EI Australia
Suite 6.01, 55 Miller Street
PYRMONT, NSW, 2009

ABN 42 909 129 957

E service@eiaustralia.com.au
W www.eiaustralia.com.au
T 02 9516 0722

20 February 2026
Ref. E26955.E14.Rev0

Mosman Land No.1 Pty Ltd c/- Time & Place
Level 34 Suite 3402,
Australia Square, 264 George Street
Sydney NSW 2000

Re: Acid Sulfate Soils Assessment for 40-48 Redan Street, Mosman NSW

EI Australia (EI) has been engaged by Mosman Land No.1 Pty Ltd c/- Time & Place ('the Client') to prepare this letter presenting our findings of a desktop Acid Sulfate Soil (ASS) assessment for the property at 40-48 Redan Street, Mosman NSW ('the site'). The site is located approximately 5.5 km northeast of the Sydney central business district, within the local government area of Mosman Municipal Council (**Attachment 1, Figure 1**). It covers an approximate area of 3,250 m^2 and can be further identified as the following:

- Lots 1 on Deposited Plan (DP) 929591;
- Lot 13 on DP 920285;
- Lot 1 on DP 921113;
- Lot 1 on DP 455982;
- Lot 9, 10 and 11 on DP 1350;
- Lot 2 on DP 33257; and
- Lot 1 on DP 33257.

The purpose of this assessment was to evaluate the potential for Actual or Potential Acid Sulfate Soils (AASS/PASS) to be present at the site, and to comment on whether any further investigation, management, or mitigation measures are required to support the proposed redevelopment of the site. At the time of this assessment the site comprised five residential dwellings (**Attachment A, Figure 2**).

This letter will accompany the State Significant Development Application (SSDA) SSD- 93020230 for the proposed redevelopment, which is to involve the demolition of the existing dwellings at the site for the construction of two multi-story residential unit blocks, over a common two-level basement car park. An indicative Finish Floor Level (FFL) Reduced Level (RL) of 52 m Australian Height Datum (AHD) was provided verbally by the Client in a recent meeting. On this basis EI expects bulk excavations for basement construction will be between about 7.5 m to 10.0 m Below Existing Ground Levels (BEGL) assuming that the Bulk Excavation Level (BEL) is approximately RL 51.7m AHD to allow for the concrete slab. Locally, deeper excavations may be required for footings, service trenches, crane pads and lift overrun pits.

This assessment is based on a desktop review of ASS risk maps, the architectural drawings provided by the Client and from two previous EI investigations of the site:

- Fjcstudio (2026) Preliminary Architectural Drawings - *40-48 Redan Street, Mosman*. Doc Number 001, Plans 2000-1012, 3000, 3001 & 4000-4004, Rev C, dated 29 January 2026;
- EI (2026a) *Geotechnical Investigation, 40 - 48 Redan Street, Mosman NSW*. Report Ref. E26955.G03, dated 28 January 2026; and
- EI (2026b) *Preliminary Site Investigation, 40 - 48 Redan Street, Mosman NSW*. Report Ref. E26955.E01, Rev 0, dated 10 February 2026.

Based on a review of publicly available ASS risk maps, the following is noted:

- With reference to the 1:25 000 scale *Prospect/Parramatta River Acid Sulfate Soil Risk Map* (Murphy CL, 1997, **Attachment B**), the subject land lies within an area with 'No Known Occurrence. Acid sulfate soils are not known or expected to occur in these environments' and land management activities are not likely to be affected by ASS materials'.
- With reference to the *Mosman Local Environmental Plan 2012* (LEP) ASS risk map, the subject site is on land that is not mapped as ASS Class 1–5. Given that the land is not mapped as containing ASS for statutory planning purposes, it is considered that the requirement for an Acid Sulfate Soil Management Plan is not triggered by the LEP.

The *Sydney 1:100,000 Geological Series Sheet 9130* indicates that the site is underlain by the Hawkesbury Sandstone Formation of the Middle Triassic Wianamatta Group, comprising medium to coarse-grained quartz sandstone with minor laminite and shale lenses.

The geotechnical investigation completed for the site (EI, 2026a) described the general site lithology as comprising shallow fill, 0.3 m to 0.8 m deep, over a thin layer of sand which was only found in one of four drilling locations, underlain by Sandstone Bedrock at depths from approximately 58 mAHD (please refer to borehole logs in **Attachment C**). The stratigraphy observed in boreholes can be grouped into the four general geological units as presented in **Table 1** below.

Table 1: Summary of Subsurface Conditions

Unit	Unit Name	Depth to Top of Unit (m BEGL)	RL of Top of Unit (m AHD)	Observed Thickness (m)	Description
1	Fill	Surface	58.8 to 61.6	0.58 to 1.28	FILL: topsoil comprising fine to medium grained silty sand, with gravel, roots, and rootlets.
2	Residual Soil	0.8	58.3	0.2	Silty SAND: fine to medium grained. Only found in one of four drilling locations.
3	Slightly Weathered to Fresh Sandstone	0.58 to 1.28	57.52 to 60.81	5.43 to 8.73	SANDSTONE; Slightly Weathered to fresh, fine to coarse grained, typically of medium to high strength, but with occasional bands of low strength or core loss.
4	Fresh Sandstone	6.71 to 9.52	50.10 to 52.09	-	SANDSTONE: Fresh, medium to coarse grained, medium to high strength.

Note: Approximate depth and level as observed at the borehole locations. Depths and levels may vary across the site.

Observations made during the site inspection and geotechnical investigation, together with a review of aerial photography and topographic maps, were assessed against various geomorphic or site criteria consistent with those described by Ahern et al. (1998)[1] to evaluate the potential for ASS to occur at the site. These geomorphic or site criteria that are potential indicators of ASS are presented in **Table 2** below.

