



ABN 64 002 841 063

Job No: 20806/1
Our Ref: 20806/1-AB
22 July 2026

Landcom
60 Station Street
PARAMATTA, NSW, 2150
Email: lbaroni@landcom.nsw.gov.au

Attention: Mr Luca Baroni

Dear Sir

re: **Proposed Affordable Housing
Block 20a, Edmondson Park NSW
Geotechnical Investigation**

This Addendum Geotechnical Investigation Report has been prepared to support the Response to Submissions for the Affordable Housing – Block 20A Edmondson Park, State Significant Development Application (SSD-99909707), located at, Edmondson Park NSW.

We understand that advice has been provided by the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) regarding groundwater conditions at the site (Ref: OUT26/5680; dated 10 June 2026). The advice generally comprised the following:

- Quantifying the maximum annual volume of water take due to aquifer interference activities and the ability to acquire sufficient water entitlement
- Identifying the water supply work and providing an impact assessment of the work
- Water licensing requirements for the maximum predicted water take
- Assessment of impacts due to aquifer interference activities

This report provides responses and clarification on matters relating to geotechnical engineering and groundwater. It should be read in conjunction with the Environmental Impact Statement (EIS) and all supporting documentation originally submitted with the SSDA.

Geotechnique previously completed a geotechnical investigation for the proposed development and issued Report 20806/1-AA, dated 27 February 2025. The proposed development comprises three interconnected buildings ranging from 2 to 15 storeys, with one basement level. As shown on the bulk earthworks plan and sections attached to this report, the basement bulk excavation level (BEL) is approximately RL52.82m AHD, extending locally to approximately RL52.06m AHD for the OSD tank.

The geotechnical investigation included the drilling of three boreholes across the site to depths ranging from 16.2m to 20.0m below ground level (BGL). Groundwater monitoring wells were installed in all three boreholes (BH1, BH2 and BH3) to assess groundwater conditions within the anticipated excavation depth. Based on the borehole drilling, the subsurface conditions generally comprise fill and residual soils overlying shale bedrock, as summarised in Table 1.

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The depth to shale bedrock varies across the site from approximately 3.1m to 4.0m below existing ground surface.

Groundwater conditions were initially assessed during drilling through observations of seepage and the in-situ moisture condition of the subsurface materials to the depth of auger refusal or TC-bit termination. As water was introduced during coring, direct observation of groundwater inflows or levels below the auger termination depth was not possible. Therefore, groundwater monitoring wells were installed to enable further assessment of groundwater conditions.

A summary of the subsurface and groundwater conditions is presented in Table 1. In relation to groundwater, the following observations and assessments are made:

- Groundwater or seepage was not observed in the boreholes during auger drilling to depths ranging from 4.16m to 5.7m BGL (i.e. RL 48.25m to 50.79 AHD);
- A standing groundwater level was recorded between the depth of 3.92m to 5.06m BGL (~RL 49.9 m AHD); and

The proposed basement bulk excavation level is approximately RL52.82m AHD, extending locally to approximately RL52.05m AHD at the proposed OSD tank. These excavation levels are approximately 2.15m to 2.92m above the highest recorded groundwater level. Accordingly, based on the groundwater monitoring undertaken, excavation for the proposed basement and OSD tank is unlikely to encounter groundwater inflow.

Table 1: Summary of Subsurface and Groundwater Conditions

Location ID	Borehole Top (m AHD)	Terminated Depth (m BGL)	Fill (m BGL)	Natural Soil (m)	Bedrock (m BGL)	Auger or TC Bit Termination, depth, in m BGL (RL m AHD)	Maximum Water Level, in m BGL (RL m AHD)
BH1	54.95	17.6	0.0-2.2	2.2-3.2	3.2 – 17.6+	4.16 [~50.79]	5.06 [~49.9]
BH2	53.85	20.0	0.0-3.3	3.3-4.0	4.0 – 20.0+	5.6 [~48.25]	3.92 [~49.9]
BH3	54.39	16.2	0.0-2.8	2.8-3.1	3.1– 16.2+	5.7 [~48.69]	4.52 [~49.9]

Furthermore, groundwater level fluctuations at the site are not anticipated to exceed approximately 0.5m based on the geological conditions encountered. As such, groundwater levels are unlikely to rise to a level that would impact the proposed basement, nor is the development expected to significantly influence the groundwater at the site.

It should be noted that groundwater levels may vary over time due to changes in rainfall, temperature, and other environmental factors not evident during the period of investigation. In addition, subsurface conditions may vary from those encountered in the boreholes. Accordingly, appropriate engineering measures should be incorporated during design and construction to manage potential minor seepage, even though such occurrence is considered unlikely. This may include the provision of adequate subsoil drainage behind retaining walls and around the basement.

