with a 'Tungsten-Carbide' (T-C) bit.
 - The boreholes were auger drilled to depths between 3.0 and 6.8 m BEGL, as shown in **Table 3-1**.
 - Standard Penetration Testing (SPT) was carried out (as per AS 1289.6.3.1-2004), where possible, during auger drilling of the boreholes to assess soil strength/relative densities.
 - Measurements of groundwater seepage/levels, where possible, in the augered sections of the boreholes during and shortly after completion of auger drilling;
 - The strength of the bedrock in the augered sections of the boreholes was assessed by observation of the auger penetration resistance using a T-C drill bit and examination of the recovered rock cuttings. It should be noted that rock strengths assessed from augered boreholes are approximate and strength variances can be expected.

- The approximate surface levels shown on the borehole logs were interpolated from spot levels shown on the supplied survey plan. Approximate borehole locations are shown on Figure 2;
- Northing and easting data are presented in the detailed borehole logs in **Appendix A**.
- All boreholes were continued using wash boring methods beneath the groundwater table to refusal depths between 6.6 and 10.0 m BEGL, as shown in **Table 3-1**;
- Continuation of all boreholes using NMLC diamond coring techniques to termination depths between 11.6 and 20.55 m BEGL, as shown **Table 3-1**Error! Reference source not found.. The rock core photographs are presented in **Appendix A**;
- Groundwater monitoring standpipes were installed in boreholes BH101M, BH102M, BH106M, BH109M and BH112M to depths between 6.0 and 12.1 m BEGL, as shown in **Table 3-6**, to allow for long-term groundwater monitoring.
 - Pump-out tests were carried out in all standpipes BH101M, BH106M, BH112M one to two weeks after installation to determine the groundwater inflows of the surrounding material;
- Boreholes BH103, BH104, BH105, BH107, BH108, BH110 and BH111 and were backfilled with drill cuttings and capped with concrete upon completion;
- Soil and rock samples were sent to STS Geotechnics Pty Ltd (STS) and SGS Australia (SGS), which are National Australian Testing Authority (NATA) accredited laboratories, for testing and storage.
- Preparation of this GI report.

EI's Geotechnical Engineer was present full-time onsite to set out the borehole locations, direct the testing and sampling, log the subsurface conditions and record groundwater levels.

1.5 Constraints

The GI was limited by the intent of the investigation and the presence of existing site structures. The discussions and advice presented in this report are intended to assist in the preparation of initial designs for the proposed development.

A supplementary geotechnical investigation is required for the Stage 2 areas, where no access was permitted at the time of producing this report due to ongoing remedial works. Once Stage 2 area remedial works are concluded and access is permitted, EI understand geotechnical intrusive investigations can proceed. The results will be used to update the findings of this report, in particular the ground conditions and geotechnical risks for Stage 2 which are currently inferred based on the results for Stage 1 only.

Further geotechnical inspections should be carried out during construction to confirm the geotechnical and groundwater models, and the preliminary design parameters provided in this report.

2. Site Description

The site is legally described as Lot 1 DP1308636 and Lot 2 DP1308636 and is located at 207-229 Young Street and 881-885 Bourke Street, Waterloo. The site, both Stage 1 and Stage 2, has an area of 21,554 m². It has an irregular shape, is generally flat and was recently cleared of light industrial and large format commercial buildings. The site has vehicle access from Young Street and Bourke Street.

The site is located within Gadigal Land, in the Sydney Local Government Area (LGA) and is approximately 4 km south of the Sydney CBD. The site is approximately 950 m walking distance east of an entrance to the Waterloo Metro Station, approximately 1.1 km northeast of the Green Square Train Station and approximately 1.5 km southeast of Redfern Train Station. The site is also immediately adjacent to a bus stop on Bourke Street. The Site is partly identified as within the Waterloo Town Centre (Danks Street) in the Housing SEPP.

There are a number of trees along the Danks and Young Street frontages. There are commercial and business premises to the west, high-density residential and business premises to the north, primarily high-density residential to the east and high density residential under construction to the south.

An aerial of the site is provided in **Figure 1** below.



Figure 1 Site Aerial

Source: Nearmap, Ethos Urban

2.1 Local Land Use

The site is situated within an area of commercial and residential use. Current uses on surrounding land at the time of our presence on site are described in **Table 2-1** below. For the sake of this report, the site boundary adjacent to Danks Street shall be adopted as the northern site boundary, Young Street be adopted as the western site boundary and Bourke Street be adopted as the eastern site boundary.

Table 2-1 Summary of Local Land Use

Direction Relative to Site	Land Use Description
North	Danks Street, a two lane, asphalt-paved road. Beyond this are two to three-storey brick mixed use buildings with basements.
East	Bourke Street, a two lane, asphalt-paved road. Beyond this are eight to ten-storey brick residential flat buildings with shop floors and basements.
South	An empty construction site area. Beyond this McEvoy Street, a two lane, asphalt-paved road.
West	Young Street, a two lane, asphalt-paved road. Beyond this are two storey mixed use commercial buildings, including a church, with no basements.

2.2 Regional Setting

The site topography and geological information for the locality is summarised in **Table 2-2** below.

Table 2-2 Topographic and Geological Information

Attribute	Description
Topography	The site is located within gently (0° to 5°) dipping topography with site levels varying from R.L. 29.70 m at the north east site corner to R.L. 26.44 m at the south west site corner.
Regional Geology	Reference to the 'NSW Seamless Geology' by the Geological Survey of New South Wales, version 2.4 (Source: MinView) and the Department of Mineral Resources Geological Map Sydney 1:100,000 Geological Series Sheet 9130 (DMR 1983), indicates the site to be comprise Marine-deposited and Aeolian-reworked coastal sand dunes at the surface, underlain by Hawkesbury Sandstone (Rh), which consists of medium to coarse-grained quartz sandstone with very minor shale and laminite lenses.



Plate 1 Excerpt of geological map showing location of site. Source: MinView

3. Investigation Results

3.1 Stratigraphy

Twelve (12) boreholes were carried out within the Stage 1 area to assess the subsurface conditions at the site using auger, wash bore and/or NMLC rock coring drilling methods. The results of the borehole drilling program are summarised in **Table 3-1** below.

Table 3-1 Augering and Rock Coring Depths

Borehole ID	Surface RL (m AHD)	Augering		Washbore		Rock Coring	
		Depth (m)	RL (m AHD)	Depth (m)	RL (m AHD)	Depth (m)	RL (m AHD)
BH101M	27.35	5.00	22.35	7.00	20.35	12.10	15.25
BH102M	27.40	6.80	20.60	-	-	12.56	14.84
BH103	27.50	3.00	24.50	6.60	20.90	12.10	15.40
BH104	28.40	4.50	23.90	9.00	19.40	12.05	16.35
BH105	29.30	6.50	22.80	9.30	20.00	20.55	8.75
BH106M	29.35	5.00	24.35	9.00	20.35	12.10	17.25
BH107	28.65	3.00	25.65	9.00	19.65	12.00	16.65
BH108	28.60	5.00	23.60	7.50	21.10	11.60	17.00
BH109M	28.50	6.00	22.50	10.00	18.50	13.10	15.40
BH110	28.65	4.50	24.15	9.30	19.35	14.80	13.85
BH111	29.65	6.00	23.65	9.00	19.65	12.00	17.65
BH112M	29.75	5.00	24.75	9.50	20.25	12.25	17.50

A summary of the subsurface conditions across the site, interpreted from the assessment results, is presented in **Table 3-2** below. For the development of a site-specific geotechnical model for the site, the observed subsurface conditions in the Stage 1 area have been grouped into five geotechnical units.

Detailed descriptions of subsurface conditions at each borehole location are available on the borehole logs presented in **Appendix A**. The details of the methods of soil and rock classifications, explanatory notes and abbreviations adopted on the borehole logs are also in **Appendix A**.

A summary of the depth (m BEGL) and level (m AHD) of the units observed in each borehole are provided in **Table 3-3** and **Table 3-4** respectively.

Table 3-2 Summary of Subsurface Conditions

Unit	Material ²	Depth to Top of Unit (m BEGL) ¹	RL of Top of Unit (m AHD) ¹	Observed Thickness (m)	Comments
1	Fill	Surface to 0.5	27 to 29.65	0.3 to 4.5	Sandy Gravel and Clayey Sand fill. Fill was assessed, based on our observations during drilling and SPT N values, to be poorly compacted;
2a	Marine Soil	0.3 to 4.5	24.8 to 28.1	2.5 to 8.5	SAND, fine to medium grained, very loose becoming medium dense. SPT values range from 1 to refusal indicated by hammer bounce;
2b	Residual Soil	1.5 to 10.0	18.5 to 25.9	1.0 to 5.3	Silty CLAY, medium to high plasticity, with trace ironstone gravels, firm to hard grading into extremely weathered with depth. SPT values ranged from 4 to refusal indicated by hammer bounce;
3	Class V Sandstone	6.6 to 12.0	20.65	0.4 to 2.4	SANDSTONE, distinctly weathered, very low strength. Encountered in BH103, BH108, BH109M, and BH111. Core loss was observed in BH103, inferred to be bands of decomposed or highly fractured material.
4	Class IV Sandstone	6.8 to 12.4	16.1 to 20.25	1.55 – 4.0	SANDSTONE, fresh sandstone with occasional bands of medium to high strength. Encountered in BH101M, BH102M, BH104, BH107, BH108, BH109M, BH110, and BH112M.
5	Class III Sandstone	9.0 to 11.0	19.65	- ³	SANDSTONE, fresh sandstone of medium to high strength sandstone. Encountered in BH101M, BH102M, BH103, BH105, BH106, BH108 and BH111.
Note 1	Approximate depth and level at the time of our assessment. Depths and levels may vary across the site.				
Note 2	For more detailed descriptions of the subsurface conditions, reference should be made to the borehole logs attached to Appendix A.				
Note 3	Observed up to termination depth in all boreholes.				

Table 3-3 **Depths to Top of Units in Boreholes (mB EGL)**

Unit	Material	BH101M	BH102M	BH103	BH104	BH105	BH106M	BH107	BH108	BH109M	BH110	BH111	BH112M
1	Fill	0	0	0.5	0	0	0	0	0	0	0	0	0.2
2	Marine Soil	1.8	-	2.0	0.3	4.5	3.0	0.8	0.5	1.5	2.0	2.5	2.0
3	Residual Soil	6.0	1.5	4.5	7.5	7.0	7.5	-	6.5	10.0	-	7.5	-
4	Class V Sandstone	7.0	6.8	6.6	9.0	-	-	9.0	-	12.0	-	9.0	-
5	Class IV Sandstone	9.42	-	-	-	-	-	9.40	8.40	12.4	10.55	-	9.5
6	Class III Sandstone	11.0	9.0	9.0	10.75	9.3	9.0	-	10.0	-	-	10.0	-

Table 3-4 **RLs of Top of Units in Boreholes (mAHD)**

Unit	Material	BH101M	BH102M	BH103	BH104	BH105	BH106M	BH107	BH108	BH109M	BH110	BH111	BH112M
1	Fill	27.35	27.4	27.0	28.4	29.3	29.35	28.65	28.6	28.5	28.65	29.65	29.75
2	Marine Soil	25.55	-	25.5	28.1	24.8	26.35	27.85	28.1	27.0	26.65	27.15	27.75
3	Residual Soil	21.35	25.90	23.0	20.90	22.3	21.85	-	22.10	18.5	-	22.15	-
4	Class V Sandstone	20.35	20.6	20.9	19.4	-	-	19.65	-	16.5	-	20.65	-
5	Class IV Sandstone	17.93	-	-	-	-	-	19.25	20.2	16.1	18.1	-	20.25
6	Class III Sandstone	16.35	18.4	18.5	17.65	20.0	20.35	-	18.60	-	-	19.65	-

3.2 Groundwater Observations

Groundwater inflows were observed during auger drilling of BH103, BH104, BH105, BH106M, BH107, BH108, BH109M, BH110, BH111 and BH112M. The depth of groundwater inflow during the auger drilling is noted on the borehole logs in **Appendix A**.

Following completion of auger drilling, all boreholes were temporarily left open to allow groundwater level measurements as presented in **Table 3-5** below:

Table 3-5 Groundwater Measurements Within the Boreholes

Borehole ID	Depth to Groundwater Inflow During Augering	Depth to Groundwater Level After Augering	Approximate Time Elapsed
BH103	2.0 (RL 25.5)	-	-
BH104	3.0 (RL 25.4)	-	-
BH105	4.5 (RL 24.8)	-	-
BH106M	3.0 (RL 26.35)	5.5 (RL 23.85)	120 minutes
BH107	3.0 (RL 25.65)	-	-
BH108	3.0 (RL 25.6)	-	-
BH109M	3.5 (RL 25.0)	5.0 (RL 23.5)	120 minutes
BH110	3.0 (RL 25.65)	-	-
BH111	3.2 (RL 26.45)	-	-
BH112M	3.0 (RL 26.75)	3.5 (RL 26.25)	120 minutes

Following their completion, groundwater monitoring wells were installed in borehole locations BH101M, BH102M, BH106M, BH109M and BH112M. The newly installed wells were developed by hand bailing until the well was dry.

EI revisited the site on 23 May 2025 to carry out measurement of groundwater levels for three of the monitoring wells that were accessible. Due to localised flooding on the site, measurements from the wells at BH102M and BH109M could not be undertaken on the 23 May 2025. EI remobilised to site on the 4 June 2025 to complete the groundwater level measurements. The groundwater measurements from within the monitoring wells are presented in **Table 3-6** below.

Table 3-6 Groundwater Measurements Within the Monitoring Wells

Borehole ID	Well Depth		Groundwater Levels		
	m BEGL	RL (m AHD)	Measurement Date	m BEGL	RL (m AHD)
BH101M	6.0	21.35	23/05/2025	0.85	26.50
BH102M	12.0	15.40	04/06/2025 ¹	3.83	23.57
BH106M	12.1	12.10	23/05/2025	3.68	25.67
BH109M	9.6	17.25	04/06/2025 ¹	2.30	26.20
BH112M	8.5	18.90	23/05/2025	3.41	26.34

Note 1 BH102M and BH109M were not monitored on this date due to flooding on site.

3.2.1 Rising Head Test

Rising Head tests were completed on 23 May 2025 in BH101M and BH112M, and on 4 June 2025 in BH102M and BH109M. The following procedure was adopted:

- The groundwater level within the well was initially recorded;
- The well was purged using an electrical groundwater pump;
- The rising groundwater level within the temporary well was measured at various time intervals for 1 hour.

The results of the Rising Head test were used to estimate the permeability of the sand and the sandstone bedrock using the Hvorslev Method based on the borehole geometry. Rising Head data was also used to inform the Groundwater Seepage Analysis (GSA) that was being reported separate to the GI report.

3.3 Test Results

3.3.1 Rock Testing

Fifty-seven (57) selected rock core samples were tested by STS Geotechnics Pty Ltd to estimate the Point Load Strength Index (IS_{50}) values to assist with rock strength assessment. The results of the testing are presented in the laboratory test reports (**Appendix B**) and reproduced on the attached borehole logs (**Appendix A**). The point load strength index tests correlated reasonably well with our field assessments of the rock strength.

3.3.2 Soil Testing

Fifteen soil samples were selected for laboratory testing to assess the following:

- Atterberg Limits and Linear Shrinkage; and
- Soil aggressivity (pH, chloride and sulfate content and electrical conductivity).

A summary of the soil test results is provided in **Table 3-7** below. Laboratory test certificates are presented in **Appendix B**.

