

Memorandum

To:	Essence Project Management Pty Ltd	Date:	4 October 2024
Attention:	Cameron Hay	Project No.:	213805.02
Email:	chay@essencepm.com.au	Reference:	R.004.Rev0
Subject:	Summary of Geotechnical and Environmental Investigation and Assessment Report		

As requested by Essence Project Management Pty Ltd (Essence), Douglas Partners Pty Ltd (Douglas) has prepared a summary of the geotechnical and environmental investigations undertaken at 83-99 North Terrace, Bankstown (the site) by Douglas and others.

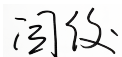
Table 1 below summarises the geotechnical and environmental investigations and assessments undertaken by Douglas for the proposed development, as well as reports provided by Essence for investigations on the site undertaken by Envirotech, JK Geotechnics and EIS.

Table 1: Summary of previous Geotechnical and Environmental Investigation and Assessment Reports

Items	Investigation and Assessment undertaken
High-level peer review of JK Geotechnics Report Douglas Ref: 213805.00.R.001.Rev0 dated March 2022	High level peer review
High-level peer review of previous contamination investigation reports (by Envirotech, 2015 and EIS 2015) Douglas Ref: 213805.01.R.001.Rev0 dated March 2022	High level peer review
Geotechnical Investigation Douglas Ref: 1-4351, dated 23 January 1974	Five augered boreholes (BH1 to BH5) to depths of between 4.95m and 5.20m in the south-eastern corner of the site. Test locations shown on drawing 213805.02.D.001.Rev0 (attached).
Geotechnical Investigation JK Geotechnics Ref: 28650Zrpt, dated 2 September 2015	Three cored boreholes (JK_BH1 to JK_BH3) in the northern and central portion of the site to depths of between 10.52m and 10.84m. Test locations shown on drawing 213805.02.D.001.Rev0 (attached).

Items	Investigation and Assessment undertaken
Geotechnical Investigation Douglas Ref: 213805.02.R.001.Rev0, dated November 2023	Six cone penetration tests (CPT3 to CPT8) to depths of between 3.92m and 4.70m and six cored boreholes (BH4 and BH6) to depths between 11.61m and 20.34m. Groundwater wells installed in four of the boreholes (BH1 to BH4). Test locations and monitoring well locations shown on drawing 213805.02.D.001.Rev0 (attached).
Groundwater level monitoring Douglas Ref: 213805.02.R.002.Rev0, dated December 2023, 213805.02.R.003.Rev0, dated January 2024; 213805.04.R.002.Rev0, dated June 2024	Long-term groundwater level monitoring in four wells at BH1 to BH4 between 29 September 2023 and 21 June 2024. Borehole / monitoring well locations shown on drawing 213805.02.D.001.Rev0 (attached).
Groundwater assessment and Dewatering Management Plan Douglas Ref: 213805.04.R.001.Rev2 dated May 2024; 213805.04.R.003.Rev1 dated August 2024.	2D and 3D groundwater modelling. Dewatering Management Plan to assess the impact of dewatering and for WaterNSW approval.
Preliminary Site Investigation (contamination) Douglas Ref: 213805.03.R.001.Rev0, dated February 2024	Soil sampling, Groundwater sampling and Soil vapour sampling summarised in Section 9 of the report. Soil sampling locations shown on drawing 213805.03.D.001.Rev0 (attached).

