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21 November 2023
E25874.G11.01

Mike Turner
MD Living Pty Ltd
Suite 203, 20 Clarke Street
CROWS NEST NSW 2065

Groundwater Monitoring Report No. 1
10-28 Lawrence Street, Freshwater, NSW

EI Australia (EI) has been engaged to prepare this factual letter report to provide continual groundwater levels at the above site. The monitoring period is from Thursday 13 April 2023 to Tuesday 24 October 2023.

Groundwater levels were recorded during the monitoring period using data loggers installed within monitoring wells BH101M, BH102M, and BH103M. The data loggers within BH101M and BH102M were installed on 13 April 2023 and the data logger within BH103M was installed on 21 April 2023. EI also monitored the groundwater levels using data loggers within monitoring well BH3M. However, due to the inconsistent groundwater levels and the unknown condition and installation details of the well, the groundwater level data has not been included within this report.

The data logger / monitoring well details and the groundwater levels observed during the monitoring period are summarised in Table 1 & 2 below.

Table 1 Summary of Data Logger & Well Installation Details

Monitoring Well ID	Top of Well RL (mAHD)	Existing Ground RL (mAHD)	Well Stickup (m)	Well Depth Below Ground (m) [1]	Sensor RL (mAHD)
BH101M	19.93	20.00	-0.07	15.8	6.93
BH102M	23.93	24.00	-0.07	20	10.13
BH103M	29.70	29.80	-0.10	22.78	8.20

Note 1: The level of the bottom of the well is based on manual measurements after the well installation. The measurement accounts for any variation of the well depth caused by infilling of material through the well screen.

Table 2 Summary of Groundwater Levels

Monitoring Well ID	Baseline RL (mAHD) [1]	Highest Groundwater RL (mAHD)	Lowest Groundwater RL (mAHD)	Depth Below Existing Ground Level (m)	Predicted Drawdown RL (mAHD)
BH101M	15.92	16.58	14.80	4.08	N/A
BH102M	19.83	20.29	19.40	4.17	N/A
BH103M	25.60	25.94	25.09	4.20	N/A

Note 1: The baseline levels were calculated as an average of all groundwater levels recorded in all monitoring wells.

Please do not hesitate to contact the undersigned should you have any questions.