[1] Ahern C R, Stone, Y, and Blunden B (1998) *Acid Sulfate Soils Assessment Guidelines*. In *Acid Sulfate Soils Manual*, Acid Sulfate Soil Management Advisory Committee (ASSMAC), Wollongbar, NSW, Australia, 28 August 1998.

Table 2: Geomorphic or Site Criteria that are Potential Indicators of Acid Sulfate Soils

Geomorphic and Site Features	Site Presence of Features
Holocene Sediments	Not present
Soil horizons less than 5 mAHD	Not present – the deepest soil horizon is above ~58 mAHD
Marine / estuarine sediments or tidal lakes	Not present
Coastal wetlands; backwater swamps; waterlogged or scaled areas; inter-dune swales or coastal sand dunes	Not present
Dominant vegetation is mangroves, reeds, rushes and other swamp or marine tolerant species	Not present
Geologies containing sulphide bearing material	Not present
Deep (>10 m) older (Pleistocene or Holocene) estuarine sediments	Not present

Based on the above lines of evidence, the potential presence of ASS at the site is considered unlikely and further ASS related investigation or assessment is considered unwarranted.

Although the site is not considered to be affected by ASS, it is recommended that all excavation and construction activities at the site are monitored to ensure that any ASS are not encountered during construction. Signs that may indicate the presence of ASS may include (not limited to):

- Noticeable sulphur dioxide or hydrogen sulphide odours;
- Soils change colour into a greyish and/or greenish tone;
- Oxidised ASS will often contain yellow and orange mottling;
- Presence of jarosite, pyrite, estuarine sediments;
- Black or dark grey sulfidic horizons.

Should any of the above indicators be present during construction or other signs of potential ASS are observed, excavation work on the site is to stop and an environmental consultant should be contacted to determine what actions are required to be taken before work may recommence.

Should you have any queries regarding this letter, please contact the undersigned on (02) 9516-0722.

For and on behalf of

EI Australia

Sam Buckley
Environmental Engineer

Alex Syriatowicz
Principal Environmental Consultant

Att: Attachment A – Figures
Attachment B – ASS Risk Map
Attachment C – Borelogs

Attachment A
Figures

Map Source: NSW Spatial Collaboration Portal. Accessed 2/2/26

LEGEND Note: All indicated locations are approximate

- Site Boundary
- Proposed Basement Boundary

eiaustralia
Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	S.B.
Approved:	A.S.
Date:	11/02/2026

