

18 November 2025
Ref. E25559.G17_Rev0

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Desktop Salinity Assessment Letter; 13-15 Oxford Street, 17 Oxford Street & 2 Verona Street, Paddington NSW

1. Introduction

1.1 Background

17 Oxford Street Pty Ltd ('the client') engaged El Australia (El) to complete a desktop salinity assessment for 13-15 Oxford Street, 17 Oxford Street & 2 Verona Street, Paddington NSW (henceforth referred to as 'the site').

The site is located within the local government area (LGA) of Sydney (**Figure 1, Appendix A**). It is further identified as Strata Plan (SP) 22113 (13-15 Oxford Street), Lot 1 in Deposited Plan (DP) 137013 (17 Oxford Street) and Lot 1 in DP75105 (2 Verona Street), covering a cumulative area of approximately 2,533m² (**Figure 2, Appendix A**).

Based on most recent aerial photography, taken on 11 July 2025 and site inspection on 16 September 2025, the site was occupied by three separate buildings including a:

- Three storey commercial property (17 Oxford Street);
- Two storey commercial property, currently in use as a construction site office (2 Verona Street); and
- Residential apartment complex with included single level basement, currently occupied (13-15 Oxford Street)

The land was designated for redevelopment and this assessment was prepared to accompany a State Significant Development Application (SSDA), SSD-87245208, dated 15 July 2025 for a mixed-use development with infill affordable housing. The site is located at 13–15, 17 Oxford Street, and 2 Verona Street, Paddington. The aim of this assessment was to evaluate the potential for saline soils to be present on site. Specifically, this report has been prepared to respond to the SEARs requirements issued below.

SEAR Requirement Reference	Response Reference in this Report
12. Ground and Water Conditions - Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion. - Where required provide a Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines. If the proposed development is on land identified as having high salinity or acid sulfate soil potential in an EPI provide a Salinity Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies.	Based on intrusive investigations, site soils were considered non-saline. See Section 3 Conclusion.

1.2 Proposed Development

Based on the provided architectural plans, site redevelopment will involve;

- The demolition of existing structures on site, with retention of the two-storey masonry façade at 17 Oxford Street.
- Construction of a seven-storey, mixed use infill affordable housing development comprising:
 - Apartments located along the Oxford and Verona Street frontages including:
 - 30 market dwellings; and
 - 14 affordable housing dwellings, to be managed by a registered Community Housing Provider for a minimum of 15 years.
 - Four Terraces on the existing 2 Verona Street lot.
 - Cultural and creative uses (including cinema/bar) at basement and ground levels.
 - Ground level retail.
 - Two levels of basement car parking.
 - Associated landscaping including a central landscaped courtyard and rooftop communal open space.

The bottom basement is proposed to have a relative level (RL) of 36.95 metres Australian Height Datum (mAHD), with potential locally deeper excavations required for footings, lift overrun pits, crane pads and service trenches.

Project Objectives

The main objective of this assessment was to evaluate the potential for ASS to be present on the site. Should there be potential for ASS to be present on site, a secondary objective was to provide advice for the management of such soils during any excavation.

1.3 Project Objectives

The objective of this assessment was to evaluate the potential for salinity on the basis of relevant hydrogeological and soil landscape maps for the project area, as well as limited intrusive sampling. Should salinity be considered likely to be present at site, recommendations will be provided in the form of a management plan.

1.4 Scope of Works

To achieve the above objectives, the following scope of work was completed:

- Review of topographical, geological and soil landscape maps, including the relevant salinity risk maps; and
- A review of previous environmental and geotechnical reports (if any)

1.5 Regulatory Framework

The work reported herein was completed with reference to the following publications:

- *Environmental Planning and Assessment Act 1979*;
- Standards Australia (2009) *Australian Standard AS2159-2009: Piling - Design and Installation*;
- Standards Australia (2011) *Australian Standard AS2870-2011: Residential Slabs and Footings*;
- DIPINR (2003b) *Building in a Saline Environment*;
- DIPNR (2005) *Salinity Indicator Plants*;
- DLWC (2002) *Site Investigations for Urban Salinity*;
- DIPNR (2002) *Salinity Potential in Western Sydney*; and
- WSROC (2003) *Western Sydney Salinity Code of Practice*.

2. Desktop Review

2.1 Site Identification

The site identification details and associated information are presented in **Table 2-1**. The site locality and layout plans are presented in **Appendix A**.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Address	13-15 Oxford Street, 2 Verona Street & 17 Oxford Street, Paddington, NSW
Location	The property is bound by Oxford Street and Verona Street. ▪ North: Medium density residential and commercial properties, followed by corner South Dowling Street and Oxford Street; ▪ East: Oxford Street, followed by medium density residential properties. ▪ South: Verona Street followed by residential properties; and ▪ West: Medium density residential properties followed by South Dowling Street.
Geographical Coordinates	North-eastern corner of 13-15 Oxford Street: ▪ Northing: 335356.593887 ▪ Easting: 6249493.454392 Coordinates in GDA2020 MGA56. (Source: https://portal.spatial.nsw.gov.au/explorer/index.html)
Total Area	2,533m² (Source: https://portal.spatial.nsw.gov.au/explorer/index.html)
Lot and DP	SP22113 (13-15 Oxford Street); Lot 1 in DP137013 (17 Oxford Street); and Lot 1 in DP75105 (2 Verona Street),
LGA	City of Sydney

Attribute	Description
Current Zoning	E1: Local Centre (13-15 Oxford Street and 17 Oxford Street) R1: General residential (2 Verona Street) (Sydney Local Environmental Plan 2012)
Current Land Uses	17 Oxford Street – three storey commercial property 2 Verona Street – two storey commercial property, currently in use as a construction site office. 13-15 Oxford Street – residential apartment complex with included two-level basement, currently occupied.