Table 3-7 Summary of Soil Laboratory Test Results

Test / Sample ID	BH101 M_4.5-4.95	BH101 M_6.0-6.3	BH102M_3.0-3.45	BH102M_4.5-4.95	BH103_0.5-0.95	BH103_1.5-1.95	BH104_7.5-7.95	BH105_7.5-7.8	BH106M_4.5-4.95	BH106M_7.5-7.95	BH108_1.5-1.95	BH108_6.7-7.15	BH110_1.5-1.95	BH111_3.7-3.8	BH112M_2.5-2.6
Borehole ID	BH101 M	BH101 M	BH102M	BH102M	BH103	BH103	BH104	BH105	BH106M	BH106M	BH108	BH108	BH110	BH111	BH112M
Depth (mBEGl)	4.5-4.95	6.0-6.3	3.0-3.45	4.5-4.95	0.5-0.95	1.5-1.95	7.5-7.95	7.5-7.8	4.5-4.95	7.5-7.95	1.5-1.95	6.7-7.15	1.5-1.95	3.7-3.8	2.5-2.6
Unit	2	3	3	3	1	1	3	3	2	3	2	3	1	2	2
Material ¹	Marine Soil	Residual Soil	Residual Soil	Residual Soil	Fill	Fill	Residual Soil	Residual Soil	Marine Soil	Residual Soil	Marine Soil	Residual Soil	Fill	Marine Soil	Marine Soil
USCS Description	SAND	Silty CLAY	Silty CLAY	Silty CLAY	Clayey SAND	Clayey SAND	Silty CLAY	Silty CLAY	SAND	Silty CLAY	SAND	Silty CLAY	Clayey SAND	SAND	SAND
Aggressivity															
Chloride Cl (ppm)	37	19	20	-	7.4	-	-	-	27	-	6.6	-	4.2	29	34
Sulfate SO ₄ (ppm)	8.4	13	<5.0	-	6.6	-	-	-	13	-	<5.0	-	50	12	<5.0
pH	8.1	4.5	5.3	-	7.9	-	-	-	6.7	-	7.7	-	5.1	6	7.2
Electrical Conductivity (µS/cm)	76	140	22	-	94	-	-	-	64	-	28	-	44	46	18
Atterberg Limits															
Moisture Content	-	-	-	17.6	-	13.2	20.4	18.8	-	16.6	-	15.4	-	-	-

Test / Sample ID	BH101 M_4.5- 4.95	BH101 M_6.0- 6.3	BH102M _3.0-3.45	BH102M _4.5-4.95	BH103_0 _5-0.95	BH103_ 1.5-1.95	BH104_7 _5-7.95	BH105_7 _5-7.8	BH106M _4.5-4.95	BH106M _7.5-7.95	BH108_1 _5-1.95	BH108_6 _7-7.15	BH110_1 _5-1.95	BH111 _3.7- 3.8	BH112M _2.5-2.6
(%)															
Liquid Limit (%)	-	-	-	54	-	5	32	37	-	39	-	30	-	-	-
Plastic Limit (%)	-	-	-	25		5	14	16	-	19	-	15	-	-	-
Plasticity Index (%)	-	-	-	29		5	18	21	-	20	-	15	-	-	-
Linear Shrinkage (%)	-	-	-	12		5	9	11	-	9.5	-	7	-	-	-

Note 4 More detailed descriptions of the subsurface conditions at each borehole location are available on the borehole logs presented in Appendix A.

Note 5 Sample was non-plastic.

The Atterberg Limits result on the selected clay sample indicated clays to be of high plasticity and of moderate to high shrink-swell potential.

The assessment indicated high permeability soil was present above the groundwater table. In accordance with Tables 6.4.2(C) and 6.5.2(C) of AS 2159:2009 'Piling – Design and Installation', the results of the aggressivity testing of the soil provided the following exposure classifications:

- 'Moderate for buried concrete structural elements; and
- 'Mild for buried steel structural elements.

4. Recommendations

4.1 Geotechnical Considerations

Based on the results of the assessment, we consider the following to be the main geotechnical issues for the proposed development:

- Presence of very loose to loose sands;
- Basement excavation and retention;
- Rock excavation and vibration;
- Groundwater within the depth of the excavation;
- Reactivity of the underlying natural clays;
- Existing footings of neighbouring properties; and
- Foundation design for building loads.

NOTE: As previously explained in section 1.1, the geotechnical advice and recommendations herein for the Stage 1 (Parcels 1 and 4) and Stage 2 (Parcels 2 and 3) development areas are based on the results of the intrusive investigations within the Stage 1 area only. Ground conditions for Stage 2 have been inferred from the Stage 1 area investigations. Upon completion of Stage 2 investigations, this geotechnical advice and recommendations of the report (section 4) will be updated to include the actual ground conditions of the Stage 2 area.

4.2 Dilapidation Surveys

Prior to excavation and construction, we recommend that detailed dilapidation surveys be carried out on all structures and infrastructures surrounding the site that falls within the zone of influence of the excavation to allow assessment of the recommended vibration limits.

The zone of influence of the excavation is defined by a distance back from the excavation perimeter of twice the total depth of the excavation.

The reports would provide a record of existing conditions prior to commencement of the work. A copy of each report should be provided to the adjoining property owner who should be asked to confirm that it represents a fair assessment of existing conditions. The reports should be carefully reviewed prior to demolition and construction.

4.3 Existing Footings

EI Australia attended site with Coronation on Friday 11 July to undertake test pitting on site along the western elevation of 1A Bourke Street to investigate and observe the building's footings.

Three test pits were dug along the western elevation, and one test pit was dug beneath the building's southwest corner.

Shallow concrete footings were observed beneath the brick masonry wall in all pits to depths of between 0.2 and 0.8m Below Existing Ground Level (BEGL), with brick or concrete stepping out up to 200mm in some pits. Footings were dug beneath in search of pile foundations, but none were observed.

Additionally, whilst test pitting, a relic linear concrete structure was encountered at roughly 0.6m BEGL, approximately 1m west of the existing building in all four test pits. This was approximately 750mm wide and 600mm thick, making its base approximately 1.2m BEGL. This

structure was inferred to be connected between pit exposures and deemed to be an historic shallow foundation.

4.4 Excavation Methodology

4.4.1 Excavation Assessment

Prior to any excavation commencing, we recommend that reference be made to the Safe Work Australia Excavation Work Code of Practice, dated January 2020.

For the Stage 1 area (Parcels 1 and 4), EI understands the development will require:

- A BEL of approximately RL 19.5 m for the lowest basement level
- Excavation depths up to approximately 9.7 m BEGL

For the Stage 2 area (Parcels 2 and 3), EI understands the development will require:

- A BEL of approximately RL 20.2 m for the basement at Parcel 3
- Excavation depths up to approximately 8.85 m BEGL

Locally deeper excavations for footings, service trenches, crane pads and lifts overrun pits may be required for both Stage 1 and 2 areas.

Based on the borehole logs, the proposed basement excavations will therefore extend through Unit 1 and be founded in either Unit 2 or Unit 3 in the northwest (Stage 1, Parcel 1), and Unit 4, Unit 5, or Unit 6 in the rest of the site as outlined in **Table 3-2** above. Competent bedrock becomes shallower towards the southeast (Stage 1 Parcel 4 and Stage 2 Parcel 3). As such, an engineered retention system must be installed prior to excavation commencing.

Units 1, 2, 3, and 4 can be excavated using buckets of large earthmoving Hydraulic Excavators, particularly if fitted with 'Tiger Teeth' for excavations in Unit 4 (Class V sandstone). Excavation of Units 5 and 6 (where encountered) may present hard or heavy ripping, or "hard rock" excavation conditions. Ripping would require a high capacity and heavy bulldozer for effective production. Wear and tear should also be allowed for. The use of a smaller size bulldozer will result in lower productivity and higher wear and tear, and this should be allowed for. Alternatively, hydraulic rock breakers, rock saws, ripping hooks or rotary grinders could be used, though productivity would be lower and equipment wear increased, and this should be allowed for.

The primary issues associated with the excavation will be controlling the groundwater and provide adequate support to adjoining structures. Groundwater is expected to be encountered during excavation. Therefore, to allow for the construction of the basement slab, lift pits and service trenches in 'dry' condition, temporary dewatering will be required. In this regards, it is anticipated that the groundwater table will be maintained at a depth of about 1 m below the bulk excavation level and potentially deeper around lift pits or working platforms (if required). Placement of a course of recycled aggregates above the excavation floor may assist trafficability during basement earthworks

Dewatering has the potential to cause some drawdown and ground settlement below the adjoining sites; the extent of the drawdown depends upon the depth to which the cut-off system is installed and the pumping operations. A dewatering assessment is required to inform design of the cut-off system and evaluation of dewatering induced ground settlements beyond the excavation boundary. Outlets into the stormwater system will require Council approval.

Should rock hammers be required for the excavation of the high strength bedrock, further advice should be sought from EI regarding vibration mitigation and monitoring. **Appendix C** provided general guideline levels of vibration velocity for evaluating the effects of vibration in structures.

Groundwater seepage monitoring should be carried out during bulk excavation works and prior to finalising the design of a pump out facility. Outlets into the stormwater system will require Council approval.

Furthermore, any existing buried services, which run below the site, will require diversion prior to the commencement of excavation or alternatively be temporarily supported during excavation, subject to permission or other instructions from the relevant service authorities. Enquiries should also be made for further information and details, such as invert levels, on the buried services.

4.4.2 Excavation Monitoring

Consideration should be made to the impact of the proposed development upon neighbouring structures, roadways and services. Basement excavation retention systems should be designed so as to limit lateral deflections.

Contractors should also consider the following limits associated with carrying out excavation and construction activities:

- Limit lateral deflection of temporary or permanent retaining structures;
- Limit vertical settlements of ground surface at common property boundaries and services easement; and
- Limit Peak Particle Velocities (PPV) from vibrations, caused by construction equipment or excavation, experienced by any nearby structures and services.

Monitoring of deflections of retaining structures and surface settlements should be carried out by a registered surveyor at agreed points along the excavation boundaries and along existing building foundations / services / pavements and other structures located within or near the zone of influence of the excavation. Owners of existing services adjacent to the site should be consulted to assess appropriate deflection limits for their infrastructures. Measurements should be taken in the following sequence:

- Before commencing installation of retaining structures where appropriate to determine the baseline readings. Two independent sets of measurements must be taken confirming measurement consistency;
- After installation of the retaining structures, but before commencement of excavation;
- After excavation to the first row of supports or anchors, but prior to installation of these supports or anchors;
- After excavation to any subsequent rows of supports or anchors, but prior to installation of these supports or anchors;
- After excavation to the base of the excavation;
- After de-stressing and removal of any rows of supports or anchors; and
- One month after completion of the permanent retaining structure or after three consecutive measurements not less than a week apart showing no further movements, whichever is the latter.

4.5 Groundwater Considerations

EI acknowledge that while previous groundwater information for the site was provided in the Wood & Grieve Engineers (2019) *Ground Engineering Desk Study* report, and the Senversa (2020) *Groundwater Report*, the GI report has considered the current groundwater conditions only that were observed by EI. These reports are considered background information only and

have not been used to inform the EI geological and hydrogeological ground model that has been adopted in the GI report.

Groundwater was observed in all Stage 1 area monitoring wells as detailed in **Table 3-2**, all of which are above the maximum BEL RL of 19.5 m for Stage 1 area and 20.2 m for Stage 2 area.

EI note that the measured water level was generally within the highly permeable marine sands, and is likely to represent the groundwater table. Hence, we expect seepage inflows into the excavation to be moderate to high, particularly following a period of heavy rainfall.

Seepage encountered during excavation may be able to be controlled by a conventional sump and pump system. After periods of heavy rainfall, higher capacity systems may be required.

The volume of groundwater entering the basement excavation (which will require dewatering) decreases as the depth of embedment of the perimeter shoring system increases.

Council and the NSW Department of Climate Change, Energy, the Environment and Water (DCCEE), formerly Department of Planning and Environment (DPE) do not allow permanent dewatering; therefore, the basement must be designed as a tanked structure. Temporary dewatering for construction purposes is normally allowed provided it is properly designed and managed to ensure that the likely drawdown will have no adverse impact on adjoining structures/infrastructures. A dewatering licence may also be required. Groundwater quality testing, particularly with regard to acidity generated as a result of acid sulfate soils, will be required to permit discharge into the stormwater.

Spear points will need to be installed internally around the perimeter of the retention system, as well as possibly internally for the lift overrun pits. The spear points should be connected with a header pipe to allow the pumped water to discharge into the stormwater system, or to the recharge wells/infiltration trenches.

Dewatering has the potential to cause some drawdown and ground settlement below adjoining sites; the extent of the drawdown depends upon the depth to which the cut-off system is installed and the pumping operations. Settlements would affect any adjoining buildings supported on shallow footing systems and if records of the footing systems of the adjoining buildings are available, these should be reviewed to assess the risk from dewatering.

A critical factor relating to dewatering of the site is maintenance of the depressed groundwater levels until such a time as the building has significant weight to prevent movement should the pump system fail and the groundwater level rise.

A detailed monitoring program should be implemented to identify the risks and trigger levels decided for when the contingency measures need to be taken.

4.5.1 Drawdown and Settlement

Drawdown of groundwater levels during construction can be reduced with the installation of a cut-off wall within the Unit 3 Residual Soil material, or any bedrock material, provided it is substantially watertight.

Appropriate cut-off walls for the proposed excavation may consist of installation of a watertight permanent retaining wall, such as a secant grout injected pile wall, bentonite diaphragm wall etc, as outlined in **Section 4.6** below. Groundwater modelling provides an estimate of desired cut-off wall embedment (below base of excavation) to ensure that the groundwater inflow into the excavation and drawdown is tolerable.

Trafficability problems could arise locally during wet weather, or if water is allowed to pond on these materials.

It is recommended that groundwater levels outside the excavation in the vicinity of the adjacent properties be monitored and kept to less than 1m below the normal groundwater levels. The following general procedure is recommended to monitor groundwater drawdown levels.

- Install standpipes in accessible areas on the adjacent properties to monitor groundwater drawdown levels during dewatering;
- Measure groundwater levels on a weekly basis for three week prior to the operation of the dewatering system to establish baseline pre-development levels;
- Measure groundwater levels twice a day during the first two days of dewatering, then daily during the first week of dewatering and then twice weekly until decommissioning of the dewatering pumps, or until a lesser frequency is advised by the geotechnical engineer;
- The measured values are to be provided to the geotechnical engineer on the day of measurement for review; and,
- Where drawdown levels exceed 1 m (trigger level) below pre-development groundwater levels, the change in groundwater level should be investigated and measures put in place to rectify the exceedance. These measures could include reducing of pumping rates or the suspension of dewatering.

4.6 Excavation Retention

4.6.1 Support Systems

From a geotechnical perspective, it is critical to maintain the stability of all adjacent structures and infrastructures during demolition, excavation and construction works.

Boundary setbacks are not shown on the provided architectural drawings, but some parts of the basement abut some site boundaries. Based on the depth of the excavation and the encountered subsurface conditions temporary batters are not recommended for this site.

Due to the sandy nature of the soils and the groundwater table within the proposed excavation depth, EI understands that the proposed retention/cut-off system will comprise the following:

- Secant Pile Walls: Alternate piles are first drilled and concreted at a close spacing. The intermediate piles are then installed by drilling out the soil between each pair and part of the already installed piles. Should the second 'hard' piles disengage from the first 'soft' piles, then remedial works would be required to rectify any seepage inflows. Any gaps between the piles may result in loss of material and water inflow from behind the wall which may lead to settlements adjacent to the wall and may result in damage to neighbouring structures and services. The resulting out of position piles may also affect internal layout/clearances.
 - Grout injected CFA piles may be used for this site. Double cased rotary secant methods provide a high degree of security when in granular soils adjacent to heavily loaded foundations or adjacent structures.
 - Cased CFA piles also prevent 'draw-in' of soil when drilling through bedrock, which may result in settlement beneath adjoining structures.
 - Use of specialist high capacity, cased continuous flight auger rigs is likely to result in little disengagement of the secant piles.
 - EI understands from The Client that anchors are to be utilized in excavations on site. It is unclear at this stage how many rows are proposed.
 - The proposed pile locations should take into account the presence of the neighbouring anchors and/or the presence of buried services.

- Further advice should be sought from prospective piling contractors who should be provided with a copy of this report.

4.6.2 Retaining Wall Design Parameters

The following parameters may be used for static design of temporary and permanent retaining walls at the subject site. EI note that the below parameters, particularly with determining lateral earth pressures, are for preliminary planning purposes. We recommend that detailed analysis such as the use of finite element analysis software be used to design retaining walls.