Time & Place

Acid Sulfate Soils Assessment

40-48 Redan Street, Mosman NSW 2088

Site Layout

Figure: A2

Project: E26955.E14

LEGEND **Note: All indicated locations are approximate**

- Site Area
- Site Boundary

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Time & Place

Acid Sulfate Soils Assessment

40 - 48 Redan Street, Mosman NSW 2088

Site Locality

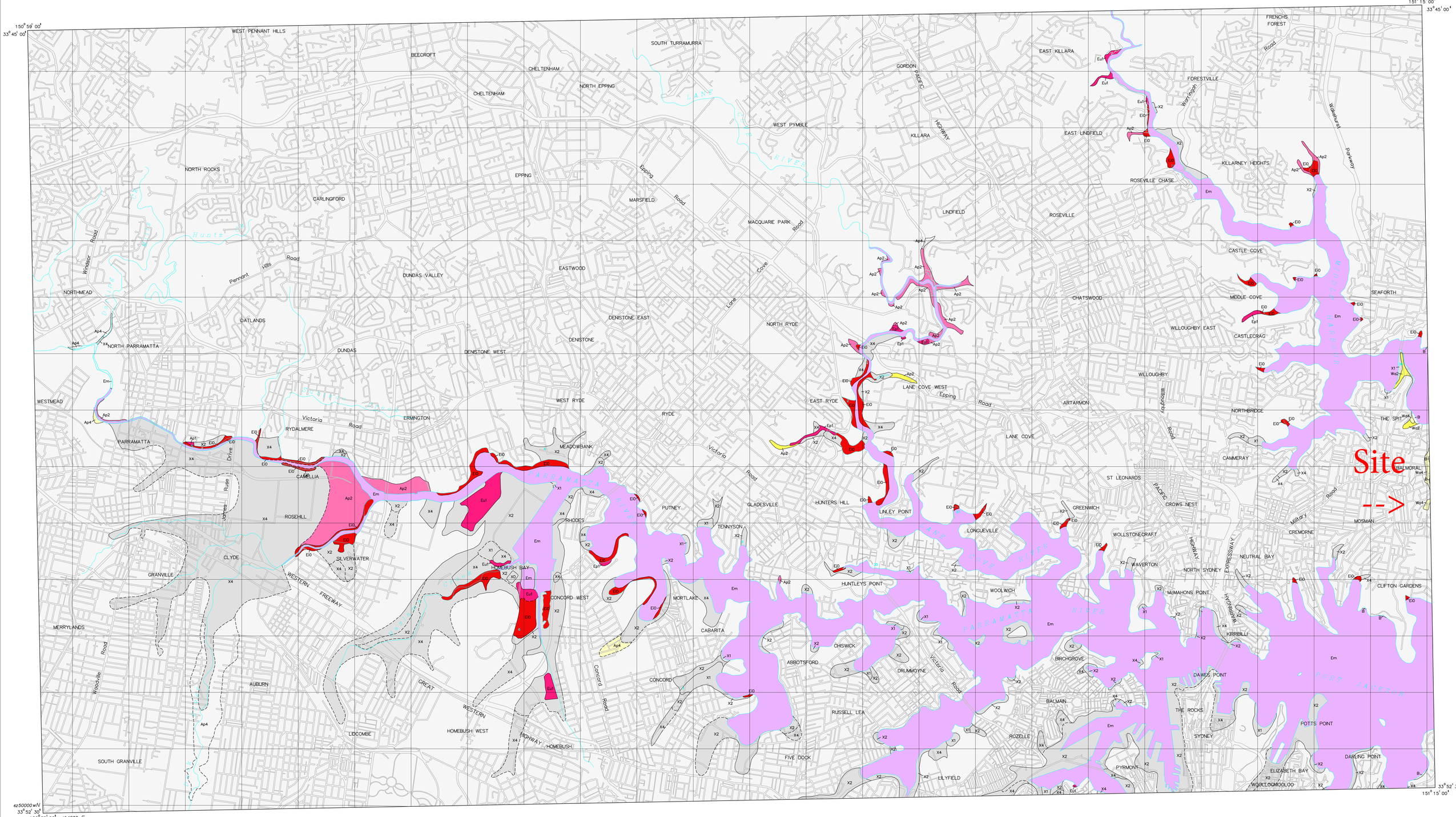
Figure: A1

Project: E26955.E14

Attachment B
ASS Risk Map

PROSPECT/PARRAMATTA RIVER

150° 59' 00" 33° 45' 00" — 151° 15' 00" 33° 45' 00"



6250000 mN 33° 52' 30" — 314000 mE 150° 59' 00" — 151° 15' 00" 33° 52' 30"

EDITION TWO
CROWN © DECEMBER 1997

KEY

Map Class Description	Depth to Acid Sulfate Soil Materials		Environmental Risk	Typical Landform Types
HIGH PROBABILITY High probability of occurrence of acid sulfate soil materials within the soil profile. The environment of deposition has been suitable for the formation of acid sulfate soil materials. Acid sulfate soil materials are widespread or sporadic and may be buried by alluvium or windblown sediments.	Below water level	Bottom sediments.	Severe environmental risk if bottom sediments are disturbed by activities such as dredging.	Bottom sediments of lakes, lagoons, tidal creeks, rivers and estuaries.
		At or near the ground surface.	Severe environmental risk if acid sulfate soil materials are disturbed by activities such as shallow drainage, excavation or clearing.	Estuarine swamps, intertidal flats and supratidal flats.
		Within 1 metre of the ground surface.	Severe environmental risk if acid sulfate soil materials are disturbed by activities such as shallow drainage, excavation or clearing.	Low alluvial plains, estuarine sandplains, estuarine swamps, backswamps and supratidal flats.
		Between 1 and 3 metres below the ground surface.	Environmental risk if acid sulfate soil materials are disturbed by activities such as deep excavation for pipelines, dams or deep drains.	Alluvial plains, alluvial swamps, alluvial levees and sandplains.
		Greater than 3 metres below the ground surface.*	Environmental risk if acid sulfate soil materials are disturbed by activities such as deep excavations, –e.g., large structure foundations or deep dams.	Elevated levees and sandplains, alluvial plains and alluvial swamps in estuarine reaches of catchments.
LOW PROBABILITY Low probability of occurrence of acid sulfate soil materials within the soil profile. The environment of deposition has generally not been suitable for the formation of acid sulfate soil materials. Soil materials are often Pleistocene in age. Acid sulfate soil materials, if present, are sporadic and may be buried by alluvium or windblown sediments.	Below water level	Bottom sediments.	The majority of these landforms are not expected to contain acid sulfate soil materials. Therefore, land management is generally not affected by acid sulfate soils. However, highly localised occurrences may be found, especially near boundaries with environments with a high probability of occurrence. Disturbance of these soil materials will result in an environmental risk that will vary with elevation and depth of disturbance.	Elevated alluvial plains and levees dominated by fluvial sediments. Plains and dunes dominated by aeolian soils. Pleistocene plains. Lacustrine and alluvial bottom sediments.
		At or near the ground surface.		
		Within 1 metre of the ground surface.		
		Between 1 and 3 metres below the ground surface.		
		Greater than 3 metres below the ground surface.*		
NO KNOWN OCCURRENCE Acid sulfate soils are not known or expected to occur in these environments.		No known occurrences of acid sulfate soil materials.	Land management activities not likely to be affected by acid sulfate soil materials.	Bedrock slopes, elevated Pleistocene and Holocene dunes, and elevated alluvial plains.
DISTURBED TERRAIN		Disturbed terrain may include filled areas, which often occur during reclamation of low lying swamps for urban development. Other disturbed terrain includes areas which have been mined or dredged, or have undergone heavy ground disturbance through general urban development or construction of dams or levees. Soil investigations are required to assess these areas for acid sulfate potential.		

*Deep occurrences of acid sulfate soil materials not able to be confirmed by field inspection and sampling.

LAND & WATER CONSERVATION

A name quality product prepared by G.I.S. OPERATIONS

SCALE 1:25000

metres 500 0 2 kilometres

G N

TRANSVERSE MERCATOR PROJECTION

Numbered grid lines are 1000 metre intervals of the Australian Map Grid, Zone 56. Grid values are shown in full only at the south-west corner of the map.

Cadastral information based on the Digital Cadastral Data Base courtesy of the Surveyor Generals Department of N.S.W. Waterbody boundaries are dynamic and show slight differences between cadastral and topographic information.

THIS MAP IS TO BE USED AS A GENERAL GUIDE FOR REGIONAL AND LOCAL SCALE LAND USE PLANNING AND LAND MANAGEMENT ONLY AND NOT FOR THE ASSESSMENT OF SPECIFIC SITES WHICH CAN ONLY BE ASSESSED BY A SITE SPECIFIC SOIL INVESTIGATION. THIS MAP HAS BEEN PREPARED ON THE BASIS OF CURRENT INDICATORS WHICH MAY VARY AS THE PROCESS OF DETECTING THE OCCURRENCE OF ACID SULFATE SOILS IS FURTHER DEVELOPED. ACID SULFATE SOILS MAY OCCUR IN AREAS SPECIFICALLY IDENTIFIED ON THE MAP AS NO KNOWN OCCURRENCE.