2.2 Regional Setting

Local topography, (hydro)geology and soil landscape information is summarised in **Table 2-2**.

Table 2-2 Regional Setting Information

Attribute	Description
Topography	With reference to supplied survey plans (Boxall, 2025), the site slopes to the north-east, with recorded elevations ranging from 47.27 mAHd at the north-eastern corner of the site on Oxford Street to 50.59 mAHd at the south-western corner of the site, on Verona Street.
Drainage	Likely to be consistent with the general slope of the site (to the east). Any runoff would be expected to flow into either the municipal stormwater system or surface flow, consistently with the site topography, into the drainage pathways.
Geology	According to the Department of Mineral Resources Sydney 1:100,000 Geological Series Sheet 9130 (DMR, 1983), the site is situated within the transition from Ashfield Shale (Rwa) to Hawkesbury Sandstone (Rh). Ashfield Shale consists of black to dark-grey shale and laminite, and Hawkesbury Sandstone consists of medium to coarse-grained quartz sandstone, very minor shale and laminate lenses.
Soil Landscape	The site overlies the transition from Blacktown (bt) residual landscape to Gympie (gy) erosional landscape. The Blacktown (bt) residual landscape is characterised by gently undulating rises on Wianamatta Group shales, and the Gympie (gy) erosional landscape is characterised by undulating to rolling rises and low hills on Hawkesbury Sandstone.
Nearest Surface Water Features	Rushcutters Creek approximately 1.1 km east of the site which flows to Rushcutters Bay, approximately 1.3km north-east of the site.
Inferred Groundwater Flow Direction	Groundwater flow direction is anticipated to be easterly, towards Rushcutters Creek which flows to Rushcutters Bay.

2.3 Salinity Potential

The NSW State of the Environment (2020) *Overall Salinity Hazard Assessment for NSW* (Map L1.7) indicated the site is located within a transition area of very high to very low salinity potential.

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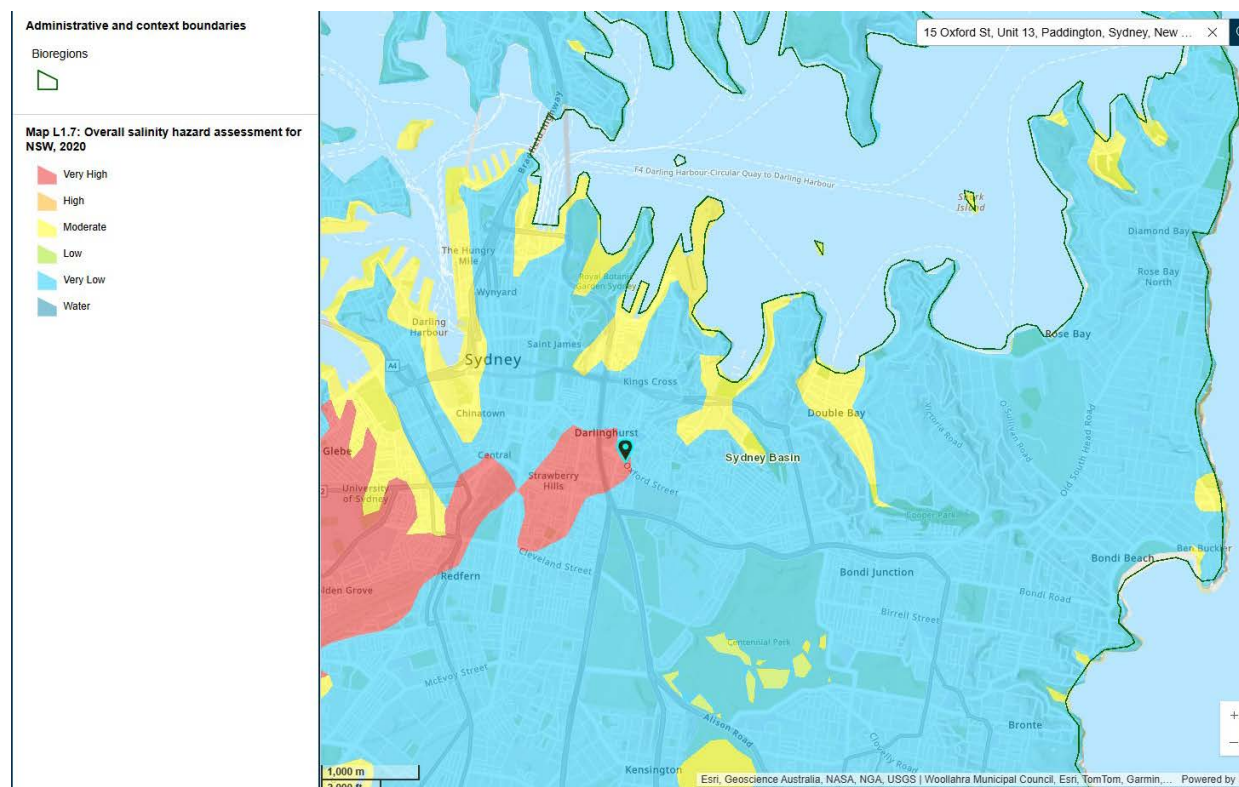


Figure 2-1 Excerpt from NSW State of Environment (2020) Salinity Hazard Map

2.3.1 Review of Previous Investigations

EI previously carried out the following investigations at the site:

- EI (2022) Geotechnical Investigation for 17 Oxford Street, Paddington NSW, ref. E25559.G03, dated 24 May 2022;
- EI (2025a) Additional Geotechnical Investigation for 13-17 Oxford Street and 2 Verona Street, Paddington NSW, ref. E25559.G04, dated 15 October 2025
- EI (2025b) Detailed Site Investigation for 13-15 Oxford Street, 17 Oxford Street and 2 Verona Street, Paddington NSW, ref. E25559.E02.002_Rev0, dated 18 November 2025

2.3.2 Sub-surface Profile

As part of the geotechnical investigations, EI conducted sub-surface soil profiling at four test boreholes, testing for pH, electrical conductivity, sulphates and chloride and identified as BH1 and BH2 (17 Oxford Street), BH201M (2 Verona Street) and BH208M (13-15 Oxford Street), (**Figure 2, Appendix A**). The fieldwork was completed on 24 March 2022 (BH1 and BH2) and 15 September 2025 (BH201M and BH208M). A summary of the sub-surface profile for the site is provided in **Table 2-1**. Logs are provided in **Appendix C**.

Table 2-3 Summary of the Sub-Surface Profile

Material	Description
Concrete	Hardstand (0.15-0.4m thickness).
Fill	SAND: fine to medium grained, with medium grained sandstone gravels, with brick, no odour (average of 1.15m thickness).
Natural (marine) Soil	SAND: fine to medium grained, pale brown, with clay nodules (average 3.35m thickness). Sandy CLAY: low plasticity, pale grey to pale brown, with coarse grained sandstone gravels (average of 7.2m thickness, based on BH201M and BH101M logs).

Material	Description
Sandstone Bedrock	SANDSTONE: fine to medium grained, red brown and grey with dark grey siltstone laminate (from 44 mAHD).

2.3.3 Site Walkover Inspection

Observations were recorded during a site walkover on the 8 September 2025 during the EI (2025b) DSI. Relevant observations are summarised below:

- The site consisted of three lots, comprising three separate buildings:
 - The overall site was observed to be generally downslope towards the northeast from approximately 50 mAHD in the southwest at Verona Street, to approximately 47 mAHD in the northeast at Oxford Street. There was a steep gradient easterly observed along Verona Street.
 - 13-15 Oxford Street: A residential apartment complex overlying a two-level basement carpark. The basement was observed to occupy the majority of the site footprint. The lowest basement is at a floor level of approximately 4m below the surrounding ground level (i.e. RL 43.6 mAHD). The elevation of the surrounding ground level on Oxford Street was approximately RL 47 mAHD
 - 17 Oxford Street: A three storey commercial property with a raised carpark area on the ground floor
 - 2 Verona Street: A two storey commercial property, currently in use as a construction site office)
- No landscaped areas were observed within the entirety of the site;
- Concrete was observed across the entirety of the site and was in mostly good condition, with some rising damp and efflorescence was observed within the basement level of 13-15 Oxford Street.

Damp walls and efflorescence within the basement of 13-15 Oxford Street was observed. However, no other building or ecological indicators of dryland salinity were observed at the site, see **Table 3.2**.

Table 3-2 Geomorphic Indicators for Dryland Salinity

Building Indicators	Ecological Indicators
Crumbling of bricks and mortar (brick fretting)	Accumulation of excessively clear water
An accumulation of white salt crystals	High soil erosion and increased runoff
Damp walls (rising or falling; tide marks)	"Puffiness" of dry soils
Bleaching of sandstone	Black iron staining
Breakdown of render or cement/concrete	Bare soil patches (with or without salt crystals)
	Efflorescence (of soil or building materials)
Efflorescence and damp walls encountered on-site within basement level at 13-15 Oxford Street.	Presence of salt-tolerant plants (e.g. spiny rush, sea barley grass)
	Yellow, stunted, wilting or dead vegetation
	None encountered on-site

2.3.4 Results

Utilising data from previous investigations (EI 2022 and EI 2025a), the soil salinity was calculated, indicating that the site soils were slightly acidic to slightly alkaline (pH: 4.6 to 8.2) and non-saline (all EC_e values <2 dS/m). Refer to **Appendix B** for tabulation of the results. The soil salinity class was determined to be non-saline and the overall risk of saline soils present at site therefore considered low.

3. Conclusion

The site identified as 13-15 Oxford Street, 17 Oxford Street & 2 Verona Street, Paddington NSW was the subject of this desktop Salinity Assessment, which was completed as part of a series of investigations in support of a proposed land redevelopment application to the New South Wales Department of Planning. The key findings of this Salinity Assessment are as follows:

- With reference to NSW state of the Environment (2020), the site is located within a transition area of very high to very low salinity potential and a review of soil landscapes indicates that the site is located in a transition between the bt and gy soil landscapes.
- Previous investigations indicated that the site lies on Hawksbury sandstone bedrock, which is of the gy erosional landscape. With reference to the eSPADE portal (DPIE, 2022), saline soils are not noted as a concern for dominant soils of the gy soil landscape, consisting of coarse sandy loam, yellow- brown clayey sand to yellow brownish clays.
- Whilst some indicators of saline soils were reported during a previous investigation (EI, 2025b), based on intrusive investigations, soils tested were considered non-saline.

Based on the findings from this assessment and with due consideration of EI's *Statement of Limitations (Section 7)*, EI concluded that the potential for saline soils to be present at the site was low. The likelihood that saline conditions would be generated during the proposed development was regarded as negligible. The preparation of a salinity management plan was considered unwarranted.