- For progressively anchored or propped walls where minor movements can be tolerated (provided there are no buried movement sensitive services), we recommend the use of a rectangular earth pressure distribution of $6H$ kPa for the soil profile, where 'H' is the retained height in meters;
- For progressively anchored or propped walls which support areas which are highly sensitive to movement (such as areas where movement sensitive structures or infrastructures or buried services are located in close proximity), we recommend the use of a rectangular earth pressure distribution of $8H$ kPa for the soil profile, where 'H' is the retained height in meters;
- All surcharge loading affecting the walls (including from construction equipment, construction loads, adjacent high level footings, etc.) should be adopted in the retaining wall design as an additional surcharge using an 'at rest' earth pressure coefficient, K_0 .
- Full hydrostatic pressures should be taken into consideration in the design of the retaining walls, assuming an external water level, say at least 1.0 m, above the highest groundwater level measured to date. The hydrostatic pressure should extend to the base of the perimeter cut-off.
- For piles embedded into Unit 5 or better, the allowable lateral toe resistance values outlined in **Table 4-1** below may be adopted. These values assume excavation is not carried out within the zone of influence of the wall toe and the rock does not contain adverse defects etc. The upper 0.3 m depth of the socket should not be taken into account to allow for tolerance and disturbance effects during excavation.
- If temporary anchors extend beyond the site boundaries, then permission from the neighbouring properties would need to be obtained prior to installation. Also, the presence of neighbouring basements and/or services and their levels must be confirmed prior to finalising anchor design.
- Anchors should have their bond length within Unit 4 or better. For the design of anchors bonded into Unit 4 or better, the allowable bond stress value outlined in **Table 4-1** below may be used, subject to the following conditions:
 - Anchor bond lengths of at least 3 m behind the 'active' zone of the excavation (taken as a 45 degree zone above the base of the excavation) is provided;
 - Overall stability, including anchor group interaction, is satisfied;
 - All anchors should be proof loaded to at least 1.33 times the design working load before locking off at about 80% of their working load. Such proof loading is to be witnessed by an engineer independent of the anchoring contractor.
 - Lift-off tests should be carried out on at least 10% of the anchors 24 to 48 hours following locking off to confirm that the anchors are holding their load.
 - Usually anchors are commissioned on design and construct basis so that failure of anchors to hold their load does not then become a contractual issue. We recommend

that only experienced contractors be considered for anchor design, specification and installation with appropriate insurances;

- If permanent anchors are to be used, these must have appropriate corrosion provisions for longevity.
- **Uncased anchor holes within the sands will almost certainly collapse and temporary casing of these holes will be required. It is good practice for anchors to be a “design and construct” sub-contract to avoid disputes should anchors fail to hold their test load;**

Table 4-1 Geotechnical Design Parameters

Material ¹	Unit 1 Fill	Unit 2 Marine Soil	Unit 3 Residual Soil	Unit 4 Class V Sandstone	Unit 5 Class IV Sandstone	Unit 6 Class III Sandstone
RL of Top of Unit (m AHD) ²	27.00 to 29.65	24.80 to 28.10	18.50 to 25.90	16.50 to 20.90	16.10 to 20.25	-12.4 to 1.6
Bulk Unit Weight (kN/m ³)	20	19	23	24	24	24
Friction Angle, ϕ' (°)	25	25	28	35	40	45
Undrained Cohesion, c (kPa)	-	-	20	150	200	300
UCS (MPa)	-	-	-	1	2	7
Young's Modulus, E' (MPa)	10	10	40	50	300	1000
Poissons Ratio				0.35	0.30	0.25
Earth Pressure at rest, K_0 ³	0.41	0.41	0.36	0.27	0.22	0.17
Active Earth Pressure, K_a ³	0.58	0.58	0.53	0.43	0.36	0.29
Passive Earth Pressure, K_p ³	2.46	2.46	2.46	3.69	4.60	5.83
Allowable Bearing Pressure (kPa) ⁵	-	-	-	700	1000	3500
Allowable Shaft Adhesion in Compression (kPa)	-	-	-	70	100	350
Allowable Shaft Adhesion in Uplift (kPa)	-	-	-	35	50	175
Allowable Toe Resistance (kPa)	-	-	-	300	600	2000
Allowable Bond Stress (kPa)	-	-	50	50	100	350
Earthquake Site Risk Classification	AS 1170.4:2007 indicates earthquake subsoil Class C _e . (Shallow Soil) AS 1170.4:2007 indicates the hazard factor (z) for Sydney is 0.08.					

Note 1 More detailed descriptions of subsurface conditions are available on the borehole logs in Appendix A.

Note 2 Approximate levels of top of unit at the time of our investigation. Levels may vary across the site.

Note 3 Earth pressures are provided on the assumption that the ground behind the retaining walls is horizontal.

Note 4 Side adhesion values given assume there is intimate contact between the pile and foundation material and should achieve a clean socket roughness category R2 or better. Design engineer to check both 'piston pull-out' and 'cone liftout' mechanics in accordance with AS4678-2002 Earth Retaining Structures.

Note 5 To adopt these parameters we have assumed that:

- Footings have a nominal socket of at least 0.3m, into the relevant founding material;
- For piles, there is intimate contact between the pile and foundation material (a clean socket roughness category of R2 or better);
- Potential soil and groundwater aggressivity will be considered in the design of piles and footings;

- d. Piles should be drilled in the presence of a Geotechnical Engineer prior to pile construction to verify that ground conditions meet design assumptions. Where groundwater ingress is encountered during pile excavation, concrete is to be placed as soon as possible upon completion of pile excavation. Pile excavations should be pumped dry of water prior to pouring concrete, or alternatively a tremmie system could be used;
- e. The bases of all pile, pad and strip footing excavations are cleaned of loose and softened material and water is pumped out prior to placement of concrete;
- f. The concrete is poured on the same day as drilling, inspection and cleaning.

Note 6 The allowable bearing pressures given above are based on serviceability criteria of settlements at the footing base/pile toe of less than or equal to 1% of the minimum footing dimension (or pile diameter).

4.7 Foundations

The most competent foundation stratum at the site is the sandstone and in view of the moderate depths to the bedrock from BEL, we recommend that the anticipated future buildings, subject to the separate main works SSDA, are supported on pile footings founded into sandstone.

Considering the scale of the anticipated future buildings, it is envisaged that building loads would need to be transferred to the bedrock. Bedrock will not be encountered at BEL in the northwest part of the site, and possibly other areas. Therefore, deep footings will be required to transfer loads onto bedrock of higher bearing pressures.

4.8 Basement Floor Slab

Following bulk excavations for the anticipated future basements, Units 2 to 6 below the groundwater level are expected to be exposed at BEL. We therefore recommend that the anticipated future lower basement floor slab, subject to the separate main works SSDA, should be designed fully tanked and the design is likely to be controlled by the hydrostatic uplift pressures. However, for construction purposes, the slab will likely overlie sandstone, but if a pile rig working platform is proposed, we recommend it be placed as early as possible to reduce disturbance.

5. Further Geotechnical Inputs

Below is a summary of the recommended additional work that needs to be carried out:

- Geotechnical investigations of the Stage 2 (parcel 2 and 3) development area, once current contamination remedial works have been completed and the site is accessible;
- Long term groundwater monitoring and seepage modelling;
- Stability assessment of temporary batters using computer modelling, if required;
- Dilapidation surveys;
- Design of working platforms (if required) for construction plant by an experienced and qualified geotechnical engineer;
- Witnessing installation of support measures and proof-testing of anchors (if required).
- Geotechnical inspections of all new footings/piles by an experienced geotechnical professional before concrete or steel are placed to verify their bearing capacity and the in-situ nature of the founding strata; and

We recommend that a meeting be held after initial structural design has been completed to confirm that our recommendations have been correctly interpreted. We also recommend a meeting at the commencement of construction to discuss the primary geotechnical issues and inspection requirements.

6. Statement of Limitations

This report has been prepared for the exclusive use of Tom Tang and The Trustee for Waterloo Property Unit Trust who is the only intended beneficiary of EI's work. The scope of the assessment carried out for the purpose of this report is limited to those agreed with Tom Tang and The Trustee for Waterloo Property 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 investigations 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 investigation of conditions, with specific sampling and test 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 construction. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

We draw your attention to the document "Important Information", which is included in **Appendix D** of this report. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be. The document is not intended to reduce the level of responsibility accepted by EI, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

Should you have any queries regarding this report, please do not hesitate to contact EI.

NOTE: As previously explained in section 1.1, the geotechnical advice and recommendations provided in this report for the Stage 1 (Parcels 1 and 4) and Stage 2 (Parcels 2 and 3) development areas are based on the results of the intrusive investigations within the Stage 1 area only. Ground conditions for Stage 2 have been inferred from the Stage 1 area investigations. Upon completion of Stage 2 investigations, this geotechnical advice and recommendations of the report (section 4) will be updated to include the actual ground conditions of the Stage 2 area.

References

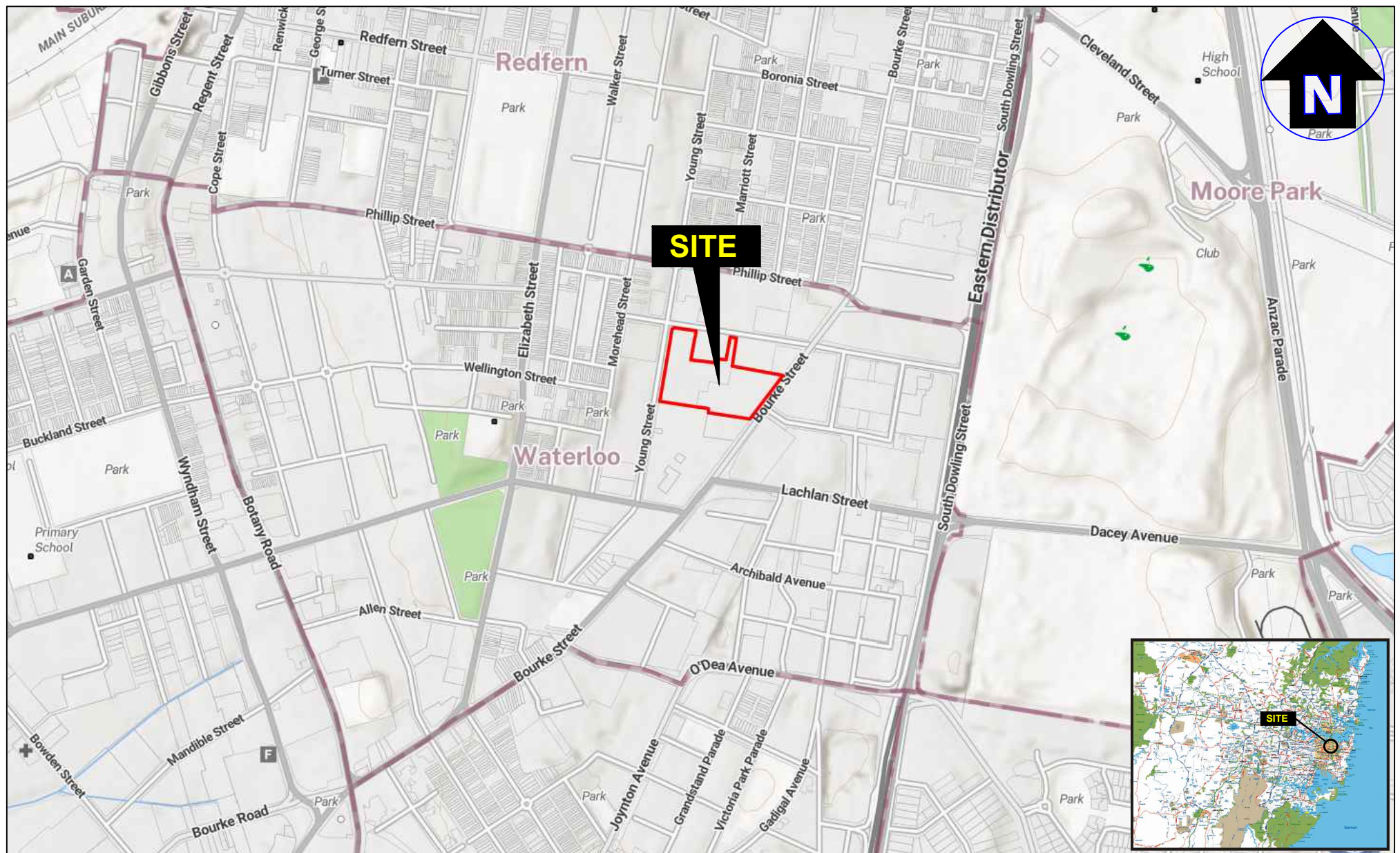
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Abbreviations

AHD	Australian Height Datum
AS	Australian Standard
BEL	Bulk Excavation Level
BEGL	Below Existing Ground Level
BH	Borehole
DBYD	Dial Before You Dig
DP	Deposited Plan
EI	EI Australia
GI	Geotechnical Investigation
NATA	National Association of Testing Authorities, Australia
RL	Reduced Level
SPT	Standard Penetration Test
T-C	Tungsten-Carbide
UCS	Unconfined Compressive Strength

Figures

- Figure 1 Site Locality Plan
Figure 2 Borehole Location Plan



Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	M.S.
Approved:	T.W.
Date:	27-05-25
Scale:	Not To Scale

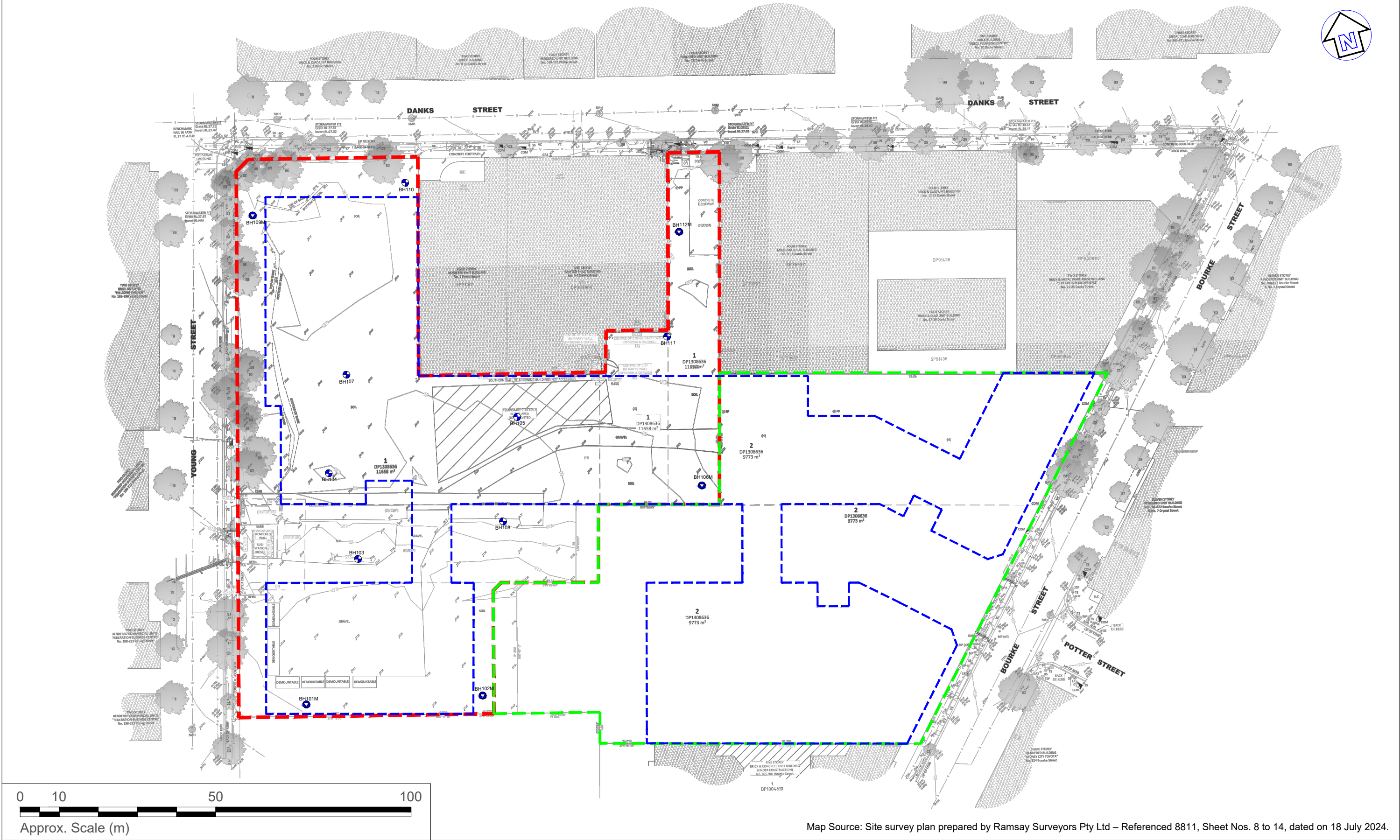
The Trustee for Waterloo Property Unit Trust
Geotechnical Investigation
881-885 Bourke Street, Waterloo NSW

Site Locality Plan

Figure:

1

Project: E26442.G03



LEGEND (All Locations are Approximate)

- Stage 1 Site Boundary
- Stage 2 Site Boundary
- Basement Boundary
- Borehole/monitoring well location
- Borehole location



Drawn:	T.W.
Approved:	D.D.
Date:	17-6-25

The Trustee for Waterloo Property Unit Trust
Geotechnical Investigation
881-885 Bourke Street, Waterloo NSW
Borehole Location Plan

Figure:
2
Project: E26442.G03

Appendix A Borehole Logs And Explanatory Notes



BOREHOLE LOG

BH ID: BH101M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	16 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	16 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 16 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈27.35 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247617.1417 (MGA 2020 Zone 56)	
				Easting	334427.1219 (MGA 2020 Zone 56)	