THE STATE OF NEW SOUTH WALES, THE DEPT. OF LAND AND WATER CONSERVATION, ITS EMPLOYEES, OFFICERS, AGENTS OR SERVANTS ARE NOT RESPONSIBLE FOR THE RESULT OF ANY ACTIONS TAKEN ON THE BASIS OF THE INFORMATION CONTAINED ON THIS MAP OR FOR ANY ERRORS, OMISSIONS OR INACCURACIES CONTAINED ON THIS MAP. THE STATE OF NEW SOUTH WALES AND ITS EMPLOYEES, OFFICERS, AGENTS OR SERVANTS EXPRESSLY DISCLAIM ALL AND ANY LIABILITY AND RESPONSIBILITY TO ANY PERSON IN RESPECT OF ANYTHING AND OF THE CONSEQUENCES, OF ANYTHING DONE OR OMITTED TO BE DONE BY ANY SUCH PERSON IN RELIANCE, WHETHER WHOLLY OR PARTIALLY UPON THE INFORMATION CONTAINED ON THE MAP.

THIS MAP IS ONLY RELIABLE AT THE PUBLISHED SCALE OF 1:25000

MAP PREPARED BY C.L. MURPHY REVIEWED BY C.L. MURPHY

MAP COMPILED BY G.I.S. OPERATIONS FROM DIGITISED FIELD INFORMATION AND DATA HELD IN THE DEPARTMENT OF LAND AND WATER CONSERVATIONS GEOGRAPHIC INFORMATION SYSTEM.

THIS MAP SHOULD BE USED IN CONJUNCTION WITH THE GUIDELINES FOR THE USE OF ACID SULFATE SOIL RISK MAPS S.D. NAYLOR et.al. (1995) DEPARTMENT OF LAND AND WATER CONSERVATION

THIS MAP IS PART OF A SERIES OF ACID SULFATE SOIL RISK MAPS ALONG THE ENTIRE NEW SOUTH WALES COAST. THE MAPPING HAS BEEN UNDERTAKEN BY A TEAM OF EXPERIENCED AND QUALIFIED SOIL SURVEYORS. THE MAPPING IS BASED ON THE ASSESSMENT OF GEOMORPHIC PROCESSES AND ENVIRONMENTS. ASSESSMENT METHODS INCLUDE, INTERPRETATION OF AERIAL PHOTOGRAPHY AND SATELLITE IMAGERY, EXTENSIVE FIELD WORK AND LABORATORY SOIL TESTING.

LANDFORM CODES

Landform Process Class	Landform Element		Elevation#
W.....Aeolian	b.....Backplain	t.....Levee Toe	0.....0–1 m
A.....Alluvial	k.....Backswamp	o.....Ox-bow	1.....1–2 m
B.....Beach	m.....Bottom Sediments	p.....Plain	2.....2–4 m
E.....Estuarine	n.....Channel	q.....Sandplain	4.....>4 m
L.....Lacustrine	d.....Dune	s.....Swamp	
S.....Swamp	r.....Interbarrier Swamp	y.....Spkpy	Additional Descriptive Codes
	i.....Intertidal Flat	u.....Supratidal Flat	(p).....Pleistocene
X.....Disturbed Terrain*	g.....Lagoon	w.....Swale	(s).....Acidic Scald
	l.....Levee	c.....Tidal Creek	

*Elevation levels given on the map refer to the elevation of the ground surface at the time of mapping. Depending on the nature of the disturbance, these elevation levels may or may not represent the original ground surface elevation.

Approximate AHD

KEY TO ADJOINING MAPS IN THIS SERES

		HORNSBY/ MONA VALE 91.3051	
	PROSPECT/ PARRAMATTA RIVER 91.3043		SYDNEY HEADS 91.3042
LIVERPOOL 9031052	BOTANY BAY 91.3053		BONDI 91.3052

LEGEND

LANDFORM BOUNDARY.....

APPROXIMATE LANDFORM BOUNDARY.....

SOIL PROFILE DESCRIPTION SITE.....27

RIVER or CREEK.....

CADASTRE .....

Attachment C
Borelogs

BOREHOLE LOG

BH ID: BH1M

Location	40-48 Redan Street, Mosman NSW			**Started**	25 November 2025
Client	Mosman Land No.1 Pty Ltd			**Completed**	25 November 2025
Job No.	E26955.G03			**Logged By**	JO **Date** 25 November 2025
Sheets	1 of 3			**Review By**	SK **Date** 28 January 2026
Drilling Contractor	Hard Access Drilling	**Surface RL**	≈59.10 m (AHD)	**Northing**	6255589.5 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	**Inclination**	90°	**Easting**	337727.5 (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	MATERIAL ORIGIN & OBSERVATIONS
AD/T	GWNE	BH1M_0.00-0.10		0.00		59.10	FILL: Silty SAND: fine to medium grained, grey-brown, trace rootlets with sub-angular to sub-rounded ironstone gravels	M	-	FILL
		BH1M_0.90-1.00		0.80		58.30	Silty SAND: fine to medium grained, pale grey	M	L	RESIDUAL SOIL
				1.00		58.10	*Log continued on next page.*			