4. Statement of Limitations

This report has been prepared for the exclusive use of 17 Oxford Street Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the assessment carried out for the purpose of this report was limited to that agreed with 17 Oxford Street Pty Ltd.

The findings presented in this report are the result of discrete and specific sampling methodologies used in accordance with best industry practices and standards. Due to the site-specific nature of soil sampling from point locations, it is considered likely that all variations in subsurface conditions across a site cannot be fully defined, no matter how comprehensive the field investigation program.

While normal assessments of data reliability have been made, EI assumes no responsibility or liability for errors in any data obtained from previous assessments conducted on site, regulatory agencies (e.g. Council, EPA), statements from sources outside of EI, or developments resulting from situations outside the scope of works of this project.

Despite all reasonable care and diligence, the ground conditions encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions and other events (e.g. groundwater movement and or spillages of contaminating substances). These changes may occur subsequent to EI's assessment.

EI's assessment is based upon the restricted program of surface and subsurface sampling, screening and chemical testing which was set out in the proposal. Neither EI, nor any other reputable consultant, can provide unqualified warranties nor does EI assume any liability for site conditions not observed or accessible during the time of the investigations.

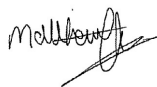
This report was prepared for the above named client and no responsibility is accepted for use of any part of this report in any other context or for any other purpose or by other third parties. This report does not purport to provide legal advice.

This report and associated documents remain the property of EI subject to payment of all fees due for this assessment. The report shall not be reproduced except in full and with prior written permission by EI.

Should you require anything further, please do not hesitate to contact the undersigned.

For and on behalf of

EI AUSTRALIA

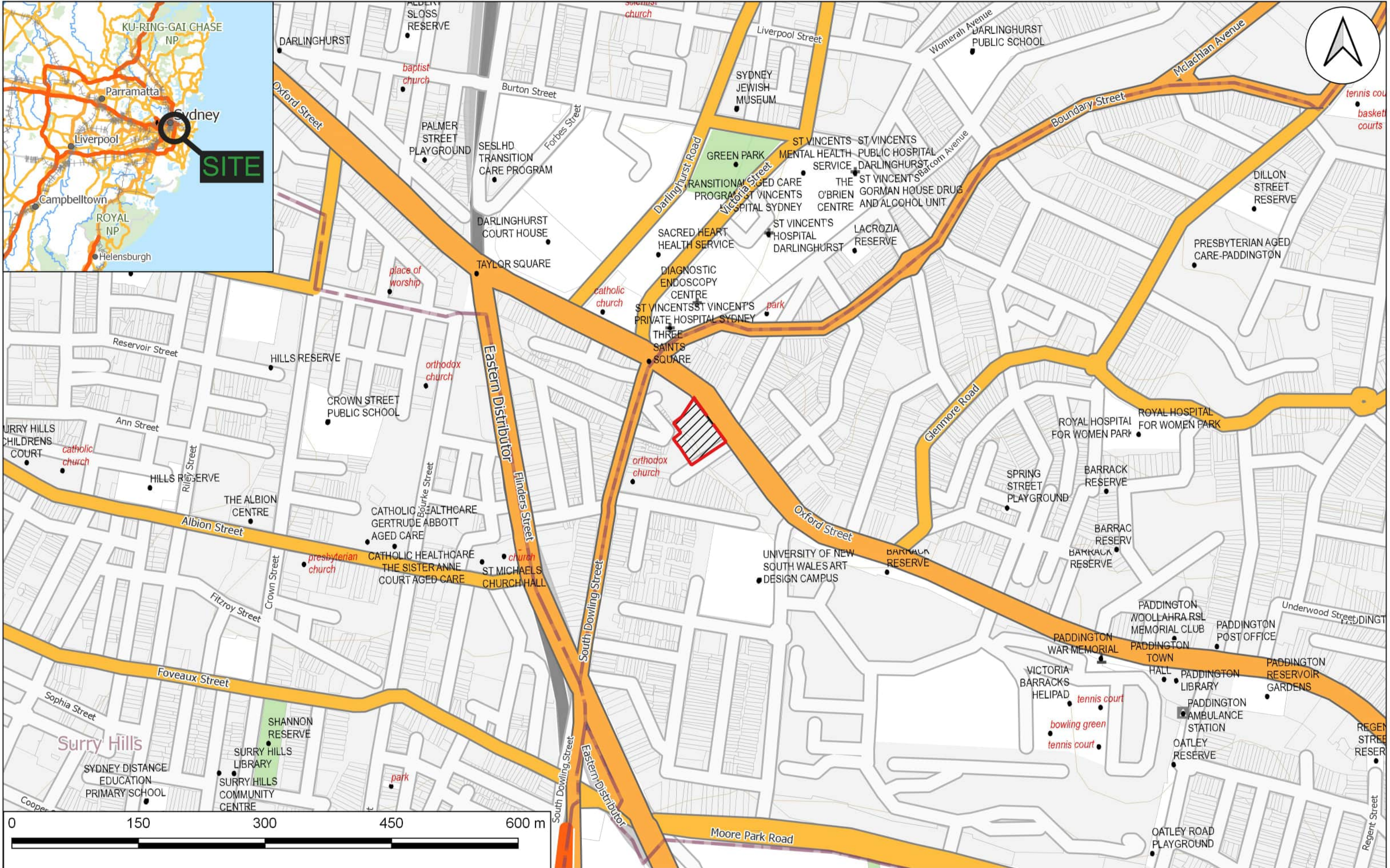


Matthew Chee
Environmental Engineer



Joel Heininger
Senior Environmental Scientist
CEnvP Cert. No: 1682

Appendix A -Figures



LEGEND Note: All locations are approximate  Site Location		 Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088		Drawn: M.C.	17 Oxford Street Pty Ltd Desktop Salinity Assessment Letter 13-15 Oxford Street, 17 Oxford Street & 2 Verona Street, Paddington NSW Site Locality Plan		Figure: 1
				Approved:			Project: E25559.G17 Rev0
				Date: 17/11/2025			