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T	 16/05/2025 02:24 PM	BH101M_0.50-0.60		0.00		27.35	FILL: Clayey SAND: fine to medium grained, brown, pale grey, trace fine to medium sub-angular to angular gravels	M	-	FILL
		BH101M_1.50-1.95 SPT 1.50-1.95 1,1,3 N=4		1.80		25.55	SAND: fine to medium grained, brown			MARINE SOIL
		BH101M_4.50-4.95 SPT 4.50-4.95 1,0,1 N=1		4.70		22.65	From 4.70m, grey, brown, trace clay bands	W	VL	
WB		BH101M_6.00-6.30 SPT 6.00-6.30 11,16/150 mm HB N=R		6.00		21.35	Silty CLAY: high plasticity, brown and pale red, trace iron staining	M > PL	H	RESIDUAL SOIL
				7.00		20.35	Log continued on next page.			
				8						
				9						
				10						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH101M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	16 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	16 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	16 May 2025
Sheets	2 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈27.35 m (AHD)	Northing	6247617.1417 (MGA 2020 Zone 56)	
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334427.1219 (MGA 2020 Zone 56)	

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m(AHD))	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7			SANDSTONE: medium to coarse grained, grey, brown			7.05-9.40: XWZ	
NMLC	90%	100	50	8				DW			
				9							
				10							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH101M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	16 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	16 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	16 May 2025
Sheets	3 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈27.35 m (AHD)	Northing	6247617.1417 (MGA 2020 Zone 56)	
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334427.1219 (MGA 2020 Zone 56)	

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
									VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
		100	100	10.00		17.35	From 10.00m, grey	FR		10.17: BP SM CN 10.21: BP SM CN 10.36: BP SM CN 10.46: Handling Break 10.90: Handling Break 11.26: JT 5° PR SM CN 11.42: BP SM CN 11.58: BP SM CN 11.63: BP SM CN 11.69: BP SM CN 11.76: JT 5° CU SM CN 11.92: Handling Break	
				11							
				12		15.25	Terminated at 12.10m. Target Depth Reached.				
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH101M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	16 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	16 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	16 May 2025
Sheets	1 of 2			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈27.35 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247617.1417 (MGA 2020 Zone 56)		
				Easting	334427.1219 (MGA 2020 Zone 56)		

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
	BH101M_0.50-0.60	0.00		27.35	FILL: Clayey SAND: fine to medium grained, brown, pale grey, trace fine to medium sub-angular to angular gravels	M	Sand 0.00m - 2.00m	Well Stickup =1.0m (RL 28.35m)
	BH101M_1.50-1.95 SPT 1.50-1.95 1,1,3 N=4	1.00						-1.0m - 3.0m PVC casing (50mm Ø)
		1.80		25.55	SAND: fine to medium grained, brown		Bentonite 2.00m - 2.50m	
		2.00						
		3.00						
		4.00				W	Sand 2.50m - 6.00m	
	BH101M_4.50-4.95 SPT 4.50-4.95 1,0,1 N=1	4.70		22.65	From 4.70m, grey, brown, trace clay bands			3.0m - 6.0m PVC screen (50mm Ø)
		5.00						
	BH101M_6.00-6.30 SPT 6.00-6.30 11,16/150 mm HB N=R	6.00		21.35	Silty CLAY: high plasticity, brown and pale red, trace iron staining	M > PL	Bentonite 6.00m - 7.00m	
		7.00		20.35	SANDSTONE: medium to coarse grained, grey, brown			
90%		8.00						
		9.00						
		10.00					Sand 7.00m - 12.10m	

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH101M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	16 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	16 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	16 May 2025
Sheets	2 of 2			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈27.35 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247617.1417 (MGA 2020 Zone 56)		
				Easting	334427.1219 (MGA 2020 Zone 56)		

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
		10.00		17.35	From 10.00m, grey			
		11						
		12		15.25	Terminated at 12.10m. Target Depth Reached.			
		13						
		14						
		15						
		16						
		17						
		18						
		19						
		20						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH101M

Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334427.1219	Depth Range	7m to 12.1m		
Location	881-885 Bourke Street, Waterloo	North	6247617.1417	Contractor	Geosense Drilling Engineers Pty Ltd		
Position	See Figure 2	Surface RL	27.35m	Drill Rig	Hanjin D&B 8D		
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date	16/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date	10/06/2025





BOREHOLE LOG

BH ID: BH102M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	15 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	15 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 15 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈27.40 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247603.2356 (MGA 2020 Zone 56)	
				Easting	334478.2869 (MGA 2020 Zone 56)	

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T	20/05/2025 03:24 PM ▼ △	BH102M_0.20-0.30	█	0.00	█	27.40	FILL: Clayey SAND: medium to coarse grained, orange, trace sandstone cobbles	M	-	FILL
		BH102M_0.50-0.95 SPT 0.50-0.95 4,5,8 N=13	█	0.50	█	26.90	From 0.50m, brown, orange			
		BH102M_1.50-1.95 SPT 1.50-1.95 3,2,2 N=4	█	1.50	█	25.90	Silty CLAY: high plasticity, pale-grey, mottled red, orange, trace iron staining	M > PL	S St VSt	RESIDUAL SOIL
		BH102M_2.50-2.60	█	2.50	█					
		BH102M_3.00-3.45 SPT 3.00-3.45 3,5,8 N=13	█	3.00	█	23.90	From 3.50m, grading into extremely weathered material			
		BH102M_4.50-4.95 SPT 4.50-4.95 6,11,14 N=25	█	4.50	█	22.90	From 4.50m, trace medium to coarse grained sand, grey			
				6.80		20.60	Log continued on next page.			
				7						
				8						
				9						
				10						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



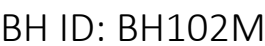
BOREHOLE CORE LOG

BH ID: BH102M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	15 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	15 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 15 May 2025
Sheets	2 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈27.40 m (AHD)	Northing	6247603.2356 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334478.2869 (MGA 2020 Zone 56)

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7			SANDSTONE: medium to coarse grained, grey, pale-red, orange, thinly bedded		▼	6.85-6.95: XWS	
		100	62	8				DW		7.40: BP SM CN 7.53: BP SM CN 7.57: BP SM CN 7.60-7.75: XWZ 7.93-8.15: XWZ	
				8.40		19.00	From 8.40m, dark grey			8.15-8.30: JT 50° CU SM CN 8.30-8.40: CS	
		100	98	8.80		18.60	From 8.80m, grey, mottled orange, thinly bedded		▼	8.50: JT 15° CU SM CN 8.55: BP SM CN 8.57: BP SM CN 8.67: BP SM CN 8.72: JT 5° CU SM CN 8.80: BP SM CN 8.83: BP SM CN 8.88: BP SM CN 8.96: BP SM CN	
				9							
				10							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



Started	15 May 2025		
Completed	15 May 2025		
Logged By	MS	Date	15 May 2025
Review By	TW	Date	10 June 2025

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
	90%	100	99	10.85		16.45	From 8.80m, grey, mottled orange, thinly bedded	FR	VL ₀₋₁ L ₀₋₃ M ₁ H ₃ VH ₁₀ EH	10.10: Handling Break 10.48: BP SM Clay VN 10.73: JT 5° CU SM CN	30 100 300 1000 3000
				12		14.84	From 10.95m, grey				
				13			Terminated at 12.56m. Target Depth Reached.				
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with El Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH102M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	15 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	15 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	15 May 2025
Sheets	1 of 2			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈27.40 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247603.2356 (MGA 2020 Zone 56)		
				Easting	334478.2869 (MGA 2020 Zone 56)		

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
	BH102M_0.20-0.30	0.00		27.40	FILL: Clayey SAND: medium to coarse grained, orange, trace sandstone cobbles			Well Stickup =1.0m (RL 28.40m)
	BH102M_0.50-0.95 SPT 0.50-0.95 4,5,8 N=13	0.50		26.90	From 0.50m, brown, orange	M		
	BH102M_1.50-1.95 SPT 1.50-1.95 3,2,2 N=4	1.50		25.90	Silty CLAY: high plasticity, pale-grey, mottled red, orange, trace iron staining			
	BH102M_2.50-2.60	2.50						
	BH102M_3.00-3.45 SPT 3.00-3.45 3,5,8 N=13	3.00		23.90	From 3.50m, grading into extremely weathered material	M > PL	Sand 0.00m - 6.50m	-1.0m - 8.0m PVC casing (50mm Ø)
	BH102M_4.50-4.95 SPT 4.50-4.95 6,11,14 N=25	4.50		22.90	From 4.50m, trace medium to coarse grained sand, grey			
		6.80		20.60	SANDSTONE: medium to coarse grained, grey, pale-red, orange, thinly bedded		Bentonite 6.50m - 7.50m	
		8.40		19.00	From 8.40m, dark grey			
		8.80		18.60	From 8.80m, grey, mottled orange, thinly bedded			
		10.00					Sand 7.50m - 12.00m	

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH102M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	15 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	15 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	15 May 2025
Sheets	2 of 2			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈27.40 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247603.2356 (MGA 2020 Zone 56)		
				Easting	334478.2869 (MGA 2020 Zone 56)		

WATER		SAMPLES & FIELD TESTS		DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS		STANDPIPE DETAILS	
90%				10.95		16.45	From 8.80m, grey, mottled orange, thinly bedded					8.0m - 12.0m PVC screen (50mm Ø)
				12		14.84	From 10.95m, grey					
				13			Terminated at 12.56m. Target Depth Reached.					
				14								
				15								
				16								
				17								
				18								
				19								
				20								

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH102M

Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334478.2869	Depth Range	6.8m to 12.56m		
Location	881-885 Bourke Street, Waterloo	North	6247603.2356	Contractor	Geosense Drilling Engineers Pty Ltd		
Position	See Figure 2	Surface RL	27.4m	Drill Rig	Hanjin D&B 8D		
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date	15/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date	10/06/2025



BOREHOLE LOG

BH ID: BH103

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	16 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	19 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 19 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈27.50 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247670.2713 (MGA 2020 Zone 56)	
				Easting	334638.7579 (MGA 2020 Zone 56)	

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T	▽	BH103_0.50-0.95 SPT 0.50-0.95 3,4,5 N=9	0.50	0.00	27.50	27.50	ASPHALT: 500mm thick			ASPHALT
				0.50	27.00	27.00	FILL: SAND: fine to medium grained, brown, grey	M		FILL
		BH103_1.50-1.95 SPT 1.50-1.95 1,4,4 N=8	1.50	1.50	26.00	26.00	From 1.50m, dark brown			
			2.00	25.50	25.50	25.50	SAND: fine to medium grained, brown			MARINE SOIL
		BH103_3.00-3.45 SPT 3.00-3.45 2,5,11 N=16	3.00	3.00	23.00	23.00		W	MD	
		BH103_4.50-4.95 SPT 4.50-4.95 3,5,9 N=14	4.50	4.50	23.00	23.00	Silty CLAY: high plasticity, grey, pale red, trace ironstone gravels, trace fine to medium grained sand	M > PL	St	RESIDUAL SOIL
		BH103_6.00-6.35 SPT 6.00-6.35 8,11,7/50 mm N=R	6.00	6.00	20.90	20.90			H	
			6.60	20.90	20.90	20.90	Log continued on next page.			
				7.00						
				8.00						
				9.00						
				10.00						



BOREHOLE CORE LOG

BH ID: BH103

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	16 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	19 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 19 May 2025
Sheets	2 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈27.50 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247670.2713 (MGA 2020 Zone 56)	
				Easting	334638.7579 (MGA 2020 Zone 56)	

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7			SANDSTONE: medium to coarse grained, grey, pale-red, trace with iron staining, thinly bedded		▼	6.86: BP SM CN 7.08: BP SM CN 7.14: BP SM CN 7.37: BP SM Clay VN 7.59: BP SM CN 7.69: JT SM Fe SN 7.72: JT SM Fe SN 7.74: BP SM CN 8.10-8.22: XWZ	
				8		19.50	NO CORE: 340mm thick	DW			
				8.34		19.16	SANDSTONE: medium to coarse grained, pale-red, grey, thinly bedded			8.40: JT SM CN 8.52: BP SM Clay VN	
				9					▼		
				9.70		17.80	From 9.70m, grey		▼	9.33: JT 5° PR SM CN	
	90%			10							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH103

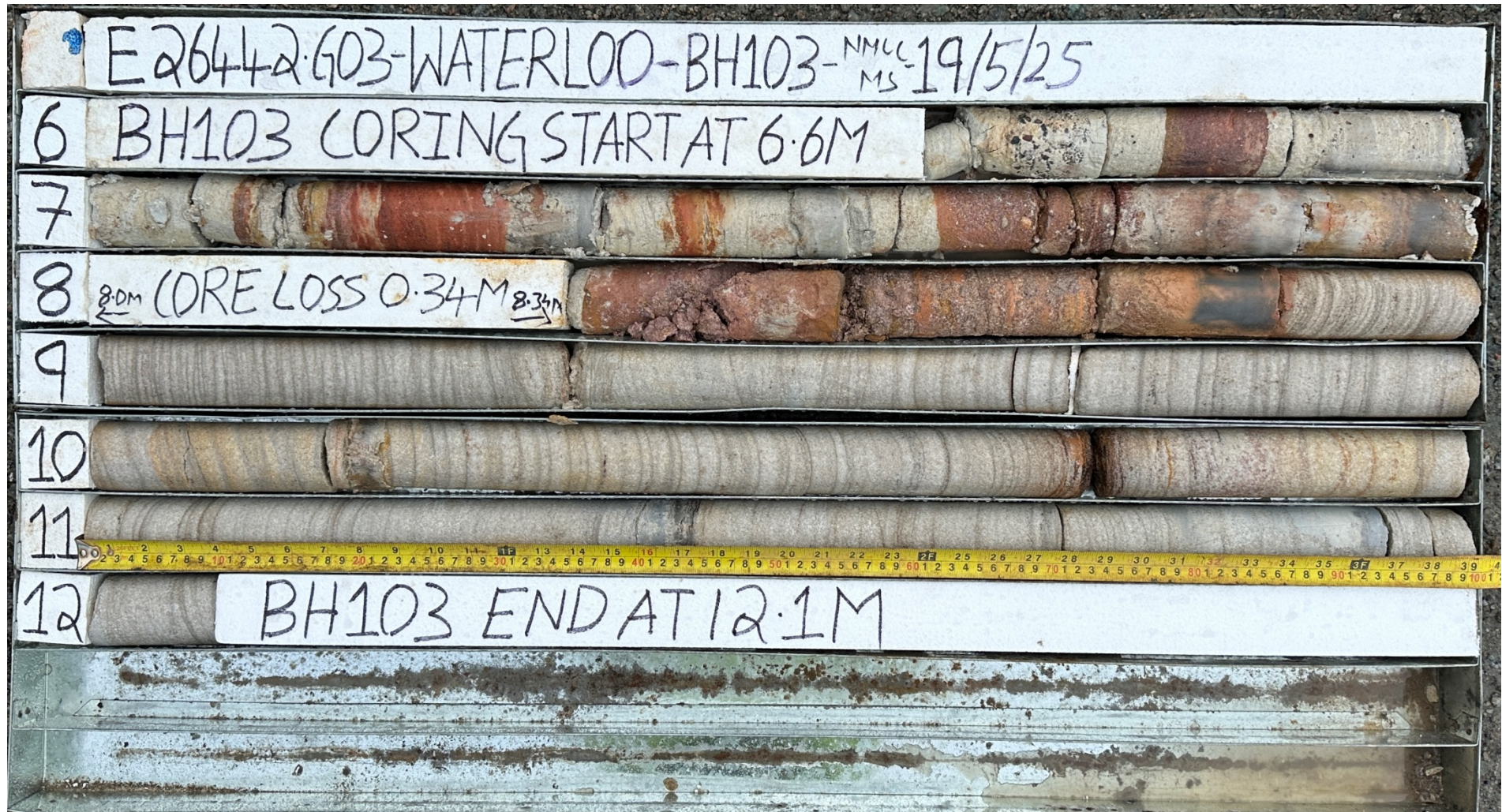
Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	16 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	19 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	19 May 2025
Sheets	3 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈27.50 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247670.2713 (MGA 2020 Zone 56)		
				Easting	334638.7579 (MGA 2020 Zone 56)		

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m(AHD))	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50)							DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING			
									VL	L ₀₋₁	L ₀₋₃	M ₁	H ₃	VH ₁₀	EH		30	100	300	3000
	90%	100	100	11			From 9.70m, grey	FR								10.17: Handling Break 10.19: Handling Break 10.73: JT 5° PR SM SN 11.08: JT 5° CU SM CN 11.40: JT 5° CU SM Clay VN 11.70: BP SM CN 11.94: BP SM CN 11.97: Handling Break				
				12		15.40	Terminated at 12.10m. Target Depth Reached.													
				13																
				14																
				15																
				16																
				17																
				18																
				19																
				20																

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH103

Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334638.7579	Depth Range	6.6m to 12.1m		
Location	881-885 Bourke Street, Waterloo	North	6247670.2713	Contractor	Geosense Drilling Engineers Pty Ltd		
Position	See Figure 2	Surface RL	27.5m	Drill Rig	Hanjin D&B 8D		
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date	19/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date	10/06/2025



BOREHOLE LOG

BH ID: BH104

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	19 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	19 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 19 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈28.40 m (AHD)	Northing	6247671.6262 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334452.9422 (MGA 2020 Zone 56)

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T		BH104_0.50-0.60		0.00		28.40	FILL: Gravelly SAND: fine to medium grained, brown, trace medium to coarse sub-angular to angular gravels		-	FILL
				0.30		28.10	SAND: fine to medium grained, brown			MARINE SOIL
WB	▽	BH104_1.50-1.95 SPT 1.50-1.95 1,2,3 N=5		1				M	L	
		SPT 3.00-3.45 3,5,6 N=11		3						
		BH104_4.50-4.95 SPT 4.50-4.95 5,14,24 HB N=38		4					MD	
				4.90		23.50	From 4.90m, grey	W	D	
		BH104_6.00-6.45 SPT 6.00-6.45 4,2,1 N=3		6					VL	
		BH104_7.50-7.95 SPT 7.50-7.95 8,2,6 N=8		7.50		20.90	Silty CLAY: high plasticity, grey, pale red, trace medium to coarse grained sand, trace ironstone gravels	M > PL	St	RESIDUAL SOIL
				9.00		19.40	Log continued on next page.			