BOREHOLE CORE LOG

BH ID: BH1M

Location	40-48 Redan Street, Mosman NSW			**Started**	25 November 2025
Client	Mosman Land No.1 Pty Ltd			**Completed**	25 November 2025
Job No.	E26955.G03			**Logged By**	JO **Date** 25 November 2025
Sheets	2 of 3			**Review By**	SK **Date** 28 January 2026
Drilling Contractor	Hard Access Drilling	**Surface RL**	≈59.10 m (AHD)	**Northing**	6255589.5 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	**Inclination**	90°	**Easting**	337727.5 (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 (VL 0-1, L 0-3, M 1, H 3, VH 10, EH)	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING (30, 100, 300, 1000, 3000)
				0			*Log continued from previous page.*				
NMLC	90%	100	100	1			SANDSTONE: medium to coarse grained, pale grey, with some bands of indistinct and distinct cross bedding	SW		1.26: BP 0° PR SM CN 1.44: BP 0° PR SM CN 1.82: BP 0° PR SM CN	
				2				FR			
		94	90	3				XW		2.97-3.06: XWS	
				4				FR		3.63: BP 8° PR SM CN 4.62: BP 0° PR SM CN 4.73: BP 0° PR SM CN 4.86: JT 60° PR SM CN	
				5							
				5.30		53.80	NO CORE: 200mm thick	-			
				5.50		53.60	SANDSTONE: medium to coarse grained, pale grey, with a trace of carbonaceous laminae and nodules, indistinctly cross bedded at 5°-10°	FR		5.79: BP 10° PR SM CN	
				6							
		96	86	7				XW		6.60: JT 30° PR SM Clay VN 6.65: BP 9° PR SM CN 6.81: JT 20° PR SM CN 7.00-7.20: XWZ	
				8				FR		7.70: JT 60° PR SM CN 7.73: BP 6° PR SM CN 8.56: BP 6° PR SM CN	
				8.68		50.42	NO CORE: 140mm thick	-			
				8.82		50.28	SANDSTONE: fine to medium grained, pale grey, indistinctly cross bedded	XW		8.84-9.00: XWZ	
				9.00		50.10	SANDSTONE: medium to coarse grained, pale grey, massive	FR		9.90: JT 60° PR SM CN	
				10							

BOREHOLE CORE LOG

BH ID: BH1M

Location	40-48 Redan Street, Mosman NSW			**Started**	25 November 2025
Client	Mosman Land No.1 Pty Ltd			**Completed**	25 November 2025
Job No.	E26955.G03			**Logged By**	JO **Date** 25 November 2025
Sheets	3 of 3			**Review By**	SK **Date** 28 January 2026
Drilling Contractor	Hard Access Drilling	**Surface RL**	≈59.10 m (AHD)	**Northing**	6255589.5 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	**Inclination**	90°	**Easting**	337727.5 (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 (VL 0-1, L 0-3, M 1, H 3, VH 10, EH)	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING (30, 100, 300, 1000, 3000)
NMLC	90%	100	95	10.00		49.10	SANDSTONE: medium to coarse grained, distinctly cross bedded at 0°-10°				
				10.75		48.35	From 10.75m, As above, but massive to indistinctly cross bedded at 0°-5°	FR			
				11							
						47.21	Terminated at 11.89m.				
				12							
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

MONITORING WELL LOG

BH ID: BH1M

Location	40-48 Redan Street, Mosman NSW			**Started**	25 November 2025
Client	Mosman Land No.1 Pty Ltd			**Completed**	25 November 2025
Job No.	E26955.G03			**Logged By**	JO **Date** 25 November 2025
Sheets	1 of 1			**Review By**	SK **Date** 28 January 2026
Drilling Contractor	Hard Access Drilling	**Surface RL**	≈59.10 m (AHD)	**Northing**	6255589.5 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	**Inclination**	90°	**Easting**	337727.5 (MGA 2020 Zone 56)

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION
	BH1M_0.00-0.10	0.00	59.10	FILL: Silty SAND: fine to medium grained, grey-brown, trace rootlets with sub-angular to sub-rounded ironstone gravels	M
	BH1M_0.90-1.00	0.80	58.30	Silty SAND: fine to medium grained, pale grey	
		1.00	58.10	SANDSTONE: medium to coarse grained, pale grey, with some bands of indistinct and distinct cross bedding	
		5.30	53.80	NO CORE: 200mm thick	
		5.50	53.60	SANDSTONE: medium to coarse grained, pale grey, with a trace of carbonaceous laminae and nodules, indistinctly cross bedded at 5°-10°	
		8.68	50.42	NO CORE: 140mm thick	
		8.82	50.28	SANDSTONE: fine to medium grained, pale grey, indistinctly cross bedded	
		9.00	50.10	SANDSTONE: medium to coarse grained, pale grey, massive	
		10.00	49.10	SANDSTONE: medium to coarse grained, distinctly cross bedded at 0°-10°	
		10.75	48.35	From 10.75m, As above, but massive to indistinctly cross bedded at 0°-5°	
		11.89	47.21	Terminated at 11.89m.	

BACKFILL DETAILS	STANDPIPE DETAILS
Grout 0.00m - 0.50m	Well Stickup =0.0m (RL 59.10m)
Sand 0.50m - 1.00m	
Bentonite 1.00m - 3.00m	0.0m - 3.0m PVC casing (50mm Ø)
Sand 3.00m - 9.00m	3.0m - 9.0m PVC screen (50mm Ø)
Bentonite 9.00m - 9.30m	
Cuttings 9.30m - 11.89m	

BOREHOLE LOG

BH ID: BH2M

Location	40-48 Redan Street, Mosman NSW			Started	26 November 2025
Client	Mosman Land No.1 Pty Ltd			Completed	26 November 2025
Job No.	E26955.G03			Logged By	JO Date 26 November 2025
Sheets	1 of 3			Review By	SK Date 28 January 2026
Drilling Contractor	Hard Access Drilling	Surface RL	≈60.40 m (AHD)	Northing	6255567.3 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	Inclination	90°	Easing	337701.3 (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	GWNE	BH2M_0.00-0.10		0.00		60.40	FILL: Silty SAND: fine to medium grained, dark brown with rootlets trace sub-angular to sub-rounded fine to medium grained, pale grey sandstone gravels	M	-	FILL
				0.50		59.90	*Log continued on next page.*			