Douglas Partners Pty Ltd

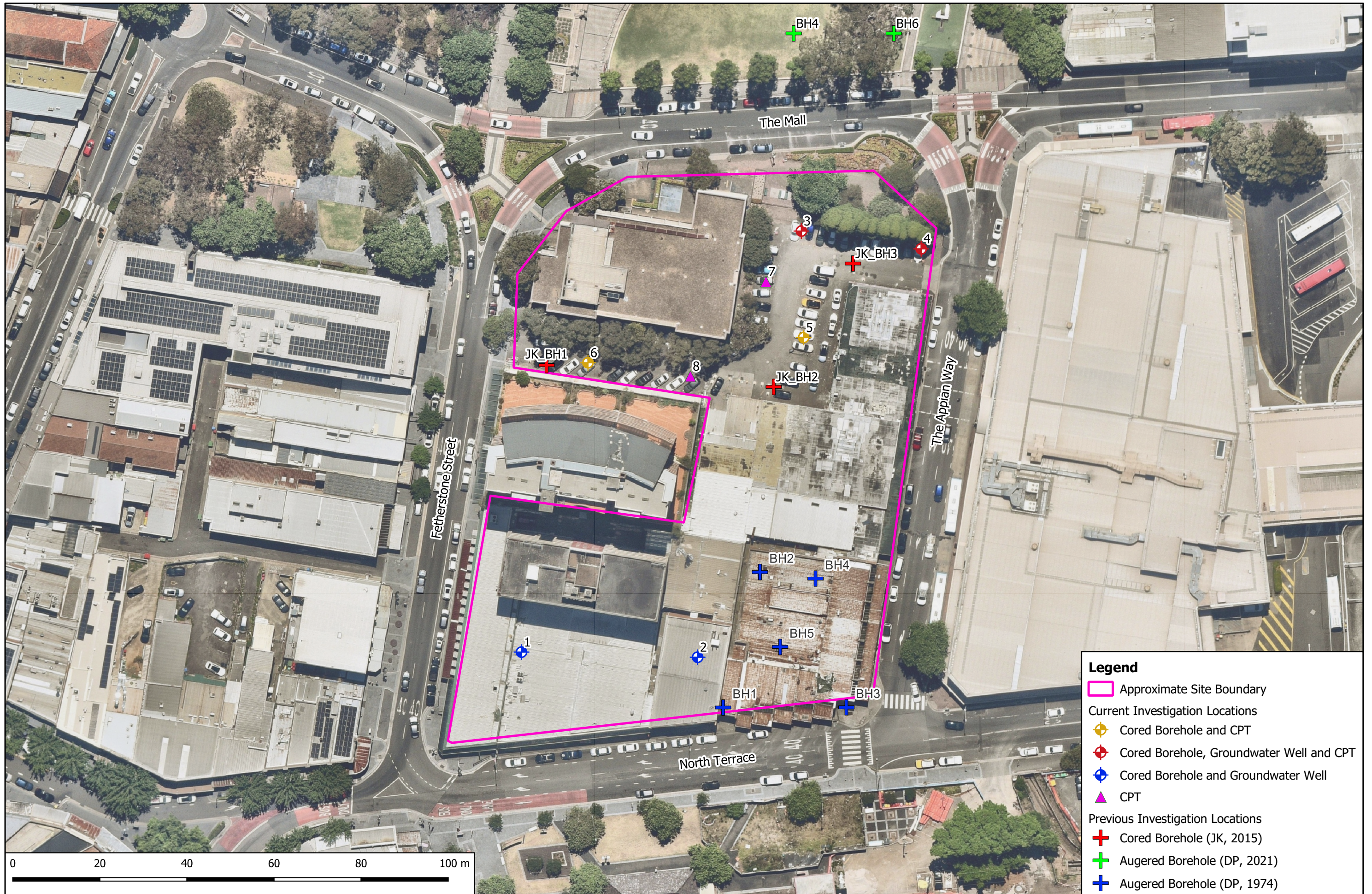


Jun Yan
 Associate



Joshua Bendit
 Associate

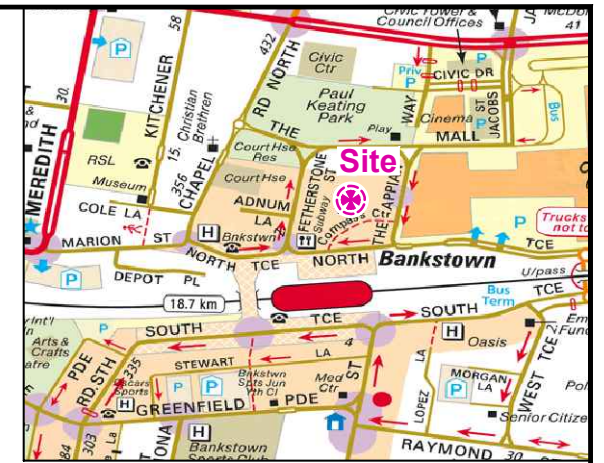
Attachments: Test Location Plan (Geotechnical)– 213805.02.D.001.Rev0
 Test Location Plan (Environmental) – 213805.03.D.001.Rev0



Legend

- Approximate Site Boundary
- Current Investigation Locations
 - Cored Borehole and CPT
 - Cored Borehole, Groundwater Well and CPT
 - Cored Borehole and Groundwater Well
 - CPT
- Previous Investigation Locations
 - Cored Borehole (JK, 2015)
 - Augered Borehole (DP, 2021)
 - Augered Borehole (DP, 1974)





Location Plan



0 4 8 12 16 20 m
SCALE 1:600 (A3)

LEGEND:-

- Borehole Locations
- Borehole and Groundwater Monitoring Well Locations
- Soil Vapour Pin Locations
- Site Boundary

NOTE:-

- Test locations are approximate only and are shown with reference to existing site features.
- Image obtained from MetroMap. Date of imagery 07-11-2023.