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH104

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	19 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	19 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	19 May 2025
Sheets	2 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈28.40 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247671.6262 (MGA 2020 Zone 56)		
				Easting	334452.9422 (MGA 2020 Zone 56)		

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7							
				8							
				9			SANDSTONE: medium to coarse grained, grey, pale red, thinly bedded		▼	9.23: BP SM Fe SN 9.28: BP SM CN 9.44: BP SM CN 9.54: BP SM CN	
	90%			10							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH104

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	19 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	19 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	19 May 2025
Sheets	3 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈28.40 m (AHD)	Northing	6247671.6262 (MGA 2020 Zone 56)	
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334452.9422 (MGA 2020 Zone 56)	

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
NMLC	90%	100	98						VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				11			SANDSTONE: medium to coarse grained, grey, pale red, thinly bedded			10.07: JT 5° CU SM CN 10.38-10.70: XWZ SM Fe SN 10.38: JT 20° CU SM Fe SN 11.22: BP SM CN 11.80: Handling Break	
				12		16.35	Terminated at 12.05m. Target Depth Reached.				
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH104

Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334452.9422	Depth Range	9m to 12.05m		
Location	881-885 Bourke Street, Waterloo	North	6247671.6262	Contractor	Geosense Drilling Engineers Pty Ltd		
Position	See Figure 2	Surface RL	28.4m	Drill Rig	Hanjin D&B 8D		
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date	19/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date	10/06/2025



BOREHOLE LOG

BH ID: BH105

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	12 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	12 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 12 May 2025
Sheets	1 of 4			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈29.30 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247691.8935 (MGA 2020 Zone 56)	
				Easting	334520.4215 (MGA 2020 Zone 56)	

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T		BH105_0.20-0.30		0.00		29.30	FILL: SAND: fine grained, dark grey			FILL
		BH105_0.50-0.95 SPT 0.50-0.95 4,5,7 N=12		0.50		28.80	From 0.50m, brown, grey			
		BH105_1.40-1.50 BH105_1.50-1.95 SPT 1.50-1.95 3,4,5 N=9		1.00		28.30	From 1.00m, brown			
		BH105_2.50-2.60		2.00		27.30	From 2.00m, dark brown	M	-	
		BH105_3.00-3.45 SPT 3.00-3.45 3,3,2 N=5		3						
WB		BH105_4.50-4.95 SPT 4.50-4.95 3,4,6 N=10		4.50		24.80	SAND: fine to medium grained, brown			MARINE SOIL
		BH105_6.00-6.45 SPT 6.00-6.45 6,3,4 N=7		6				W	L	
				6.30		23.00	From 6.30m, grey			
		BH105_7.50-7.80 SPT 7.50-7.80 4,7/150 mm HB N=R		7.00		22.30	Silty CLAY: high plasticity, brown, pale-grey, mottled yellow			RESIDUAL SOIL
				7.80		21.50	From 7.80m, pale-grey	M > PL	H	
				9.30		20.00	Log continued on next page.			

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH105

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	12 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	12 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	12 May 2025
Sheets	2 of 4			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈29.30 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247691.8935 (MGA 2020 Zone 56)		
				Easting	334520.4215 (MGA 2020 Zone 56)		

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7							
				8							
				9							
				10			SANDSTONE: medium to coarse grained, pale-grey, mottled red, with iron staining, thinly to medium bedded	XW DW XW		9.62-9.83: XWZ	

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH105

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	12 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	12 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 12 May 2025
Sheets	3 of 4			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈29.30 m (AHD)	Northing	6247691.8935 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334520.4215 (MGA 2020 Zone 56)

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral						DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
NMLC	90%	96	96	11		16.86	SANDSTONE: medium to coarse grained, pale-grey, mottled red, with iron staining, thinly to medium bedded	DW	VL 0-1	L 0-3	M 1	H 3	VH 10	EH	9.97-10.02: XWS 10.16: BP SM SN 10.22-10.33: XWZ 10.71: JT 15° CU SM CN 10.88: Handling Break 11.05: Handling Break 11.19: JT 30° CU SM CN 11.52: BP PR SM CN 11.68: JT 10° CU SM CN 11.87: BP PR SM CN 11.95: Handling Break 12.25: JT 10° PR SM CN 12.32-12.39: CS 12.67: BP SM CN 12.80-12.83: XWS 12.95: Handling Break 13.18: BP SM CN 13.56: Handling Break 13.87-13.94: XWS 14.16: JT 10° CU SM CN 14.65: JT -10° CU SM CN 14.72-14.89: XWZ 15.12: BP SM CN 15.72: BP SM CN 15.78: BP SM Clay VN 16.50: JT 10° CU SM CN 16.85: JT 10° CU SM CN 16.92: JT 10° CU SM CN 16.96: JT 5° CU SM CN 17.85: JT 15° CU SM CN 18.34: JT 10° CU SM CN 18.84: BP SM Clay VN 19.05: BP SM CN 19.24: BP SM CN 19.56: JT 10° CU SM CN 19.69: JT 10° CU SM CN 19.90: JT 15° CU SM CN	30	100	300	1000	3000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
				12			From 12.44m, grey, mottled orange, thinly bedded																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH105

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	12 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	12 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	12 May 2025
Sheets	4 of 4			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈29.30 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247691.8935 (MGA 2020 Zone 56)		
				Easting	334520.4215 (MGA 2020 Zone 56)		

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
									VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
						8.75	From 15.57m, grey, thinly to medium bedded			20.30: JT 10° PR SM CN 20.34: BP SM CN 20.44: BP SM-Clay VN	
				21			Terminated at 20.55m. Target Depth Reached.				
				22							
				23							
				24							
				25							
				26							
				27							
				28							
				29							
				30							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH105

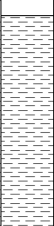
Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334520.4215	Depth Range	9.3m to 20.55m		
Location	881-885 Bourke Street, Waterloo	North	6247691.8935	Contractor	Geosense Drilling Engineers Pty Ltd		
Position	See Figure 2	Surface RL	29.3m	Drill Rig	Hanjin D&B 8D		
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date	12/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date	10/06/2025



BOREHOLE LOG

BH ID: BH106M

Location	Stage 1 & 2, Young and Danks Street, Waterloo	Started	14 May 2025
Client	Coronation Property Co. Pty Ltd	Completed	14 May 2025
Job No.	E26442.G03	Logged By	MS Date 14 May 2025
Sheets	1 of 3	Review By	TW Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers	Surface RL	≈29.35 m (AHD)
Plant	Hanjin D&B 8-D	Northing	6247689.7843 (MGA 2020 Zone 56)
		Inclination	90°
		Easting	334533.7047 (MGA 2020 Zone 56)

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T	▽	BH106M_0.50-0.60		0.00		29.35	FILL: Gravelly SAND: fine to medium grained, brown, trace fine to medium sub-angular to angular gravels			FILL
		BH106M_1.50-1.95 SPT 1.50-1.95 3,5,5 N=10		1.50		27.85	From 1.50m, brown, grey	M	-	
		BH106M_4.50-4.95 SPT 4.50-4.95 2,5,10 N=15		3.00		26.35	SAND: fine to medium, dark brown			MARINE SOIL
		BH106M_7.50-7.95 SPT 7.50-7.95 5,6,12 N=18		7.50		21.85	Silty CLAY: high plasticity, brown, pale-grey, mottled red, trace ironstone gravels	M > PL	VSt	RESIDUAL SOIL
WB	11/05/2025 11:23 AM ▼			9.00		20.35	Log continued on next page.			

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH106M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	14 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	14 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	14 May 2025
Sheets	2 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈29.35 m (AHD)	Northing	6247689.7843 (MGA 2020 Zone 56)	
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334533.7047 (MGA 2020 Zone 56)	

METHOD	FLUSH RETURN	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7							
				8							
				9			SANDSTONE: medium to coarse grained, grey, red, mottled orange, thinly bedded		▼	9.06: BP SM CN 9.23: BP SM CN 9.38: BP SM CN 9.45: BP SM CN 9.47: BP SM CN 9.86: BP SM CN	
	90%			10							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH106M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	14 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	14 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	14 May 2025
Sheets	3 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈29.35 m (AHD)	Northing	6247689.7843 (MGA 2020 Zone 56)	
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334533.7047 (MGA 2020 Zone 56)	

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m(AHD))	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
NMLC	90%	97	97	11			SANDSTONE: medium to coarse grained, grey, red, mottled orange, thinly bedded	FR	VL 0-1 L 0-3 M 1 H 3 VH 10 EH	10.23: Handling Break 10.65: JT 5° CU SM CN 10.70: JT 5° CU SM CN 10.77: BP SM CN 11.18: Handling Break 11.26: Handling Break 11.76: Handling Break 11.97: BP SM CN	30 100 300 1000 3000
				12		17.25	Terminated at 12.10m. Target Depth Reached.				
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH106M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	14 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	14 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	14 May 2025
Sheets	1 of 2			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈29.35 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247689.7843 (MGA 2020 Zone 56)		
				Easting	334533.7047 (MGA 2020 Zone 56)		

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
	BH106M_0.50-0.60	0.00		29.35	FILL: Gravelly SAND: fine to medium grained, brown, trace fine to medium sub-angular to angular gravels			
	BH106M_1.50-1.95 SPT 1.50-1.95 3,5,5 N=10	1.50		27.85	From 1.50m, brown, grey	M		
	BH106M_4.50-4.95 SPT 4.50-4.95 2,5,10 N=15	3.00		26.35	SAND: fine to medium, dark brown			
	BH106M_7.50-7.95 SPT 7.50-7.95 5,6,12 N=18	7.50		21.85	Silty CLAY: high plasticity, brown, pale-grey, mottled red, trace ironstone gravels	M > PL		
90%		9.00		20.35	SANDSTONE: medium to coarse grained, grey, red, mottled orange, thinly bedded			

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH106M

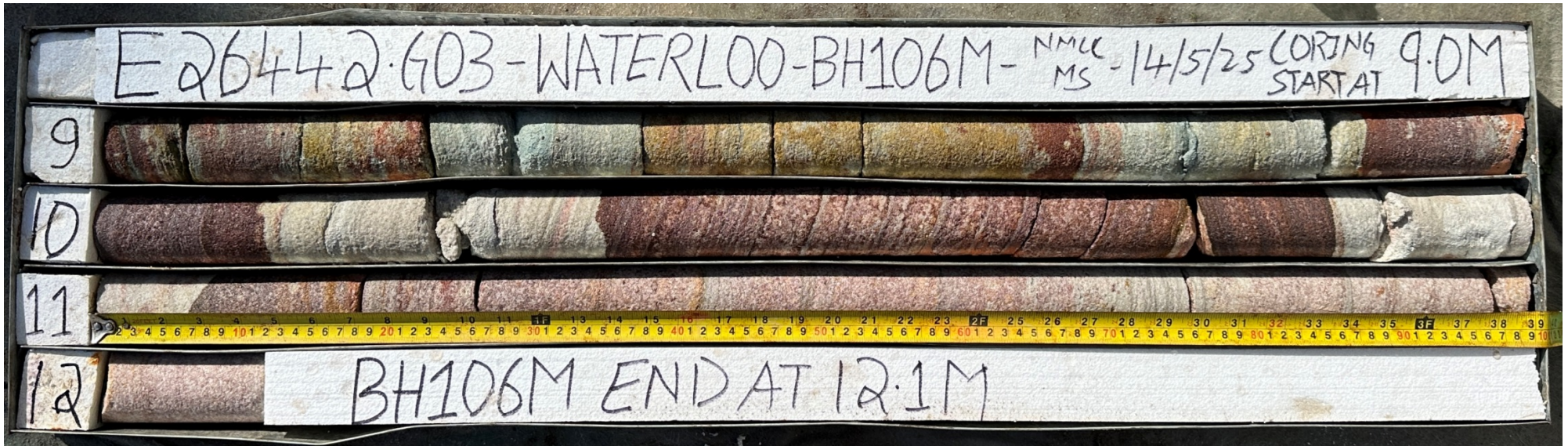
Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	14 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	14 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	14 May 2025
Sheets	2 of 2			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈29.35 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247689.7843 (MGA 2020 Zone 56)		
				Easting	334533.7047 (MGA 2020 Zone 56)		

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
90%		11		17.25	SANDSTONE: medium to coarse grained, grey, red, mottled orange, thinly bedded		Sand 8.50m - 12.10m	9.10m - 12.10m PVC screen (50mm Ø)
		12			Terminated at 12.10m. Target Depth Reached.			
		13						
		14						
		15						
		16						
		17						
		18						
		19						
		20						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH106M

Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334533.7047	Depth Range	9m to 12.1m		
Location	881-885 Bourke Street, Waterloo	North	6247689.7843	Contractor	Geosense Drilling Engineers Pty Ltd		
Position	See Figure 2	Surface RL	29.35m	Drill Rig	Hanjin D&B 8D		
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date	14/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date	10/06/2025





BOREHOLE LOG

BH ID: BH107

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	19 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	20 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 20 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈28.65 m (AHD)	Northing	6247704.2535 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334481.7340 (MGA 2020 Zone 56)

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T		BH107_0.20-0.30 BH107_0.50-0.95 SPT 0.50-0.95 4,4,5 N=9		0.00 0.80		28.65 27.85	FILL: Gravelly SAND: fine to medium grained, brown, trace fine to medium sub-angular to angular gravels SAND: fine to medium grained, brown	M	-	FILL
		BH107_3.00-3.45 SPT 3.00-3.45 2,2,3 N=5		1 2 3 3.30		25.35	From 3.30m, dark grey		L	MARINE SOIL
WB		BH107_6.00-6.45 SPT 6.00-6.45 6,13,14 N=27		4 5 6				W		
		BH107_8.00-8.45 SPT 8.00-8.45 6,3,8 N=11		7 8 8.00		20.65	From 8.00m, medium to coarse grained, grey, pale red, brown	M	MD	
				9.00		19.65	Log continued on next page.			