BOREHOLE CORE LOG

BH ID: BH2M

Locaəon	40-48 Redan Street, Mosman NSW			Started	26 November 2025
Client	Mosman Land No.1 Pty Ltd			Completed	26 November 2025
Job No.	E26955.G03			Logged By	JO Date 26 November 2025
Sheets	2 of 3			Review By	SK Date 28 January 2026
Drilling Contractor	Hard Access Drilling	Surface RL	≈60.40 m (AHD)	Northing	6255567.3 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	Inclinaəon	90°	Easəng	337701.3 (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.*				
NMLC	90%	75	0	0.58		59.82	NO CORE: 80mm thick	-			
							SANDSTONE: fine to medium grained, pale grey-brown, indistinctly cross bedded at 0°-5°	SW		0.70-0.72: XWS	
		100	99	1						1.25: BP 3° PR SM CN	
				1.60		58.80				1.44: BP 0° PR SM CN 1.45: BP 0° PR SM CN 1.57: BP 13° PR SM CN 1.75: BP 3° PR SM CN	
				2			SANDSTONE: medium to coarse grained, pale grey, distinctly cross bedded at 0°-10°			2.17: BP 0° PR SM CN 2.34-2.37: XWS	
		100	96	3						3.19: BP 0° PR SM CN	
				4						3.54: JT 20° PR SM CN 3.57: BP 10° PR SM CN 3.66: JT 35° CU SM CN	
				4.70		55.70				4.46-4.67: JT 80° PR SM CN 4.67-4.70: XWS	
				5			SANDSTONE: medium to coarse grained, pale grey, with some bands of indistinct and distinct cross bedding	FR		5.82: BP 10° PR SM CN	
		100	100	6						6.58: JT 80° PR SM CN	
				7						7.47: BP 7° PR SM CN 7.75: BP 3° PR SM CN	
				8						8.75: BP 0° PR SM CN	
		100	78	9						9.47: BP 0° PR SM CN	
				10						9.93-10.12: JT 75° PR SM CN	

BOREHOLE CORE LOG

BH ID: BH2M

Location	40-48 Redan Street, Mosman NSW			Started	26 November 2025
Client	Mosman Land No.1 Pty Ltd			Completed	26 November 2025
Job No.	E26955.G03			Logged By	JO Date 26 November 2025
Sheets	3 of 3			Review By	SK Date 28 January 2026
Drilling Contractor	Hard Access Drilling	Surface RL	≈60.40 m (AHD)	Northing	6255567.3 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	Inclination	90°	Easing	337701.3 (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 (VL 0-1, L 0-3, M 1, H 3, VH 10, EH)	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING (30, 100, 300, 1000, 3000)
NMLC	90%			10.45		49.95	SANDSTONE: medium to coarse grained, pale grey, with some bands of indistinct and distinct cross bedding	SW	▼	10.10: JT 83° PR SM CN 10.38: JT 50° PR SM CN 10.48: JT 62° PR SM CN 10.59-10.64: CS 10.60: JT 50° PR SM CN	
						49.60	SANDSTONE: medium to coarse grained, grey, with a trace of carbonaceous shale, cross bedded at 0°-10°				
				11			Terminated at 10.80m.				
				12							
				13							
				14							
				15							
				16							
				17							
				18							
				19							
				20							

MONITORING WELL LOG

BH ID: BH2M

Location	40-48 Redan Street, Mosman NSW			Started	26 November 2025
Client	Mosman Land No.1 Pty Ltd			Completed	26 November 2025
Job No.	E26955.G03			Logged By	JO Date 26 November 2025
Sheets	1 of 1			Review By	SK Date 28 January 2026
Drilling Contractor	Hard Access Drilling	Surface RL	≈60.40 m (AHD)	Northing	6255567.3 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	Inclination	90°	Easing	337701.3 (MGA 2020 Zone 56)

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION
	BH2M_0.00-0.10	0.00	60.40	FILL: Silty SAND: fine to medium grained, dark brown with rootlets trace sub-angular to sub-rounded fine to medium grained, pale grey sandstone gravels	M
		0.50	59.90	NO CORE: 80mm thick	
		0.58	59.82	SANDSTONE: fine to medium grained, pale grey-brown, indistinctly cross bedded at 0°-5°	
		1.60	58.80	SANDSTONE: medium to coarse grained, pale grey, distinctly cross bedded at 0°-10°	
		4.70	55.70	SANDSTONE: medium to coarse grained, pale grey, with some bands of indistinct and distinct cross bedding	
		10.45	49.95	SANDSTONE: medium to coarse grained, grey, with a trace of carbonaceous shale, cross bedded at 0°-10°	
			49.60	Terminated at 10.80m.	

BACKFILL DETAILS

Grout
0.00m - 0.50m

Sand
0.50m - 2.80m

Bentonite
2.80m - 4.80m

Sand
4.80m - 10.80m

STANDPIPE DETAILS

Well Stickup =0.0m
(RL 60.40m)

0.0m - 4.80m
PVC casing (50mm Ø)

4.80m - 10.80m
PVC screen (50mm Ø)

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

BOREHOLE LOG

BH ID: BH3M

Locaəon	40-48 Redan Street, Mosman NSW			Started	08 December 2025
Client	Mosman Land No.1 Pty Ltd			Completed	09 December 2025
Job No.	E26955.G03			Logged By	JF Date 09 December 2025
Sheets	1 of 3			Review By	SK Date 28 January 2026
Drilling Contractor	STS Geotechnics Pty Ltd	Surface RL	≈61.60 m (AHD)	Northing	6255534.0 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	Inclinaəon	90°	Easəng	337703.9 (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
HA	GWNE	BH3M_0.20-0.40		0.00		61.60	FILL: Silty SAND: fine to medium grained, dark grey, trace of rootlets	M	-	FILL
				0.79		60.81	*Log continued on next page.*			
				1						
				2						
				3						
				4						
				5						
				6						
				7						
				8						
				9						
				10						