LEGEND Note: Areas are approximate		 eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	M.C.	17 Oxford Street Pty Ltd Salinity Assessment 13-15 Oxford Street, 17 Oxford Street & 2 Verona Street, Paddington NSW Site Sampling Plan	Figure: 2
 Site Boundary	 Borehole location (EI, 2022)		Approved:			Project: E25559.G17_Rev0
 Proposed Basement Boundary	 Borehole/monitoring well location		Date:	18/11/2025		
 Proposed deep soil/landscape area						

Map Source: NSW SIXMaps, accessed 19/09/25

Appendix B -Table

Sample	Sampling Date	Depth (m)	pH	EC 1:5 (µS/cm)	Soil Texture ¹	EC _e (µS/cm)	EC _e (dS/m)	Soil Salinity Class ²
BH1 5.8-6.0	24/03/2022	5.8-6.0	4.6	35	Sand	595	0.595	Non-Saline
BH2 4.5-4.95		4.5-4.95	8.2	37	Sand	629	0.629	Non-Saline
BH201M 2.6-3.0	15/9/2025	2.6-3.0	6.3	34	Sand	578	0.578	Non-Saline
BH208M 0.6-0.7		0.6-0.7	6.5	59	Sand	1003	1.003	Non-Saline

Footnotes:

¹ Due to site soils being dominated by sand, a texture multiplication factor of 17 was assigned, as per Table 6.1 from DLWC (2022) *Site Investigations for Urban Salinity*

² As per Table 6.2 from DLWC (2022) *Site Investigations for Urban Salinity*

Appendix C –Borehole Logs



BOREHOLE LOG

BH ID: BH201M

Location	13-15, Oxford Street and 2 Verona Street Paddington NSW	Started	09 September 2025		
Client	17 Oxford Street Pty Ltd	Completed	10 September 2025		
Job No.	E25559.G04	Logged By	S2	Date	09 September 2025
Sheets	1 of 3	Review By	SK	Date	15 October 2025

Drilling Contractor	STS Geotechnics	Surface RL	≈50.10 m (AHD)	Northing	6250678.9 (MGA 2020 Zone 56)
Plant	Christie	Inclination	90°	Easting	332768.0 (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	DCP BLOWS	MATERIAL ORIGIN & OBSERVATIONS
DT				0.00		50.10	CONCRETE: 200mm thick	-	-		CONCRETE
		BH201M_0.40-0.50		0.20		49.90	SAND: fine to medium grained, pale brown		VL - L		AEOLIAN SOIL
		BH201M_0.80-1.00		1							
				2				D			
		BH201M_2.60-3.00		3					D - VD		
		BH201M_3.50-3.70		4							
				5				M			
		BH201M_5.20-5.30		5.00		45.10	From 5.00m, red brown with clay nodules.				
				6							
				7							
				8				W			
				9							
				9.50		40.60	Sandy CLAY: low plasticity, pale grey	M > PL			RESIDUAL SOIL
				10							

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



BOREHOLE LOG

BH ID: BH201M

Location	13-15, Oxford Street and 2 Verona Street Paddington NSW			Started	09 September 2025		
Client	17 Oxford Street Pty Ltd			Completed	10 September 2025		
Job No.	E25559.G04			Logged By	S2	Date	09 September 2025
Sheets	2 of 3			Review By	SK	Date	15 October 2025
Drilling Contractor	STS Geotechnics			Surface RL	≈50.10 m (AHD)		
Plant	Christie			Inclination	90°		
				Northing	6250678.9 (MGA 2020 Zone 56)		
				Easting	332768.0 (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	DCP BLOWS	MATERIAL ORIGIN & OBSERVATIONS
ADP				10.10		40.00	Sandy CLAY: low plasticity, pale grey <i>Log continued on next page.</i>	M > PL	-		RESIDUAL SOIL
				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: BH201M

Location 13-15, Oxford Street and 2 Verona Street Paddington NSW
Client 17 Oxford Street Pty Ltd
Job No. E25559.G04
Sheets 3 of 3

Started 09 September 2025
Completed 10 September 2025
Logged By S2
Review By SK
Date 09 September 2025
Date 15 October 2025