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH107

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	19 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	20 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	20 May 2025
Sheets	2 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈28.65 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247704.2535 (MGA 2020 Zone 56)		
				Easting	334481.7340 (MGA 2020 Zone 56)		

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7							
				8							
				9			SANDSTONE: medium to coarse grained, grey, pale red, thinly bedded			9.20: BP SM CN 9.23: BP SM CN 9.38: BP SM CN 9.80: JT 5° PR SM CN	
	90%			10							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH107

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	19 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	20 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	20 May 2025
Sheets	3 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈28.65 m (AHD)	Northing	6247704.2535 (MGA 2020 Zone 56)	
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334481.7340 (MGA 2020 Zone 56)	

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
NMLC	90%	100	97	11			SANDSTONE: medium to coarse grained, grey, pale red, thinly bedded	FR	VL 0-1 L 0-3 M 1 H 3 VH 10 EH	10.08: BP SM CN 10.24-10.29: XWS 10.35: JT 5° CU SM CN 10.59: JT 5° CU SM CN 10.67: JT 5° PR SM CN 10.78: JT 5° CU SM CN 10.94: JT 5° PR SM CN 11.12: BP SM CN 11.30: JT 10° PR SM CN 11.38: JT 15° CU SM CN 11.46: BP SM CN 11.53: BP SM CN 11.82: BP SM CN 11.84: BP SM CN	30 100 300 1000 3000
				12		16.65	Terminated at 12.00m. Target Depth Reached.				
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH107

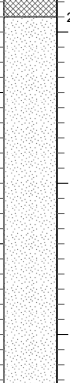
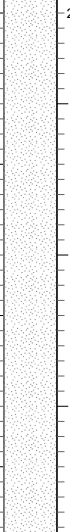
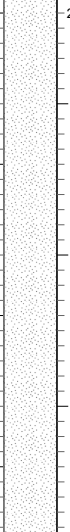
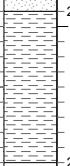
Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334481.7340	Depth Range	9.0m to 12.0m		
Location	881-885 Bourke Street, Waterloo	North	6247704.2535	Contractor	Geosense Drilling Engineers Pty Ltd		
Position	See Figure 2	Surface RL	28.65m	Drill Rig	Hanjin D&B 8D		
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date	20/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date	10/06/2025



BOREHOLE LOG

BH ID: BH108

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	14 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	15 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 15 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈28.60 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247648.7080 (MGA 2020 Zone 56)	
				Easting	334494.9495 (MGA 2020 Zone 56)	

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T	▽	BH108_1.50-1.95 SPT 1.50-1.95 1,2,2 N=4		0.00		28.60	FILL: SAND: fine to medium grained, brown, grey	M	-	FILL
				0.50		28.10	SAND: fine to medium grained, grey			MARINE SOIL
		BH108_4.50-4.95 SPT 4.50-4.95 1,1,1 N=2		3.00		25.60	From 3.00m, brown	VL		
				4.00						
WB		BH108_6.70-7.15 SPT 6.70-7.15 7,14,20 N=34		6.50		22.10	Silty CLAY: high plasticity, brown, pale-grey, mottled red, grading into extremely weathered material	M > PL	H	RESIDUAL SOIL
				7.50		21.10	Log continued on next page.			
				8.00						
				9.00						
				10.00						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH108

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	14 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	15 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	15 May 2025
Sheets	2 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈28.60 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247648.7080 (MGA 2020 Zone 56)		
				Easting	334494.9495 (MGA 2020 Zone 56)		

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m(AHD))	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7							
				8			Silty CLAY: high plasticity, grey, pale-red, mottled orange, grading into weathered rock, trace ironstone gravels	XW - DW			
NMLC	90%	100	0	8.40		20.20	SANDSTONE: medium to coarse grained, grey, pale-grey, mottled orange, thinly bedded			8.45-8.49: CS 8.82-8.86: XWS 9.10: Handling Break 9.25: Handling Break 9.47-9.53: XWS 9.47: BP SM CN 9.87: BP SM CN	
				9							
				10							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH108

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	14 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	15 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	15 May 2025
Sheets	3 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈28.60 m (AHD)	Northing	6247648.7080 (MGA 2020 Zone 56)	
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334494.9495 (MGA 2020 Zone 56)	

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
		94	88						VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				11			SANDSTONE: medium to coarse grained, grey, pale-grey, mottled orange, thinly bedded	FR		10.48: BP SM CN 10.80: Handling Break 10.90: JT 5° PR SM CN 11.12: BP SM CN	
				17.00			Terminated at 11.60m. Target Depth Reached.				
				12							
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH108

Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334494.9495	Depth Range	7.5m to 11.6m		
Location	881-885 Bourke Street, Waterloo	North	6247648.7080	Contractor	Geosense Drilling Engineers Pty Ltd		
Position	See Figure 2	Surface RL	28.6m	Drill Rig	Hanjin D&B 8D		
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date	15/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date	10/06/2025





BOREHOLE LOG

BH ID: BH109M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	21 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	21 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 21 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈28.50 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247740.5811 (MGA 2020 Zone 56)	
				Easting	334460.6112 (MGA 2020 Zone 56)	

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T		BH109M_0.50-0.95 SPT 0.50-0.95 3,6,4 N=10		0.00		28.50	FILL: Gravelly SAND: fine to medium grained, brown, trace fine to medium sub-angular to angular gravels		-	FILL
		BH109M_3.00-3.45 SPT 3.00-3.45 1,2,4 N=6		1.50		27.00	SAND: fine to medium grained, brown	M		MARINE SOIL
		BH109M_6.00-6.45 SPT 6.00-6.45 1,5,10 N=15		4.50		24.00	From 4.50m, grey		L	
WB				5						
				6				W		
				7						
				8					MD	
				9						
				10						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE LOG

BH ID: BH109M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	21 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	21 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 21 May 2025
Sheets	2 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈28.50 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247740.5811 (MGA 2020 Zone 56)	
				Easting	334460.6112 (MGA 2020 Zone 56)	

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
				10.00		18.50	Silty CLAY: high plasticity, dark grey, grey, trace with medium to coarse sand			RESIDUAL SOIL
				11						
				12.00		16.50	Log continued on next page.			
				13						
				14						
				15						
				16						
				17						
				18						
				19						
				20						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH109M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	21 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	21 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 21 May 2025
Sheets	3 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈28.50 m (AHD)	Northing	6247740.5811 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334460.6112 (MGA 2020 Zone 56)

METHOD	FLUSH RETURN	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				10			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				11							
				12			SANDSTONE: medium to coarse grained, dark grey, grey			12.07: JT 5° PR SM CN 12.40: BP SM Clay VN 12.47: JT 5° PR SM CN 12.84: JT 5° PR SM CN 12.91: BP SM CN 13.04: Handling Break	
NMLC	90%	97	35	13		15.40	Terminated at 13.10m. Target Depth Reached.	FR			
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH109M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	21 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	21 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	21 May 2025
Sheets	1 of 2			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈28.50 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247740.5811 (MGA 2020 Zone 56)		
				Easting	334460.6112 (MGA 2020 Zone 56)		

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
	BH109M_0.50-0.95 SPT 0.50-0.95 3,6,4 N=10	0.00		28.50	FILL: Gravelly SAND: fine to medium grained, brown, trace fine to medium sub-angular to angular gravels			Well Stickup =1.0m (RL 29.50m)
		1						
	BH109M_3.00-3.45 SPT 3.00-3.45 1,2,4 N=6	1.50		27.00	SAND: fine to medium grained, brown	M		
		2						
		3						
		4						
		4.50		24.00	From 4.50m, grey			
	BH109M_6.00-6.45 SPT 6.00-6.45 1,5,10 N=15	5						
		6						
		7				W		
		8						
		9						
		10						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH109M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	21 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	21 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	21 May 2025
Sheets	2 of 2			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈28.50 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247740.5811 (MGA 2020 Zone 56)		
				Easting	334460.6112 (MGA 2020 Zone 56)		

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
90%		10.00		18.50	Silty CLAY: high plasticity, dark grey, grey, trace with medium to coarse sand		Sand 9.60m - 13.10m	
		11.00		16.50	SANDSTONE: medium to coarse grained, dark grey, grey			
		12.00		15.40	Terminated at 13.10m. Target Depth Reached.			
		13.00						
		14.00						
		15.00						
		16.00						
		17.00						
		18.00						
		19.00						
		20.00						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH109M

Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334460.6112	Depth Range	10m to 13.1m
Location	881-885 Bourke Street, Waterloo	North	6247740.5811	Contractor	Geosense Drilling Engineers Pty Ltd
Position	See Figure 2	Surface RL	28.5m	Drill Rig	Hanjin D&B 8D
Job No.	E26442.G03	Inclination	90°	Logged	MS Date 21/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW Date 10/06/2025





BOREHOLE LOG

BH ID: BH110

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	20 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	20 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 20 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈28.65 m (AHD)	Northing	6247749.4409 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334477.5884 (MGA 2020 Zone 56)

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T		BH110_0.50-0.60		0.00		28.65	FILL: SAND: fine to medium grained, grey			FILL
		BH110_1.00-1.10		1.00		27.65	From 1.00m, brown, trace fine to medium sub-angular to angular ironstone gravels	M	-	
WB		BH110_1.50-1.95 SPT 1.50-1.95 2,2,2 N=4		2.00		26.65	SAND: fine to medium grained, brown			MARINE SOIL
		BH110_4.50-4.95 SPT 4.50-4.95 3,7,11 N=18		3.40		25.25	From 3.40m, dark grey	MD		
		BH110_7.50-7.80 SPT 7.50-7.80 12,23/150 mm HB N=R		7.50				W		
				8.00					VD	
				9.00						
				10.00						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE LOG

BH ID: BH110

Location	Stage 1 & 2, Young and Danks Street, Waterloo	Started	20 May 2025
Client	Coronation Property Co. Pty Ltd	Completed	20 May 2025
Job No.	E26442.G03	Logged By	MS Date 20 May 2025
Sheets	2 of 3	Review By	TW Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers	Surface RL	≈28.65 m (AHD) Northing 6247749.4409 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D	Inclination	90° Easting 334477.5884 (MGA 2020 Zone 56)

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
				10.00		18.65	NO CORE: 550mm thick			
				10.55		18.10	Log continued on next page.			
				11						
				12						
				13						
				14						
				15						
				16						
				17						
				18						
				19						
				20						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH110

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	20 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	20 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 20 May 2025
Sheets	3 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈28.65 m (AHD)	Northing	6247749.4409 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334477.5884 (MGA 2020 Zone 56)

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m(AHD))	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				10			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
NMLC	80%	100	80	11			SANDSTONE: medium to coarse grained, grey, thinly to medium bedded	FR		10.75: BP SM CN 11.10: BP SM CN 11.13: BP SM CN 11.35: BP SM CN 11.50: JT 30° CU SM CN 11.63: BP SM CN 11.73: BP SM CN 11.79: JT 5° CU SM CN 11.81: JT 5° CU SM CN 12.70: JT 5° CU SM CN 12.84: BP SM CN 13.10: BP SM CN 13.18: BP SM CN 13.39: JT 15° CU SM CN 13.45: BP SM CN 13.79: BP SM Clay VN 14.07: Handling Break 14.10: BP SM CN 14.24: BP SM CN 14.30-14.35: CS 14.62: JT 5° PR SM CN 14.75: BP SM CN	
	90%	100	100	12							
				13		13.85	Terminated at 14.80m. Target Depth Reached.				
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH110

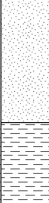
Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334477.5884	Depth Range	10.0m to 14.8m		
Location	881-885 Bourke Street, Waterloo	North	6247749.4409	Contractor	Geosense Drilling Engineers Pty Ltd		
Position	See Figure 2	Surface RL	28.65m	Drill Rig	Hanjin D&B 8D		
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date	20/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date	10/06/2025



BOREHOLE LOG

BH ID: BH111

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	13 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	13 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 13 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈29.65 m (AHD)	Northing	6247689.4556 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334542.8497 (MGA 2020 Zone 56)

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T		BH111_0.50-0.95 SPT 0.50-0.95 1,3,4 N=7		0.00 0.50		29.65 29.15	FILL: SAND: fine grained, brown, trace fine to medium sub-angular to angular gravels, trace geofabric From 0.50m, brown	M	-	FILL
		BH111_1.50-1.95 SPT 1.50-1.95 0,0,0 N=0		1 2						
		BH111_3.00-3.45 SPT 3.00-3.45 7,9,10 N=19		2.50 3		27.15	SAND: fine to medium grained, dark brown	MD		MARINE SOIL
		BH111_3.70-3.80		3.50		26.15	From 3.50m, brown			
		BH111_4.50-4.95 SPT 4.50-4.95 5,9,14 N=23		4 5				W		
WB		BH111_6.00-6.45 SPT 6.00-6.45 1,1,1 N=2		6						
		BH111_7.50-7.95 SPT 7.50-7.95 5,4,5 N=9		7.50		22.15	Silty CLAY: high plasticity, brown, pale-grey, red, trace ironstone gravels	M > PL	St	RESIDUAL SOIL
				8						
				9.00		20.65	Log continued on next page.			
				10						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH111

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	13 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	13 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	13 May 2025
Sheets	2 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈29.65 m (AHD)		
Plant	Hanjin D&B 8-D			Inclination	90°		
				Northing	6247689.4556 (MGA 2020 Zone 56)		
				Easting	334542.8497 (MGA 2020 Zone 56)		

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL ₀₋₁ L ₀₋₃ M ₁ H ₃ VH ₁₀ EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7							
				8							
				9			SANDSTONE: medium to coarse grained, grey, mottled red	DW			
	90%			10							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH111

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	13 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	13 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 13 May 2025
Sheets	3 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈29.65 m (AHD)	Northing	6247689.4556 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334542.8497 (MGA 2020 Zone 56)

METHOD	FLUSH RETURN	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
									VL ₀₋₁ L ₀₋₃ M ₁ H ₃ VH ₁₀ EH		30 100 300 1000 3000
NMLC	90%	100	83	11			SANDSTONE: medium to coarse grained, grey, mottled red	FR		10.07: Handling Break 10.47-10.50: XWS 10.85: Handling Break 10.96: Handling Break 11.15: BP SM CN	
				12		17.65	Terminated at 12.00m. Target Depth Reached.				
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH111

Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334542.8497	Depth Range	9m to 12.0m	
Location	881-885 Bourke Street, Waterloo	North	6247689.4556	Contractor	Geosense Drilling Engineers Pty Ltd	
Position	See Figure 2	Surface RL	29.65m	Drill Rig	Hanjin D&B 8D	
Job No.	E26442.G03	Inclination	90°	Logged	MS	Date 13/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW	Date 10/06/2025





BOREHOLE LOG

BH ID: BH112M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	13 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	13 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 13 May 2025
Sheets	1 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈29.75 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247727.2993 (MGA 2020 Zone 56)	
				Easting	334553.3462 (MGA 2020 Zone 56)	

METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
AD/T	4/05/2025 02:33 PM ▼	BH112M_0.30-0.40		0.00		29.75	FILL: ASPHALT: 200mm thick			ASPHALT
		BH112M_0.50-0.95 SPT 0.50-0.95 6,15,15 N=30		0.20		29.55	FILL: SAND: medium to coarse grained, brown, pale-grey			FILL
		BH112M_1.10-1.20		0.50		29.25	FILL: ASPHALT: 500mm thick			
		BH112M_1.50-1.95 SPT 1.50-1.95 2,5,6 N=11		1.00		28.75	FILL: SAND: medium to coarse grained, brown, trace fine to medium sub-angular to angular gravels	M	-	
		BH112M_2.50-2.60		2.00		27.75	SAND: fine to medium grained, brown			MARINE SOIL
		BH112M_3.00-3.45 SPT 3.00-3.45 2,3,4 N=7		3					L	
		BH112M_4.50-4.95 SPT 4.50-4.95 3,5,9 N=14		4						
		BH112M_6.00-6.45 SPT 6.00-6.45 7,10,13 N=23		5				W		
		BH112M_9.00-9.45 SPT 9.00-9.45 6,5,17 HB N=22		6					MD	
				7						
WB				8						
				9						
				9.00		20.75	From 9.00m, brown, pale-grey, with clay bands			
				9.50		20.25	Log continued on next page.			
				10						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH112M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	13 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	13 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	13 May 2025
Sheets	2 of 3			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈29.75 m (AHD)	Northing	6247727.2993 (MGA 2020 Zone 56)	
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334553.3462 (MGA 2020 Zone 56)	

METHOD	Flush Return	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m(AHD))	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50) ▼ - Axial ▽ - Diametral	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
				0			Log continued from previous page.		VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				1							
				2							
				3							
				4							
				5							
				6							
				7							
				8							
				9							
				10			SANDSTONE: medium to coarse grained, brown, grey		▼	9.70-9.83: CZ	

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



BOREHOLE CORE LOG

BH ID: BH112M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	13 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	13 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 13 May 2025
Sheets	3 of 3			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈29.75 m (AHD)	Northing	6247727.2993 (MGA 2020 Zone 56)
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334553.3462 (MGA 2020 Zone 56)

METHOD	FLUSH RETURN	TCR %	RQD %	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	WEATHERING	ESTIMATED STRENGTH Is(50)	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING
									VL 0-1 L 0-3 M 1 H 3 VH 10 EH		
NMLC	90%	100	71	11			SANDSTONE: medium to coarse grained, brown, grey	DW		10.10: BP SM CN 10.24: JT 5° PR SM CN 10.44: JT 10° CU SM CN 10.63-10.70: XWS 11.10-11.28: XWZ 11.39: BP SM CN 11.54: BP SM CN	30 100 300 1000 3000
		100	98	12		17.50	Terminated at 12.25m. Target Depth Reached.	FR			
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH112M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	13 May 2025	
Client	Coronation Property Co. Pty Ltd			Completed	13 May 2025	
Job No.	E26442.G03			Logged By	MS	Date 13 May 2025
Sheets	1 of 2			Review By	TW	Date 10 June 2025
Drilling Contractor	Geosense Drilling Engineers			Surface RL	≈29.75 m (AHD)	
Plant	Hanjin D&B 8-D			Inclination	90°	
				Northing	6247727.2993 (MGA 2020 Zone 56)	
				Easting	334553.3462 (MGA 2020 Zone 56)	