BOREHOLE CORE LOG

BH ID: BH3M

Location	40-48 Redan Street, Mosman NSW			Started	08 December 2025
Client	Mosman Land No.1 Pty Ltd			Completed	09 December 2025
Job No.	E26955.G03			Logged By	JF Date 09 December 2025
Sheets	2 of 3			Review By	SK Date 28 January 2026
Drilling Contractor	STS Geotechnics Pty Ltd	Surface RL	≈61.60 m (AHD)	Northing	6255534.0 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	Inclination	90°	Easing	337703.9 (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 (VL 0.1, L 0.3, M 1, H 3, VH 10, EH)	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING (30, 100, 300, 1000, 3000)
				0			*Log continued from previous page.*				
NMLC	95%	100	99	1			SANDSTONE: fine to medium grained, pale grey and orange brown, indistinctly cross bedded at 0°-10°	HW SW		0.81: BP 0° PR RO Clay VN 0.94: BP 0° PR RO Clay VN 1.12: BP 0° PR RO Clay VN 1.25: BP 0° IR RO CN	
				2		59.60				1.77: BP 10° PR RO CN	
		94	82	2.00		59.51	NO CORE: 90mm thick	-		1.93: BP 0° PR RO Clay VN 1.97-2.00: XWS	
				2.09			SANDSTONE: fine to medium grained, pale grey with orange brown staining, and grey and dark grey laminae, indistinctly cross bedded at 0°-15°	SW		1.97: JT 75° PR RO Clay VN 2.09-2.13: XWS 2.33: BP 0° PR RO Fe SN	
				3						3.26: BP 0° PR RO Clay VN	
		78	72	3.57		58.03	NO CORE: 320mm thick	-		3.48: BP 0° PR RO Fe SN	
				3.89		57.71	SANDSTONE: medium to coarse grained, pale grey with grey and dark grey laminae, in bands of indistinct and distinct cross bedding at 0°-10°			3.92: JT 70° PR RO CN	
				4						4.46: BP 5° PR RO Clay VN	
		100	97	5						4.92: BP 5° PR RO Clay VN	
				6				FR		5.77: BP 0° PR RO Clay VN	
		100	62	7						6.06: JT 60° PR RO clay Infilled 6.09: BP 10° PR RO clay Infilled 6.10: JT 65° PR RO clay Infilled 6.15: JT 70° PR RO CN 6.26: JT 30° PR RO CN 6.43: JT 30° PR RO CL 6.44: JT 20° PR RO CN 6.50: JT 70° PR RO CL 6.53: JT 75° PR RO clay Infilled 6.72: BP 0° PR RO clay Infilled 6.78: BP 0° PR RO Clay VN 6.94: BP 5° PR RO Clay VN 6.98: BP 5° PR RO Clay VN 7.11: BP 0° PR RO Clay VN 7.73-7.78: FS 7.84: BP 0° PR RO Clay VN 7.93: JT 80° PR RO quartz Infilled	
	50%	100	38	8						8.14: BP 5° PR RO quartz SN	
		100	100	8.43		53.17	NO CORE: 460mm thick	-			
	95%	69	45	8.89		52.71	SANDSTONE: medium to coarse grained, pale grey with grey and dark grey laminae, and a trace of fine grained quartz pebbles, indistinctly cross bedded at 0°-10°	HW FR		8.93: BP 0° PR RO Clay VN 9.05: BP 0° PR RO Clay VN 9.14: BP 0° PR RO Clay VN 9.51: BP 0° CU RO Clay VN	
				10							

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

BOREHOLE CORE LOG

BH ID: BH3M

Locaəon	40-48 Redan Street, Mosman NSW			Started	08 December 2025
Client	Mosman Land No.1 Pty Ltd			Completed	09 December 2025
Job No.	E26955.G03			Logged By	JF Date 09 December 2025
Sheets	3 of 3			Review By	SK Date 28 January 2026
Drilling Contractor	STS Geotechnics Pty Ltd	Surface RL	≈61.60 m (AHD)	Northing	6255534.0 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	Inclinaəon	90°	Easəng	337703.9 (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 (VL 0.1, L 0.3, M 1, H 3, VH 10, EH)	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING (30, 100, 300, 1000, 3000)
NMLC	95%	100	91	10.08		51.52	SANDSTONE: medium to coarse grained, pale grey with grey and dark grey laminae, and a trace of fine grained quartz pebbles, indistinctly cross bedded at 0°-10° From 10.08m, As above, but with some carbonaceous laminae	FR		10.29: BP 5° PR RO Clay VN 10.35: JT 60° PR RO CN 10.37: JT 70° PR RO CN 10.43: BP 5° PR RO Clay VN 10.58: JT 65° PR RO CN 11.03: BP 5° PR RO Clay VN 11.31: BP 5° PR RO Clay VN	
		100	100	12						12.22: BP 0° PR RO Clay VN 12.61: BP 5° PR RO Cb SN 13.05: BP 5° PR RO Cb SN 13.57: BP 0° PR RO Clay VN 13.87: BP 5° PR RO Clay VN	
		100	100	14							
		100	85	14.00		47.60	SANDSTONE: medium to coarse grained, pale grey, with some fine grained quartz pebbles, carbonaceous laminae and nodules, indistinctly cross bedded at 0°-10°			14.24: BP 5° PR RO Cb VN 14.33: BP 0° PR RO Cb VN 14.53: BP 0° PR RO Cb VN 14.65: BP 0° PR RO Cb VN 14.89: BP 0° PR RO Cb VN 14.94: JT 80° PR RO CN	
				15		46.38	Terminated at 15.22m.				
				16							
				17							
				18							
				19							
				20							

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

MONITORING WELL LOG

BH ID: BH3M

Location	40-48 Redan Street, Mosman NSW			Started	08 December 2025
Client	Mosman Land No.1 Pty Ltd			Completed	09 December 2025
Job No.	E26955.G03			Logged By	JF Date 09 December 2025
Sheets	1 of 1			Review By	SK Date 28 January 2026
Drilling Contractor	STS Geotechnics Pty Ltd	Surface RL	≈61.60 m (AHD)	Northing	6255534.0 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	Inclination	90°	Easing	337703.9 (MGA 2020 Zone 56)