Drilling Contractor STS Geotechnics
Plant Christie

Surface RL ≈50.10 m (AHD)
Inclination 90°

Northing 6250678.9 (MGA 2020 Zone 56)
Easting 332768.0 (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	30%			10			<i>Log continued from previous page.</i>	---			
				10.23		39.87	NO CORE: 130mm thick	---		10.23-10.25: CS	
		91	81				SANDSTONE: fine to medium grained, with dark grey Siltstone laminate, bedded 0-10°.	FR		10.28-10.33: CS	
				11						10.38-10.42: CS	
										10.52-10.56: CS	
		76	46	12						11.03-11.06: XWS	
										11.11: DB	
										11.22: DB	
										11.34: DB	
										11.62-11.85: XWZ	
				12						12.06: JT 80° RO Fe SN	
										12.16: DB	
				12.73		37.37	NO CORE: 370mm thick	---		12.68-12.73: XWS	
				13							
		46	0	13.10		37.00	SANDSTONE: fine to medium grained, with dark grey Siltstone laminate, bedded 0-10°	DW		13.20-13.79: XWZ	
				13.79		36.31	NO CORE: 810mm thick	---			
		100	0	14.60		35.50	SANDSTONE: fine to medium grained, with extremely weathered bands	DW		14.60-15.00: XWZ	
				15.00		35.10	NO CORE: 200mm thick	---			
		80	25	15.20		34.90	SANDSTONE: fine to medium grained, with extremely weathered bands and dark grey siltstone laminate, bedded 0-10°	DW		15.40: JT 30° PR RO Fe SN	
										15.62: JT 50-60° PR RO Fe SN	
				16						15.77-16.00: XWZ	
				16.00		34.10	NO CORE: 520mm thick	---			
		48	10	16.52		33.58	SANDSTONE: fine to medium grained, grey with dark grey Siltstone laminate, bedded 0-10°	FR		16.60-16.65: CS	
										16.77-16.80: XWS	
										16.95: JT 90° PR RO CN	
										17.06: DB	
										17.21: DB	
		100	100							17.42: DB	
										17.51: DB	
										17.61: DB	
				18		32.30	Terminated at 17.80m. Target Depth Reached.			17.78: BP 5° PR SM-Infilled	
				19							
				20							

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



MONITORING WELL LOG

BH ID: BH201M

Location	13-15, Oxford Street and 2 Verona Street Paddington NSW			Started	09 September 2025		
Client	17 Oxford Street Pty Ltd			Completed	10 September 2025		
Job No.	E25559.G04			Logged By	S2	Date	09 September 2025
Sheets	1 of 1			Review By	SK	Date	15 October 2025
Drilling Contractor	STS Geotechnics			Surface RL	≈50.10 m (AHD)		
Plant	Christie			Inclination	90°		
				Northing	6250678.9 (MGA 2020 Zone 56)		
				Easting	332768.0 (MGA 2020 Zone 56)		

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
	BH201M_0.40-0.50	0.00		50.10	CONCRETE: 200mm thick	-	Steel Gatic at Surface	
	BH201M_0.80-1.00	0.20		49.90	SAND: fine to medium grained, pale brown		Grout 0.00m - 1.00m	
		1				D		
	BH201M_2.60-3.00	2						
	BH201M_3.50-3.70	3						
		4						
	BH201M_5.20-5.30	5		45.10	From 5.00m, red brown with clay nodules.	M	Sand 1.00m - 8.50m	
		5.00						
		6						
		7						
		8				W		
		9						
		9.50		40.60	Sandy CLAY: low plasticity, pale grey	M > PL	Bentonite 8.50m - 9.50m	
		10		40.00	NO CORE: 130mm thick			
		10.10		39.67	SANDSTONE: fine to medium grained, with dark grey Siltstone laminate, bedded 0-10°.			
		10.23						
		11						
		12						
		12.73		37.37	NO CORE: 370mm thick			
		13		37.00	SANDSTONE: fine to medium grained, with dark grey Siltstone laminate, bedded 0-10°			
		13.10						
		13.79		36.31	NO CORE: 810mm thick			
		14						
		14.60		35.50	SANDSTONE: fine to medium grained, with extremely weathered bands			
		15		35.10	NO CORE: 200mm thick			
		15.00		34.90	SANDSTONE: fine to medium grained, with extremely weathered bands and dark grey siltstone laminate, bedded 0-10°			
		15.20			NO CORE: 520mm thick			
		16		34.10	SANDSTONE: fine to medium grained, grey with dark grey Siltstone laminate, bedded 0-10°			
		16.00		33.58				
		16.52						
		17						
		18		32.30	Terminated at 17.80m. Target Depth Reached.			
		19						
		20						

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



BOREHOLE LOG

BH ID: BH208M

Location	13-15, Oxford Street and 2 Verona Street Paddington NSW			Started	08 September 2025	
Client	17 Oxford Street Pty Ltd			Completed	08 September 2025	
Job No.	E25559.G04			Logged By	S2	Date 08 September 2025
Sheets	1 of 3			Review By	SK	Date 15 October 2025
Drilling Contractor	Tightsite Geotechnical & Environmental Drilling			Surface RL	≈43.50 m (AHD)	
Plant	Hand Portable Rig			Inclination	90°	
				Northing	6251631.2 (MGA 2020 Zone 56)	
				Easting	333765.5 (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	DCP BLOWS	MATERIAL ORIGIN & OBSERVATIONS
DT				0.00		43.50	CONCRETE: 200mm thick	-	-		CONCRETE
				0.20		43.30	Clayey SAND: pale brown and red brown, with fine to coarse grained sandstone gravels.	M	L		RESIDUAL SOIL
HA	▽	BH208M_0.60-0.70		1				W	MD		
				2.00		41.50	Log continued on next page.		-		
				3							
				4							
				5							
				6							
				7							
				8							
				9							
				10							