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
	BH112M_0.30-0.40 BH112M_0.50-0.95 SPT 0.50-0.95 6,15,15 N=30	0.00 0.20 0.50		29.75 29.65 29.25	FILL: ASPHALT: 200mm thick FILL: SAND: medium to coarse grained, brown, pale-grey FILL: ASPHALT: 500mm thick			Well Stickup =1.0m (RL 30.75m)
	BH112M_1.10-1.20 BH112M_1.50-1.95 SPT 1.50-1.95 2,5,6 N=11	1.00 2.00		28.75 27.75	FILL: SAND: medium to coarse grained, brown, trace fine to medium sub-angular to angular gravels SAND: fine to medium grained, brown	M	Sand 0.00m - 4.50m	-1.0m - 5.50m PVC casing (50mm Ø)
	BH112M_2.50-2.60 BH112M_3.00-3.45 SPT 3.00-3.45 2,3,4 N=7	3.00 4.00						
	BH112M_4.50-4.95 SPT 4.50-4.95 3,5,9 N=14	5.00					Bentonite 4.50m - 5.00m	
	BH112M_6.00-6.45 SPT 6.00-6.45 7,10,13 N=23	6.00 7.00				W	Sand 5.00m - 8.50m	5.50m - 8.50m PVC screen (50mm Ø)
	BH112M_9.00-9.45 SPT 9.00-9.45 6,5,17 HB N=22	9.00		20.75	From 9.00m, brown, pale-grey, with clay bands			
90%		9.50 10.00		20.25	SANDSTONE: medium to coarse grained, brown, grey			

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



MONITORING WELL LOG

BH ID: BH112M

Location	Stage 1 & 2, Young and Danks Street, Waterloo			Started	13 May 2025		
Client	Coronation Property Co. Pty Ltd			Completed	13 May 2025		
Job No.	E26442.G03			Logged By	MS	Date	13 May 2025
Sheets	2 of 2			Review By	TW	Date	10 June 2025
Drilling Contractor	Geosense Drilling Engineers		Surface RL	≈29.75 m (AHD)	Northing	6247727.2993 (MGA 2020 Zone 56)	
Plant	Hanjin D&B 8-D		Inclination	90°	Easting	334553.3462 (MGA 2020 Zone 56)	

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
90%		11			SANDSTONE: medium to coarse grained, brown, grey		Sand 8.50m - 12.25m	
		12			Terminated at 12.25m. Target Depth Reached.			
		13						
		14						
		15						
		16						
		17						
		18						
		19						
		20						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

CORE PHOTOGRAPH OF BOREHOLE: BH112M

Project	Early Works for Waterloo Mixed Use Development (HAD)	East	334553.3462	Depth Range	9.5m to 12.25m
Location	881-885 Bourke Street, Waterloo	North	6247727.2993	Contractor	Geosense Drilling Engineers Pty Ltd
Position	See Figure 2	Surface RL	29.75m	Drill Rig	Hanjin D&B 8D
Job No.	E26442.G03	Inclination	90°	Logged	MS Date 13/05/2025
Client	The Trustee for Waterloo Property Unit Trust	Box	1 of 1	Checked	TW Date 10/06/2025



EXPLANATION OF NOTES, ABBREVIATIONS & TERMS USED ON BOREHOLE AND TEST PIT LOGS

DRILLING/EXCAVATION METHOD

HA	Hand Auger	ADH	Hollow Auger	NQ	Diamond Core - 47 mm
DT	Diatube Coring	RT	Rotary Tricone bit	NMLC	Diamond Core - 52 mm
NDD	Non-destructive digging	RAB	Rotary Air Blast	HQ	Diamond Core - 63 mm
AD*	Auger Drilling	RC	Reverse Circulation	HMLC	Diamond Core - 63 mm
*V	V-Bit	PT	Push Tube	EX	Tracked Hydraulic Excavator
*T	TC-Bit, e.g. AD/T	WB	Washbore	HAND	Excavated by Hand Methods

PENETRATION RESISTANCE

L	Low Resistance	Rapid penetration/ excavation possible with little effort from equipment used.
M	Medium Resistance	Penetration/ excavation possible at an acceptable rate with moderate effort from equipment used.
H	High Resistance	Penetration/ excavation is possible but at a slow rate and requires significant effort from equipment used.
R	Refusal/Practical Refusal	No further progress possible without risk of damage or unacceptable wear to equipment used.

These assessments are subjective and are dependent on many factors, including equipment power and weight, condition of excavation or drilling tools and experience of the operator.

WATER

	 Standing Water Level	 Partial water loss
	 Water Seepage	 Complete Water Loss
GWNO	GROUNDWATER NOT OBSERVED - Observation of groundwater, whether present or not, was not possible due to drilling water, surface seepage or cave-in of the borehole/ test pit.	
GWNE	GROUNDWATER NOT ENCOUNTERED - Borehole/ test pit was dry soon after excavation. However, groundwater could be present in less permeable strata. Inflow may have been observed had the borehole/ test pit been left open for a longer period.	

SAMPLING AND TESTING

SPT	Standard Penetration Test to AS1289.6.3.1-2004
4,7,11 N=18	4,7,11 = Blows per 150mm. N = Blows per 300mm penetration following a 150mm seating drive
30/80mm	Where practical refusal occurs, the blows and penetration for that interval are reported, N is not reported
RW	Penetration occurred under the rod weight only, N<1
HW	Penetration occurred under the hammer and rod weight only, N<1
HB	Hammer double bouncing on anvil, N is not reported
Sampling	
DS	Disturbed Sample
ES	Sample for environmental testing
BDS	Bulk disturbed Sample
GS	Gas Sample
WS	Water Sample
U50	Thin walled tube sample - number indicates nominal sample diameter in millimetres
Testing	
FP	Field Permeability test over section noted
FVS	Field Vane Shear test expressed as uncorrected shear strength (sv= peak value, sr= residual value)
PID	Photoionisation Detector reading in ppm
PM	Pressuremeter test over section noted
PP	Pocket Penetrometer test expressed as instrument reading in kPa
WPT	Water Pressure tests
DCP	Dynamic Cone Penetrometer test
CPT	Static Cone Penetration test
CPTu	Static Cone Penetration test with pore pressure (u) measurement

GEOLOGICAL BOUNDARIES

————— = Observed Boundary (position known)	- - - - - = Observed Boundary (position approximate)	- -? - -? - -? - = Boundary (interpreted or inferred)
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ROCK CORE RECOVERY

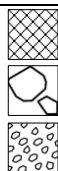
TCR=Total Core Recovery (%)

$$= \frac{\text{Length of core recovered}}{\text{Length of core run}} \times 100$$

RQD = Rock Quality Designation (%)

$$= \frac{\sum \text{Axial lengths of core} > 100\text{mm}}{\text{Length of core run}} \times 100$$

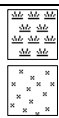
METHOD OF SOIL DESCRIPTION USED ON BOREHOLE AND TEST PIT LOGS



FILL

COUBLES or
BOULDERS

GRAVEL (GP or GW)



ORGANIC SOILS
(OL, OH or Pt)

SILT (ML or MH)

Combinations of these basic symbols may be used to indicate mixed materials such as sandy clay



CLAY (CL, CI or CH)

SAND (SP or SW)

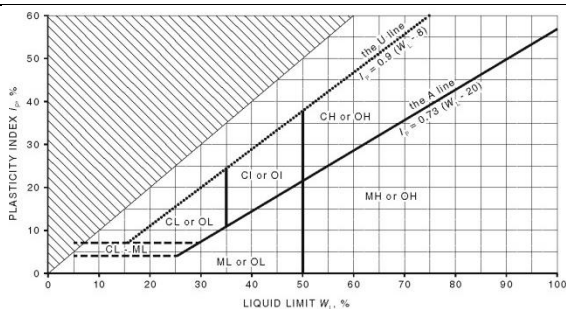
CLASSIFICATION AND INFERRED STRATIGRAPHY

Soil is broadly classified and described in Borehole and Test Pit Logs using the preferred method given in AS 1726:2017, Section 6.1 – Soil description and classification.

PARTICLE SIZE CHARACTERISTICS

Fraction	Components	Sub Division	Size mm
Oversize	BOULDERS		>200
	COBBLES		63 to 200
Coarse grained soil	GRAVEL	Coarse	19 to 63
		Medium	6.7 to 19
		Fine	2.36 to 6.7
	SAND	Coarse	0.6 to 2.36
		Medium	0.21 to 0.6
		Fine	0.075 to 0.21
Fine grained soil	SILT		0.002 to 0.075
	CLAY		<0.002

PLASTICITY PROPERTIES



GROUP SYMBOLS

Major Divisions	Symbol	Description
COARSE GRAINED SOILS More than 65% of soil excluding oversize fraction is greater than 0.075mm	GRAVEL More than 50% of coarse fraction is >2.36mm	GW Well graded gravel and gravel-sand mixtures, little or no fines, no dry strength.
		GP Poorly graded gravel and gravel-sand mixtures, little or no fines, no dry strength.
		GM Silty gravel, gravel-sand-silt mixtures, zero to medium dry strength.
		GC Clayey gravel, gravel-sand-clay mixtures, medium to high dry strength.
	SAND More than 50% of coarse fraction is <2.36 mm	SW Well graded sand and gravelly sand, little or no fines, no dry strength.
		SP Poorly graded sand and gravelly sand, little or no fines, no dry strength.
		SM Silty sand, sand-silt mixtures, zero to medium dry strength.
		SC Clayey sand, sandy-clay mixtures, medium to high dry strength.
FINE GRAINED SOILS More than 35% of soil excluding oversized fraction is less than 0.075mm	Liquid Limit less < 50%	ML Inorganic silts of low plasticity, very fine sands, rock flour, silty or clayey fine sands, zero to medium dry strength.
		CL, CI Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, medium to high dry strength.
		OL Organic silts and organic silty clays of low plasticity, low to medium dry strength.
	Liquid Limit > 50%	MH Inorganic silts of high plasticity, high to very high dry strength.
		CH Inorganic clays of high plasticity, high to very high dry strength.
		OH Organic clays of medium to high plasticity, medium to high dry strength.
Highly Organic soil	PT	Peat muck and other highly organic soils.

MOISTURE CONDITION

Symbol	Term	Description
D	Dry	Non- cohesive and free-running.
M	Moist	Soils feel cool, darkened in colour. Soil tends to stick together.
W	Wet	Soils feel cool, darkened in colour. Soil tends to stick together, free water forms when handling.

Moisture content of cohesive soils shall be described in relation to plastic limit (PL) or liquid limit (LL) for soils with higher moisture content as follows: Moist, dry of plastic limit ($w < PL$); Moist, near plastic limit ($w \approx PL$); Moist, wet of plastic limit ($w < PL$); Wet, near liquid limit ($w \approx LL$); Wet, wet of liquid limit ($w > LL$).

CONSISTENCY

Symbol	Term	Undrained Shear Strength (kPa)	SPT "N" #
VS	Very Soft	≤ 12	≤ 2
S	Soft	>12 to ≤ 25	>2 to ≤ 4
F	Firm	>25 to ≤ 50	>4 to ≤ 8
St	Stiff	>50 to ≤ 100	>8 to ≤ 15
VSt	Very Stiff	>100 to ≤ 200	>15 to ≤ 30
H	Hard	>200	>30
Fr	Friable	-	-

DENSITY

Symbol	Term	Density Index %	SPT "N" #
VL	Very Loose	≤ 15	0 to 4
L	Loose	>15 to ≤ 35	4 to 10
MD	Medium Dense	>35 to ≤ 65	10 to 30
D	Dense	>65 to ≤ 85	30 to 50
VD	Very Dense	>85	Above 50

In the absence of test results, consistency and density may be assessed from correlations with the observed behaviour of the material. # SPT correlations are not stated in AS1726:2017, and may be subject to corrections for overburden pressure, moisture content of the soil, and equipment type.

MINOR COMPONENTS

Term	Assessment Guide	Proportion by Mass
Add 'Trace'	Presence just detectable by feel or eye but soil properties little or no different to general properties of primary component	Coarse grained soils: $\leq 5\%$ Fine grained soil: $\leq 15\%$
Add 'With'	Presence easily detectable by feel or eye but soil properties little or no different to general properties of primary component	Coarse grained soils: 5 - 12% Fine grained soil: 15 - 30%
Prefix soil name	Presence easily detectable by feel or eye in conjunction with the general properties of primary component	Coarse grained soils: $>12\%$ Fine grained soil: $>30\%$

TERMS FOR ROCK MATERIAL STRENGTH AND WEATHERING

CLASSIFICATION AND INFERRED STRATIGRAPHY

Rock is broadly classified and described in Borehole and Test Pit Logs using the preferred method given in AS1726 – 2017, Section 6.2 – Rock identification, description and classification.

ROCK MATERIAL STRENGTH CLASSIFICATION

Symbol	Term	Point Load Index, $IS_{(50)}$ [#] (MPa)	Field Guide
VL	Very Low	0.03 to 0.1	Material crumbles under firm blows with sharp end of pick; can be peeled with knife; too hard to cut a triaxial sample by hand. Pieces up to 30 mm can be broken by finger pressure.
L	Low	0.1 to 0.3	Easily scored with a knife; indentations 1 mm to 3 mm show in the specimen with firm blows of pick point; has dull sound under hammer. A piece of core 150 mm long by 50 mm diameter may be broken by hand. Sharp edges of core may be friable and break during handling.
M	Medium	0.3 to 1	Readily scored with a knife; a piece of core 150 mm long by 50 mm diameter can be broken by hand with difficulty.
H	High	1 to 3	A piece of core 150 mm long by 50 mm diameter cannot be broken by hand but can be broken with pick with a single firm blow; rock rings under hammer.
VH	Very High	3 to 10	Hand specimen breaks with pick after more than one blow; rock rings under hammer.
EH	Extremely High	>10	Specimen requires many blows with geological pick to break through intact material; rock rings under hammer.

Rock Strength Test Results



Point Load Strength Index, $IS_{(50)}$, Axial test (MPa)



Point Load Strength Index, $IS_{(50)}$, Diametral test (MPa)

Relationship between rock strength test result ($IS_{(50)}$) and unconfined compressive strength (UCS) will vary with rock type and strength, and should be determined on a site-specific basis. However UCS is typically 20 x $IS_{(50)}$.

ROCK MATERIAL WEATHERING CLASSIFICATION

Symbol	Term	Field Guide
RS	Residual Soil	Soil developed on extremely weathered rock; the mass structure and substance fabric are no longer evident; there is a large change in volume but the soil has not been significantly transported.
XW	Extremely Weathered	Rock is weathered to such an extent that it has soil properties - i.e. it either disintegrates or can be remoulded, in water.
DW	Distinctly Weathered	Rock strength usually changed by weathering. The rock may be highly discoloured, usually by iron staining. Porosity may be increased by leaching, or may be decreased due to deposition of weathering products in pores. In some environments it is convenient to subdivide into Highly Weathered and Moderately Weathered, with the degree of alteration typically less for MW.
SW	Slightly Weathered	Rock slightly discoloured but shows little or no change of strength relative to fresh rock.
FR	Fresh	Rock shows no sign of decomposition or staining.

ABBREVIATIONS AND DESCRIPTIONS FOR ROCK MATERIAL AND DEFECTS

CLASSIFICATION AND INFERRED STRATIGRAPHY

Rock is broadly classified and described in Borehole and Test Pit Logs using the preferred method given in AS1726 – 2017, Section 6.2 – Rock identification, description and classification.