WATER	SAMPLES & FIELD TESTS	DEPTH (m)	RL (m AHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS	STANDPIPE DETAILS
	BH3M_0.20-0.40	0.00	61.60	FILL: Silty SAND: fine to medium grained, dark grey, trace of rootlets	M	Grout 0.15m - 0.30m Bentonite 0.30m - 1.00m	Well Stickup =-0.15m (RL 61.45m)
		0.79	60.81	SANDSTONE: fine to medium grained, pale grey and orange brown, indistinctly cross bedded at 0°-10°			0.15m - 3.15m PVC casing (50mm Ø)
		2.00	59.60	NO CORE: 90mm thick			
		2.09	59.51	SANDSTONE: fine to medium grained, pale grey with orange brown staining, and grey and dark grey laminae, indistinctly cross bedded at 0°-15°			
		3.57	58.03	NO CORE: 320mm thick			
		3.89	57.71	SANDSTONE: medium to coarse grained, pale grey with grey and dark grey laminae, in bands of indistinct and distinct cross bedding at 0°-10°		Sand 1.00m - 15.22m	
		8.43	53.17	NO CORE: 460mm thick			
		8.89	52.71	SANDSTONE: medium to coarse grained, pale grey with grey and dark grey laminae, and a trace of fine grained quartz pebbles, indistinctly cross bedded at 0°-10°			3.15m - 15.22m PVC screen (50mm Ø)
		10.08	51.52	From 10.08m, As above, but with some carbonaceous laminae			
		14.00	47.60	SANDSTONE: medium to coarse grained, pale grey, with some fine grained quartz pebbles, carbonaceous laminae and nodules, indistinctly cross bedded at 0°-10°			
		15.22	46.38	Terminated at 15.22m.			

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

BOREHOLE LOG

BH ID: BH4

Location	40-48 Redan Street, Mosman NSW			Started	09 December 2025
Client	Mosman Land No.1 Pty Ltd			Completed	10 December 2025
Job No.	E26955.G03			Logged By	JF Date 10 December 2025
Sheets	1 of 2			Review By	SK Date 28 January 2026
Drilling Contractor	STS Geotechnics Pty Ltd	Surface RL	≈58.80 m (AHD)	Northing	6255522.6 (MGA 2020 Zone 56)
Plant	Tight-Access Drilling Frame	Inclination	90°	Easing	337732.8 (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
HA	GWNE	BH4_0.10-0.30		0.00		58.80	FILL: Silty SAND: fine to medium grained, dark grey, trace of rootlets	M	-	FILL
				0.30		58.50	*Log continued on next page.*			

BOREHOLE CORE LOG

BH ID: BH4

Locaəon	40-48 Redan Street, Mosman NSW	Started	09 December 2025
Client	Mosman Land No.1 Pty Ltd	Completed	10 December 2025
Job No.	E26955.G03	Logged By	JF Date 10 December 2025
Sheets	2 of 2	Review By	SK Date 28 January 2026
Drilling Contractor	STS Geotechnics Pty Ltd	Surface RL	≈58.80 m (AHD)
Plant	Tight-Access Drilling Frame	Inclinaəon	90°
		Northing	6255522.6 (MGA 2020 Zone 56)
		Easəng	337732.8 (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 (VL 0.1, L 0.3, M 1, H 3, VH 10, EH)	DISCONTINUITIES & ADDITIONAL DATA	FRACTURE SPACING (30, 100, 300, 1000, 3000)
				0			*Log continued from previous page.*				
NMLC	95%	25	0	0			NO CORE: 980mm thick	-			
				1							
				1.28		57.52	SANDSTONE: fine to medium grained, brown, with red brown staining, indistinctly cross bedded at 0°-5°	HW		1.31: BP 0° CU RO Clay VN 1.35: BP 0° IR RO Clay VN 1.42: BP 5° PR RO Clay VN 1.51: BP 0-10° PR SM tree roots Infilled 1.55-1.56: XWS	
		100	100	1.56		57.24	SANDSTONE: fine to medium grained, pale grey with grey laminae, indistinctly cross bedded at 0°-15°	FR		2.53: BP 5° PR RO quartz SN 2.95: BP 5° PR RO Clay VN	
				2							
				3							
		80	80	3.31		55.49	NO CORE: 220mm thick	-		3.31: BP 0° PR RO Clay VN	
				3.53		55.27	SANDSTONE: fine to medium grained, grey and pale grey, with dark grey laminae, indistinctly cross bedded at 0°-10°				
				4							
		100	85	4.52		54.28	SANDSTONE: medium to coarse grained, pale grey with dark grey laminae, in bands of indistinct and distinct cross bedding at 0°-15°			4.44-4.46: XWS 4.52: BP 5° IR RO Cb Infilled	
				5						5.20: BP 10° PR RO Cb Infilled 5.28-5.29: XWS	
		100	96	6						5.72: BP 0° PR RO Cb VN	
				7		51.80		FR		6.54: JT 80° PR RO Cb VN 6.56-6.59: XWS 6.71: BP 0° PR Cb VN	
		100	100	7.00			From 7.00m, As above, but with a trace of carbonaceous laminae				
				8						7.82: BP 5° PR Cb VN	
		100	100	9						8.62: JT 65° PR RO CN	
				9.20		49.60	SANDSTONE: medium to coarse grained, pale grey, with dark grey laminae, cross bedded at 0°-10°			9.34: BP 0° PR RO Clay VN	
		100	88	9.70		49.10	SANDSTONE: medium to coarse grained, pale grey, with fine grained quartz pebbles and carbonaceous laminae, indistinctly cross bedded at 0°-10°			9.59: BP 5° PR RO Clay VN 9.72: BP 0° PR RO Cb VN	
				10						10.04: JT 75° PR RO CN 10.09: JT 75° PR RO CN ~~10.15: JT 60° PR RO CN~~	
						48.48	Terminated at 10.32m.				
				11							