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



BOREHOLE CORE LOG

BH ID: BH208M

Location	13-15, Oxford Street and 2 Verona Street Paddington NSW			Started	08 September 2025	
Client	17 Oxford Street Pty Ltd			Completed	08 September 2025	
Job No.	E25559.G04			Logged By	S2	Date 08 September 2025
Sheets	2 of 3			Review By	SK	Date 15 October 2025
Drilling Contractor	Tightsite Geotechnical & Environmental Drilling			Surface RL	≈43.50 m (AHD)	
Plant	Hand Portable Rig			Inclination	90°	
				Northing	6251631.2 (MGA 2020 Zone 56)	
				Easting	333765.5 (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			SANDSTONE: fine to medium grained, red brown and grey, ironstained, with extremely weathered bands.	XW		2.30-3.00: XWZ	
		100	31	3.00		40.50	SANDSTONE: fine to medium grained, red brown and grey, ironstained, with dark brown and grey Siltstone laminate, bedded 0-5°	DW	▼	3.22-3.24: CS 3.25: HB 3.33: HB 3.41: HB 3.61: JT 30° PR RO CN 3.80-3.96: CZ	
		100	90	4.00		39.50	SANDSTONE: fine to medium grained, grey and red brown, ironstained, with dark grey Siltstone laminate and trace of carbonaceous lenses, bedded 0-5°	SW	▼		
		100	100	5.60		37.90	SANDSTONE: fine to medium grained, grey with dark grey Siltstone laminate, bedded 0-5°		▼	6.48: BP 5° PR RO Clay VN 6.63: DB 6.67: DB 6.88-6.91: XWS	
		100	100	7.72		35.78	From 7.72m, interbedded siltstone bands.		▼	7.61-7.63: CS 7.77: BP 10° PR RO CN	
		100	100	7.82		35.68	SANDSTONE: fine to medium grained, grey with dark grey Siltstone laminate, bedded 0-5°	FR	▼	8.23: DB 8.83: DB 8.91: BP 5° PR RO Fe SN	
				10					▼		

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



BOREHOLE CORE LOG

BH ID: BH208M

Location	13-15, Oxford Street and 2 Verona Street Paddington NSW			Started	08 September 2025		
Client	17 Oxford Street Pty Ltd			Completed	08 September 2025		
Job No.	E25559.G04			Logged By	S2	Date	08 September 2025
Sheets	3 of 3			Review By	SK	Date	15 October 2025
Drilling Contractor	Tightsite Geotechnical & Environmental Drilling			Surface RL	≈43.50 m (AHD)		
Plant	Hand Portable Rig			Inclination	90°		
				Northing	6251631.2 (MGA 2020 Zone 56)		
				Easting	333765.5 (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	95%	100	100						VL 0-1 L 0-3 M 1 H 3 VH 10 EH		30 100 300 1000 3000
				11		32.12	SANDSTONE: fine to medium grained, grey with dark grey Siltstone laminate, bedded 0-5°	FR	▼	10.17: DB 10.25: JT 20° PR RO CN 10.51: BP 10° RO	
							Terminated at 11.38m. Target Depth Reached.			11.11: BP 10° PR RO clay Infilled 11.25: DB	
				12							
				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: BH208M

Location	13-15, Oxford Street and 2 Verona Street Paddington NSW			Started	08 September 2025		
Client	17 Oxford Street Pty Ltd			Completed	08 September 2025		
Job No.	E25559.G04			Logged By	S2	Date	08 September 2025
Sheets	1 of 1			Review By	SK	Date	15 October 2025
Drilling Contractor	Tightsite Geotechnical & Environmental Drilling			Surface RL	≈43.50 m (AHD)		
Plant	Hand Portable Rig			Inclination	90°		
				Northing	6251631.2 (MGA 2020 Zone 56)		
				Easting	333765.5 (MGA 2020 Zone 56)		

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
▽	BH208M_0.60-0.70	0.00		43.50	CONCRETE: 200mm thick	-	Steel Gatic at Surface	Well Stickup =0.0m (RL 43.50m)
		0.20		43.30	Clayey SAND: pale brown and red brown, with fine to coarse grained sandstone gravels.	M		
		1		41.50	SANDSTONE: fine to medium grained, red brown and grey, ironstained, with extremely weathered bands.	W	Bentonite 0.00m - 3.20m	0.0m - 5.10m PVC casing (50mm Ø)
		2.00		40.50	SANDSTONE: fine to medium grained, red brown and grey, ironstained, with dark brown and grey Siltstone laminate, bedded 0-5°			
		3.00		39.50	SANDSTONE: fine to medium grained, grey and red brown, ironstained, with dark grey Siltstone laminate and trace of carbonaceous lenses, bedded 0-5°			
		4.00		37.90	SANDSTONE: fine to medium grained, grey with dark grey Siltstone laminate, bedded 0-5°		Sand 3.20m - 8.10m	5.10m - 8.10m PVC screen (50mm Ø)
		5.60		35.78	From 7.72m, interbedded siltstone bands.			
		7.72		35.68	SANDSTONE: fine to medium grained, grey with dark grey Siltstone laminate, bedded 0-5°		Bentonite 8.10m - 8.60m	
		8					Sand 8.60m - 11.38m	
		9						
		10						
		11						
		12			Terminated at 11.38m. Target Depth Reached.			

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

CORED BOREHOLE LOG

BH NO. BH1

Project	Proposed Alterations and Additions	Sheet	2 OF 3
Location	17 Oxford Street, Paddington NSW	Date Started	23/03/2022
Position	Refer to Figure 2	Date Completed	23/03/2022
Job No.	E25559.G03	Logged By	JS
Client	Verona Co.	Date	23/03/2022
		Reviewed By	DS
		Date	23/05/2022

Drilling Contractor	Tightsite Drilling	Surface RL	≈50.20 m AHD
Drill Rig	Ute Rig	Inclination	-90°

Drilling					Field Material Description				Defect Information			
METHOD	WATER	TCR	RQD (SCR)	DEPTH (metres)	DEPTH RL	GRAPHIC LOG	ROCK / SOIL MATERIAL DESCRIPTION	WEATHERING	INFERRED STRENGTH $I_{s(50)}$ MPa	DEFECT DESCRIPTION & Additional Observations	Average Defect Spacing (mm)	