DETAILED ROCK DEFECT SPACING

Defect Spacing		Bedding Thickness (Stratification)	
Term	Description	Term	Spacing (mm)
Massive	No layering apparent	Thinly laminated	<6
		Laminated	6 – 20
Indistinct	Layering just visible; little effect on properties	Very thinly bedded	20 – 60
		Thinly bedded	60 – 200
Distinct	Layering (bedding, foliation, cleavage) distinct; rock breaks more easily parallel to layering	Medium bedded	200 – 600
		Thickly bedded	600 – 2,000
		Very thickly bedded	> 2,000

ABBREVIATIONS AND DESCRIPTIONS FOR DEFECT TYPES

Defect Type	Abbr.	Description
Joint	JT	Surface of a fracture or parting, formed without displacement, across which the rock has little or no tensile strength. May be closed or filled by air, water or soil or rock substance, which acts as cement.
Bedding Parting	BP	Surface of fracture or parting, across which the rock has little or no tensile strength, parallel or sub-parallel to layering/ bedding. Bedding refers to the layering or stratification of a rock, indicating orientation during deposition, resulting in planar anisotropy in the rock material.
Contact	CO	The surface between two types or ages of rock.
Sheared Surface	SSU	A near planar, curved or undulating surface which is usually smooth, polished or slickensided.
Sheared Seam/ Zone (Fault)	SS/SZ	Seam or zone with roughly parallel almost planar boundaries of rock substance cut by closely spaced (often <50 mm) parallel and usually smooth or slickensided joints or cleavage planes.
Crushed Seam/ Zone (Fault)	CS/CZ	Seam or zone composed of disoriented usually angular fragments of the host rock substance, with roughly parallel near-planar boundaries. The brecciated fragments may be of clay, silt, sand or gravel sizes or mixtures of these.
Extremely Weathered Seam/ Zone	XWS/XWZ	Seam of soil substance, often with gradational boundaries, formed by weathering of the rock material in places.
Infilled Seam	IS	Seam of soil substance, usually clay or clayey, with very distinct roughly parallel boundaries, formed by soil migrating into joint or open cavity.
Vein	VN	Distinct sheet-like body of minerals crystallised within rock through typically open-space filling or crack-seal growth.

NOTE: Defects size of <100mm SS, CS and XWS. Defects size of >100mm SZ, CZ and XWZ.

ABBREVIATIONS AND DESCRIPTIONS FOR DEFECT SHAPE AND ROUGHNESS

Shape	Abbr.	Description	Roughness	Abbr.	Description
Planar	PR	Consistent orientation	Polished	POL	Shiny smooth surface
Curved	CU	Gradual change in orientation	Slickensided	SL	Grooved or striated surface, usually polished
Undulating	UN	Wavy surface	Smooth	SM	Smooth to touch. Few or no surface irregularities
Stepped	ST	One or more well defined steps	Rough	RO	Many small surface irregularities (amplitude generally <1mm). Feels like fine to coarse sandpaper
Irregular	IR	Many sharp changes in orientation	Very Rough	VR	Many large surface irregularities, amplitude generally >1mm. Feels like very coarse sandpaper

Orientation:

Vertical Boreholes – The dip (inclination from horizontal) of the defect.

Inclined Boreholes – The inclination is measured as the acute angle to the core axis.

ABBREVIATIONS AND DESCRIPTIONS FOR DEFECT COATING

ABBREVIATIONS AND DESCRIPTIONS FOR DEFECT COATING			DEFECT APERTURE		
Coating	Abbr.	Description	Aperture	Abbr.	Description
Clean	CN	No visible coating or infilling	Closed	CL	Closed.
Stain	SN	No visible coating but surfaces are discoloured by staining, often limonite (orange-brown)	Open	OP	Without any infill material.
Veneer	VNR	A visible coating of soil or mineral substance, usually too thin to measure (< 1 mm); may be patchy	Infilled	-	Soil or rock i.e. clay, silt, talc, pyrite, quartz, etc.

Appendix B Laboratory Certificates

Point Load Strength Index Report

Project: E26442.G03 : Forever Young, 207 Young St, Waterloo

Client: **EI AUSTRALIA PTY LTD**

Address: SUITE 6.01, 55 MILLER STREET, PYRMONT NSW 2009

Test Method: AS 4133.4.1

Sampling Procedure: Samples Supplied By Client (Not covered under NATA Scope of Accreditation)

Project No.: 31380/9853D-L

Report No.: 25/1507

Report Date: 28/05/2025

Page: 1 of 3

Borehole / Sample No.	Depth (m)	Date Sampled	Date Tested	Test Type	Is (MPa)	Is ₍₅₀₎ (MPa)	Rock Type	Failure Type	Moisture
BH101M	9.52	16/05/2025	28/05/2025	A	0.53	0.53	SS	3	M
BH101M	10.86	16/05/2025	28/05/2025	A	0.96	0.98	SS	3	M
BH101M	11.38	16/05/2025	28/05/2025	A	1.10	1.10	SS	3	M
BH101M	12.09	16/05/2025	28/05/2025	A	1.50	1.50	SS	3	M
BH102M	7.12	15/05/2025	28/05/2025	A	0.20	0.20	SS	3	M
BH102M	9.10	15/05/2025	28/05/2025	A	1.00	1.00	SS	3	M
BH102M	9.93	15/05/2025	28/05/2025	A	1.40	1.40	SS	3	M
BH102M	10.23	15/05/2025	28/05/2025	A	1.40	1.40	SS	3	M
BH102M	11.30	15/05/2025	28/05/2025	A	1.20	1.20	SS	3	M
BH102M	12.42	15/05/2025	28/05/2025	A	1.60	1.60	SS	3	M
BH103	6.80	19/05/2025	28/05/2025	A	0.45	0.45	SS	3	M
BH103	8.91	19/05/2025	28/05/2025	A	0.65	0.66	SS	3	M
BH103	9.51	19/05/2025	28/05/2025	A	0.95	0.96	SS	3	M
BH103	10.65	19/05/2025	28/05/2025	A	0.72	0.72	SS	3	M
BH103	11.80	19/05/2025	28/05/2025	A	1.1	1.1	SS	3	M
BH104	9.53	19/05/2025	28/05/2025	A	0.63	0.63	SS	3	M
BH104	10.89	19/05/2025	28/05/2025	A	1.2	1.2	SS	3	M
BH104	11.61	19/05/2025	28/05/2025	A	0.85	0.86	SS	3	M
BH105	10.50	12/05/2025	28/05/2025	A	0.42	0.42	SS	3	M
BH105	11.78	12/05/2025	28/05/2025	A	1.1	1.1	SS	3	M
BH105	12.59	12/05/2025	28/05/2025	A	1.5	1.5	SS	3	M
BH105	13.12	12/05/2025	28/05/2025	A	1.3	1.2	SS	3	M
BH105	14.29	12/05/2025	28/05/2025	A	1.5	1.5	SS	3	M
BH105	15.50	12/05/2025	28/05/2025	A	2.5	2.5	SS	3	M
BH105	16.71	12/05/2025	28/05/2025	A	2.3	2.3	SS	3	M

Failure Type

- 1 = Fracture through bedding or weak plane
- 2 = Fracture along bedding
- 3 = Fracture through rock mass
- 4 = Fracture influenced by natural defect or drilling
- 5 = Partial fracture or chip (invalid result)

Remarks:

Test Type

- A = Axial
- D = Diametrial
- I = Irregular
- C = Cube

Moisture Condition

- W = Wet
- M = Moist
- D = Dry

Rock Type

- SS = Sandstone
- ST = Siltstone
- SH = Shale
- YS = Claystone
- IG = Igneous

Approved Signatory.....

Technician: NL

Mrigesh Tamang - Manager

Point Load Strength Index Report

Project: E26442.G03 : Forever Young, 207 Young St, Waterloo

Client: EI AUSTRALIA PTY LTD

Address: SUITE 6.01, 55 MILLER STREET, PYRMONT NSW 2009

Test Method: AS 4133.4.1

Sampling Procedure: Samples Supplied By Client (Not covered under NATA Scope of Accreditation)

Project No.: 31380/9853D-L

Report No.: 25/1507

Report Date: 28/05/2025

Page: 2 of 3

Borehole / Sample No.	Depth (m)	Date Sampled	Date Tested	Test Type	Is (MPa)	Is ₍₅₀₎ (MPa)	Rock Type	Failure Type	Moisture
BH105	17.82	12/05/2025	28/05/2025	A	2.10	2.10	SS	3	M
BH105	18.50	12/05/2025	28/05/2025	A	2.20	2.20	SS	3	M
BH105	19.83	12/05/2025	28/05/2025	A	1.80	1.90	SS	3	M
BH105	20.19	12/05/2025	28/05/2025	A	1.90	1.90	SS	3	M
BH106M	9.44	14/05/2025	28/05/2025	A	0.20	0.20	SS	3	M
BH106M	10.51	14/05/2025	28/05/2025	A	0.61	0.61	SS	3	M
BH106M	11.43	14/05/2025	28/05/2025	A	0.56	0.55	SS	3	M
BH106M	12.10	14/05/2025	28/05/2025	A	0.81	0.80	SS	3	M
BH107	9.49	20/05/2025	28/05/2025	A	2.50	2.50	SS	3	M
BH107	10.15	20/05/2025	28/05/2025	A	1.1	1.1	SS	3	M
BH107	10.84	20/05/2025	28/05/2025	A	0.92	0.92	SS	3	M
BH107	11.95	20/05/2025	28/05/2025	A	1.3	1.3	SS	3	M
BH108	8.68	15/05/2025	28/05/2025	A	0.054	0.053	SS	3	M
BH108	9.80	15/05/2025	28/05/2025	A	0.39	0.4	SS	3	M
BH108	10.25	15/05/2025	28/05/2025	A	0.3	0.3	SS	3	M
BH108	11.34	15/05/2025	28/05/2025	A	1.4	1.4	SS	3	M
BH109M	12.16	21/05/2025	28/05/2025	A	0.19	0.19	SS	3	M
BH109M	12.76	21/05/2025	28/05/2025	A	1.5	1.5	SS	3	M
BH109M	13.07	21/05/2025	28/05/2025	A	1.3	1.3	SS	3	M
BH110	10.73	20/05/2025	28/05/2025	A	0.82	0.82	SS	3	M
BH110	11.91	20/05/2025	28/05/2025	A	0.8	0.8	SS	3	M
BH110	12.43	20/05/2025	28/05/2025	A	0.77	0.78	SS	3	M
BH110	13.83	20/05/2025	28/05/2025	A	0.31	0.31	SS	3	M
BH110	14.68	20/05/2025	28/05/2025	A	1.3	1.3	SS	3	M

Failure Type

- 1 = Fracture through bedding or weak plane
- 2 = Fracture along bedding
- 3 = Fracture through rock mass
- 4 = Fracture influenced by natural defect or drilling
- 5 = Partial fracture or chip (invalid result)

Remarks:

Test Type

- A = Axial
- D = Diametrial
- I = Irregular
- C = Cube

Moisture Condition

- W = Wet
- M = Moist
- D = Dry

Rock Type

- SS = Sandstone
- ST = Siltstone
- SH = Shale
- YS = Claystone
- IG = Igneous

Approved Signatory.....

Technician: NL

Mrigesh Tamang - Manager

Sampling Procedure: Samples Supplied By Client (Not covered under NATA Scope of Accreditation)

Failure Type	Test Type	Moisture Condition	Rock Type
1 = Fracture through bedding or weak plane	A = Axial	W = Wet	SS = Sandstone
2 = Fracture along bedding	D = Diametrial	M = Moist	ST = Siltstone
3 = Fracture through rock mass	I = Irregular	D = Dry	SH = Shale
4 = Fracture influenced by natural defect or drilling	C = Cube		YS = Claystone
5 = Partial fracture or chip (invalid result)			IG = Igneous
Remarks:			
Technician: NL		Approved Signatory.....	 Mrigesh Tamang - Manager

Atterberg Limits and Linear Shrinkage Report

Project: E26442.G03 : Forever Young, 207 Young St, Waterloo

Project No.: 31380

Client: EI AUSTRALIA PTY LTD

Report No.: 25/1691

Address: SUITE 6.01, 55 MILLER STREET, PYRMONT NSW 2009

Report Date: 18/06/2025

Test Method: AS 1289.3.3.1, 3.2.1, 3.1.2, 3.4.1

Page: 1 of 1

Sampling Procedure: Samples Supplied By Client (Not covered under NATA Scope of Accreditation)

STS / Sample No.	9853D_L/1	9853D_L/2	9853D_L/3	9853D_L/4	9853D_L/5	9853D_L/6
Sample Location	BH102M	BH103	BH104	BH105	BH106M	BH108
Material Description	Silty CLAY, red, grey	Silty SAND,dark brown grey	Sandy Silty CLAY,brown grey, trace Gravel	Silty CLAY,yellow grey, trace Sand, and Gravel	Silty CLAY,red, yellow, blue, trace Sand	Silty Sandy CLAY, yellow, grey
Depth (m)	4.5-4.95	1.5-1.95	7.5-7.95	7.5-7.8	7.5-7.95	6.7-7.15
Sample Date	12-21/05/2025	12-21/05/2025	12-21/05/2025	12-21/05/2025	12-21/05/2025	12-21/05/2025
Sample History	Oven Dried	Oven Dried	Oven Dried	Oven Dried	Oven Dried	Oven Dried
Method of Preparation	Dry Sieve	Dry Sieve	Dry Sieve	Dry Sieve	Dry Sieve	Dry Sieve
Liquid Limit (%)	54	Non-Plastic	32	37	39	30
Plastic Limit (%)	25	-	14	16	19	15
Plasticity Index	29	-	18	21	20	15
Linear Shrinkage (%)	12	-	9	11	9.5	7
Mould Size (mm)	127	-	126	127.00	125	127
Crumbing	N	-	N	N	N	N
Curling	N	-	N	N	Y	N

Remarks:



Approved Signatory.....

Technician: SP

Senior Laboratory Technician - Dilan Wijegunawardana

Moisture Content of Soil and Aggregate Samples

Project: E26442.G03 : Forever Young, 207 Young St, Waterloo

Project No.: 31380

Client: EI AUSTRALIA PTY LTD

Report No.: 25/1692

Address: SUITE 6.01, 55 MILLER STREET, PYRMONT NSW 2009

Report Date: 18/06/2025

Test Method: AS1289.2.1.1

Page: 1 of 1

Sampling Procedure: Samples Supplied By Client (Not covered under NATA Scope of Accreditation)

STS / Sample No.	9853D-L/1	9853D-L/2	9853D-L/3	9853D-L/4	9853D-L/5	9853D-L/6
Sample Location	BH102M	BH103	BH104	BH105	BH106M	BH108
Material Description	Silty CLAY, red, grey	Silty SAND, dark brown grey	Sandy Silty CLAY, brown grey, trace Gravel	Silty CLAY, yellow grey, trace Sand, and Gravel	Silty CLAY, red, yellow, blue, trace Sand	Silty Sandy CLAY, yellow, grey
Depth (mm)	4.5-4.95	1.5-1.95	7.5-7.95	7.5-7.8	7.5-7.95	6.7-7.15
Sample Date	12-21/05/2025	12-21/05/2025	12-21/05/2025	12-21/05/2025	12-21/05/2025	12-21/05/2025
Moisture Content (%)	17.6	13.2	20.4	18.8	16.6	15.4

Remarks:

Approved Signatory.....


Technician: SP

Bala Velupillai - Laboratory Supervisor

Appendix C Vibration Limits

German Standard DIN 4150 – Part 3: 2016-12 provides guideline levels of vibration velocity for evaluating the effects of vibration in structures. The limits presented in this standard are generally considered to be conservative.

The DIN 4150 values (maximum levels measured in any direction at the foundation, OR, maximum levels measured in (x) or (y) directions, in the plane of the uppermost floor), are summarised in **Table A** below.

It should be noted that peak vibration velocities higher than the minimum figures in Table A for low frequencies may be quite 'safe', depending on the frequency content of the vibration and the actual conditions of the structures.

It should also be noted that these levels are 'safe limits', up to which no damage due to vibration effects has been observed for the particular class of building. 'Damage' is defined by DIN 4150 to include even minor non-structural cracking in cement render, the enlargement of cracks already present, and the separation of partitions or intermediate walls from load bearing walls. Should damage be observed at vibration levels lower than the 'safe limits', then it may be attributed to other causes. DIN 4150 also states that when vibration levels higher than the 'safe limits' are present, it does not necessarily follow that damage will occur. Values given are only a broad guide.

Table A DIN 4150 – Structural Damage – Safe Limits for Building Vibration

Group	Type of Structure	Peak Vibration Velocity (mm/s)			
		At Foundation Level at a Frequency of:			Plane of Floor of Uppermost Storey
		Less than 10 Hz	10 Hz to 50 Hz	50 Hz to 100 Hz	All Frequencies
1	Buildings used for commercial purposes, industrial buildings and buildings of similar design	20	20 to 40	40 to 50	40
2	Dwellings and buildings of similar design and/or use	5	5 to 15	15 to 20	15
3	Structures that because of their particular sensitivity to vibration, do not correspond to those listed in Group 1 and 2 and have intrinsic value (e.g. buildings that are under a preservation order)	3	3 to 8	8 to 10	8

Note: For frequencies above 100 Hz, the higher values in the 50 Hz to 100 Hz column should be used.

Appendix D 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 apprised 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.