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If you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully
GEOTECHNIQUE PTY LTD

Prepared By

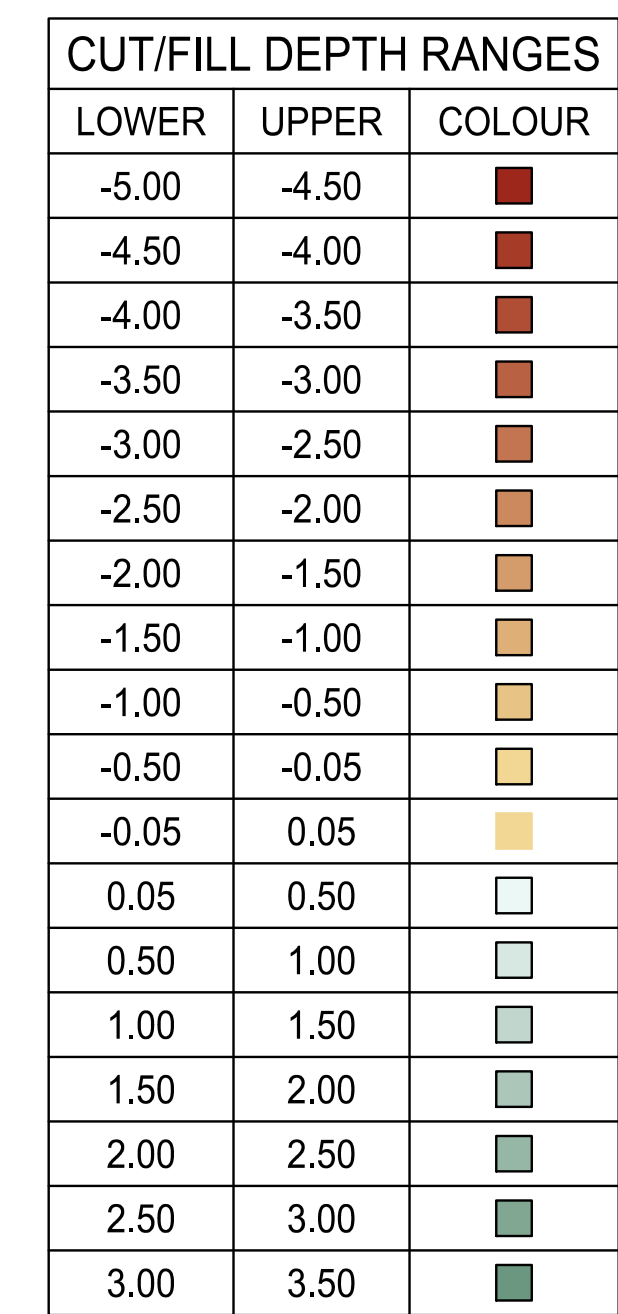


AMEYU TUCHO
Senior Geotechnical Engineer



INDRA JWORCHAN
Principal Geotechnical Engineer

Attached Bulk Earthwork Plan
Earthwork Sections (Section AA & Section B-B)



Cut/Fill Summary			
Name	Cut	Fill	Net
BULK EARTHWORKS	4672m³	1833m³	2839m³ <Cut>

TOTAL DISTURBED AREA 5095m²

- TOP SOIL STRIPPING - 100mm
- TOPSOIL STRIPPED VOLUME 509m³
- BASEMENT SLAB THICKNESS - 150mm
- ADDITIONAL 400mm LAYER REMOVED BENEATH SLAB SOIL FOR DISPOSAL AND REPLACED WITH BUILDING BASE COURSE. REFER TO GEOTECHNICAL REPORT FOR DETAILS ON REACTIVE SOIL CONDITIONS.
- LANEWAY PAVEMENT THICKNESS 170mm

- VOLUMES SHOWN REPRESENT DIFFERENCE BETWEEN EXISTING SURFACE AND BULK EARTHWORKS SURFACE

- BULK EARTHWORKS SURFACE = FINISHED SURFACE DESIGN - PAVEMENT/LANDSCAPING DEPTH

- VOLUMES SHOWN ARE ESTIMATES ONLY BASED ON CURRENT LEVEL OF INFORMATION

- BULK EARTHWORKS DRAWINGS ARE FOR BULK EXCAVATION ONLY, THEY ARE NOT TO BE USED FOR DETAILED EXCAVATION SUCH AS TRENCHING OR FOOTING ETC.

				Architect				Client				North				Project				Scale at A1		Drawn		Approved									
				FUSE ARCHITECT				 LANDCOM				 XAVIER KNIGHT				T : 02 8810 5800 E : info@xavierknight.com.au A : Level 7, 210 Clarence Street, Sydney NSW 2000 xavierknight.com.au				EDMONDSON PARK BLOCK 20A BUCHAN AVE, EDMONDSON PARK				1:200		EL		FC					
				SUITE 212/509 GREAT BUCKINGHAM ST, REDFERN NSW 2126																													
3 FOR APPROVAL				EL		EL		15.07.2026																									
2 PRELIMINARY				EL		EL		05.03.2026																									
1 PRELIMINARY				EL		EL		23.01.2026																									
Rev		Description		Eng		Draft		Date																		Job No		Drawing No		Revision			
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