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

CORED BOREHOLE LOG

BH NO. BH1

Project Proposed Alterations and Additions						Sheet 3 OF 3	
Location 17 Oxford Street, Paddington NSW						Date Started 23/03/2022	
Position Refer to Figure 2						Date Completed 23/03/2022	
Job No. E25559.G03						Logged By JS Date 23/03/2022	
Client Verona Co.						Reviewed By DS Date 23/05/2022	
Drilling Contractor Tightsite Drilling						Surface RL ≈50.20 m AHD	
Drill Rig Ute Rig						Inclination -90°	

Drilling				Field Material Description				Defect Information			
METHOD	WATER	TCR	RQD (SCR)	DEPTH (metres)	DEPTH RL	GRAPHIC LOG	ROCK / SOIL MATERIAL DESCRIPTION	WEATHERING	INFERRED STRENGTH Is(50) MPa	DEFECT DESCRIPTION & Additional Observations	Average Defect Spacing (mm)
								VL L M H VH EH			20 100 500 1000 5000
		100	100	10	10.25 39.95		Hole Terminated at 10.25 m Target Depth Reached.	DW			
				11							
				12							
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

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

Project		Proposed Alterations and Additions										Sheet		3 OF 3			
Location		17 Oxford Street, Paddington NSW										Date Started		23/03/2022			
Position		Refer to Figure 2										Date Completed		23/03/2022			
Job No.		E25559.G03										Logged By		JS			
Client		Verona Co.										Reviewed By		DS			
Drilling Contractor		Tightsite Drilling										Surface RL		≈50.20 m AHD			
Drill Rig		Ute Rig										Inclination		-90°			
Drilling						Field Material Description						Defect Information					
METHOD	WATER	TCR	RQD (SCR)	DEPTH (metres)	DEPTH RL	GRAPHIC LOG	ROCK / SOIL MATERIAL DESCRIPTION	WEATHERING	INFERRED STRENGTH $I_{s(50)}$ MPa	DEFECT DESCRIPTION & Additional Observations				Average Defect Spacing (mm)			
NMLC		100	45	10	10.40		SANDSTONE: fine to medium grained, orange brown pale and red, thinly bedded	DW		8.78: JT, 5°, CL, PR, SM 8.79: JT, 5°, CL, PR, SM 8.81: JT, 4°, CL, UN, RO 8.86: JT, 5°, OP, PR, SM 9.10: XWS 9.17: JT, 10°, CL, PR, SM 9.20: JT, 10°, CL, PR, SM 9.34: JT, 20°, OP, PR, SM 9.55-9.82: XWZ 9.86-9.99: CZ							
				39.80			Hole Terminated at 10.40 m Target Depth Reached.										
				11													
				12													
				13													
				14													
				15													
				16													
				17													
				18													
				19													
				20													

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

BOREHOLE LOG

BH NO. BH1

Project		Proposed Alterations and Additions				Sheet		1 of 3	
Location		17 Oxford Street, Paddington NSW				Date Started		23/03/2022	
Position		Refer to Figure 2				Date Completed		23/03/2022	
Job No.		E25559.G03				Logged By		JS	
Client		Verona Co.				Reviewed By		DS	
Drilling Contractor		Tightsite Drilling		Surface RL		≈50.20 m AHD			
Drill Rig		Ute Rig		Inclination		-90°			

Drilling			Sampling		Field Material Description						
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	GROUP SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY REL. DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
DT			0	50.20			-	Concrete: 400mm thickness	-	-	PAVEMENT
			0.40	49.80			-	FILL: SAND; fine to medium grained, with medium sandstone gravels, bricks.			FILL
AD/T			1						D	-	
			2								
			2.40	47.80			SP	SAND; fine to medium grained, pale orange			AEOLIAN SOIL
			3						D		
			4						M		
			4.80	45.40				From 4.8m, grading into orange-brown mottled red and pale grey, with clay			
			5						W		
			6	6.20							
			7					Continued as Cored Borehole			
			8								
			9								
			10								

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

BOREHOLE LOG

BH NO. BH2

Project		Proposed Alterations and Additions				Sheet		1 of 3	
Location		17 Oxford Street, Paddington NSW				Date Started		23/03/2022	
Position		Refer to Figure 2				Date Completed		23/03/2022	
Job No.		E25559.G03				Logged By		JS	
Client		Verona Co.				Reviewed By		DS	
Drilling Contractor		Tightsite Drilling		Surface RL		≈50.20 m AHD			
Drill Rig		Ute Rig		Inclination		-90°			

Drilling			Sampling		Field Material Description						
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	GROUP SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY REL. DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
DT			0	50.20			-	Concrete: 400mm thickness	-	-	PAVEMENT
			0.40	49.80			-	FILL: SAND; fine to medium grained, dark brown grey, with brick			FILL
AD/T			1		BH2_1-1.45 1.00-1.45 m SPT 1.00-1.45 m 2,1,3 N=4				D		
			2								
			3		BH2_2.5-2.95 2.50-2.95 m SPT 2.50-2.95 m 3,2,5 N=7						
			3	3.30	46.90		SP	SAND; fine to medium grained, pale orange with fine to medium sub-rounded sandstone gravels			AEOLIAN SOIL
			4						D		
			5		BH2_4.5-4.95 4.50-4.95 m SPT 4.50-4.95 m 4,5,12 N=17				MD		
			6	6.20					W		
			7								
Continued as Cored Borehole											
This borehole log should be read in conjunction with EI Australia's accompanying standard notes.											