For and on behalf of:
EI AUSTRALIA

Author

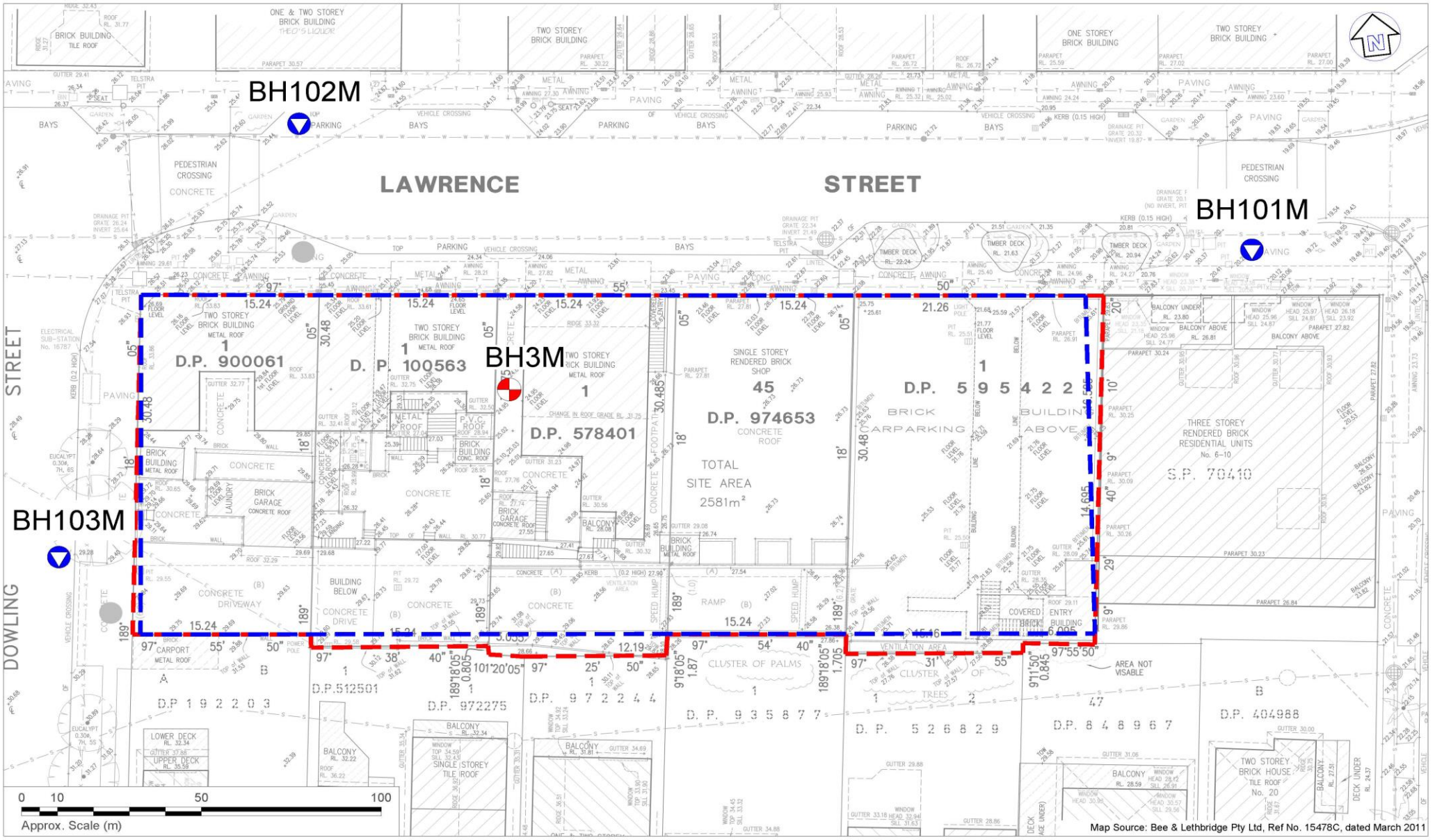
Kaiyu Xu
Geotechnical Engineer

Reviewer

David Saw
Geotechnical Engineer

Attachments:

Figure 1: Data Logger Location Plan
Figure 2-4: Groundwater Level, Daily Rainfall vs. Time From 13 April 2023 to 24 October 2023
Important Information



Map Source: Bee & Lethbridge Pty Ltd, Ref No. 15478C, dated March 2011

LEGEND (All Locations are Approximate)

- Site boundary
- Basement boundary
- Borehole/monitoring well location
- Previous Borehole location (Geotechnique)

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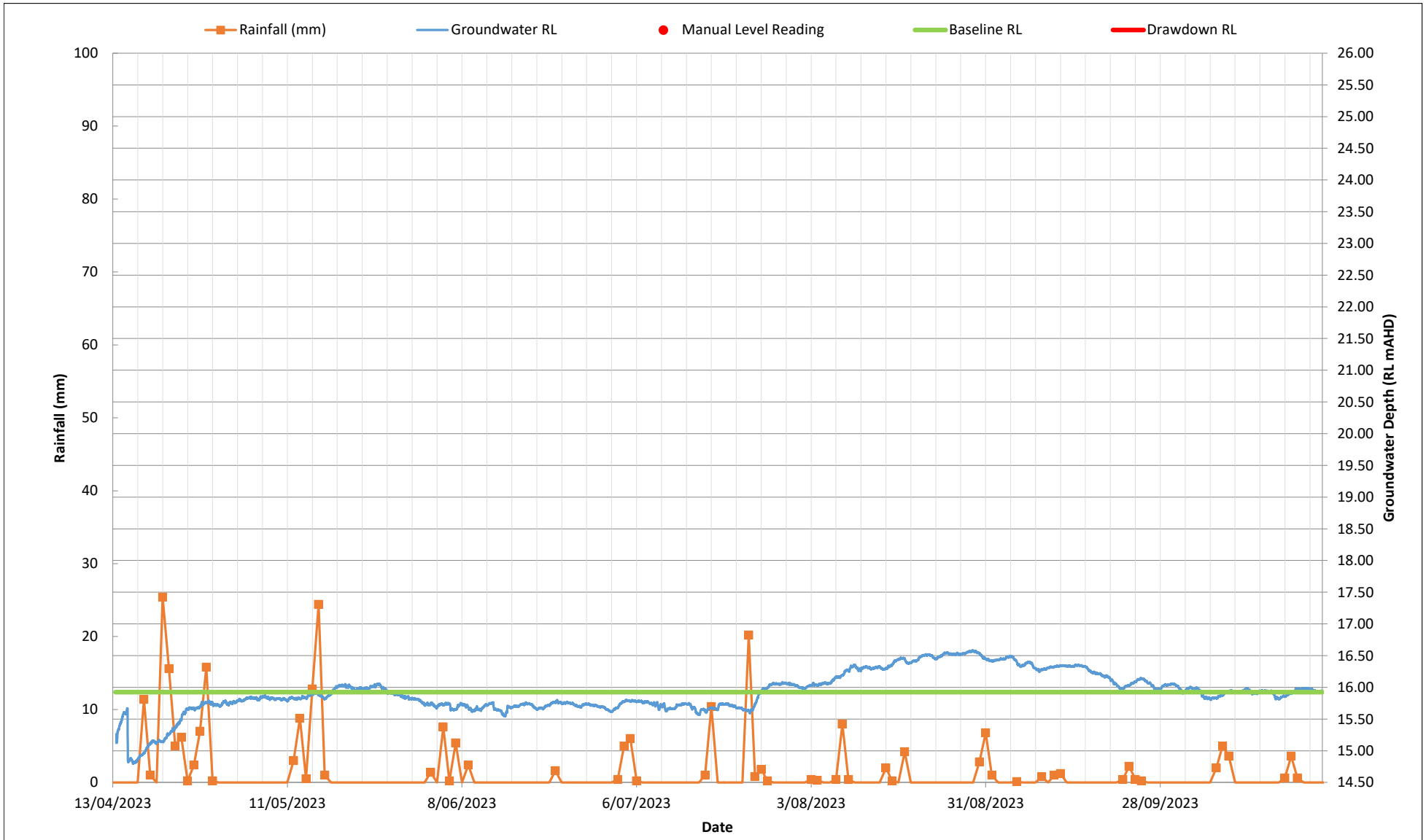
Drawn:	A.E.
Approved:	K.X.
Date:	26/10/23

MD Living Pty Ltd
Groundwater Level Monitoring
10-28 Lawrence Street, Freshwater, NSW
Data Location Plan

Figure: 1

Project: E25874.G11



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Groundwater Monitoring

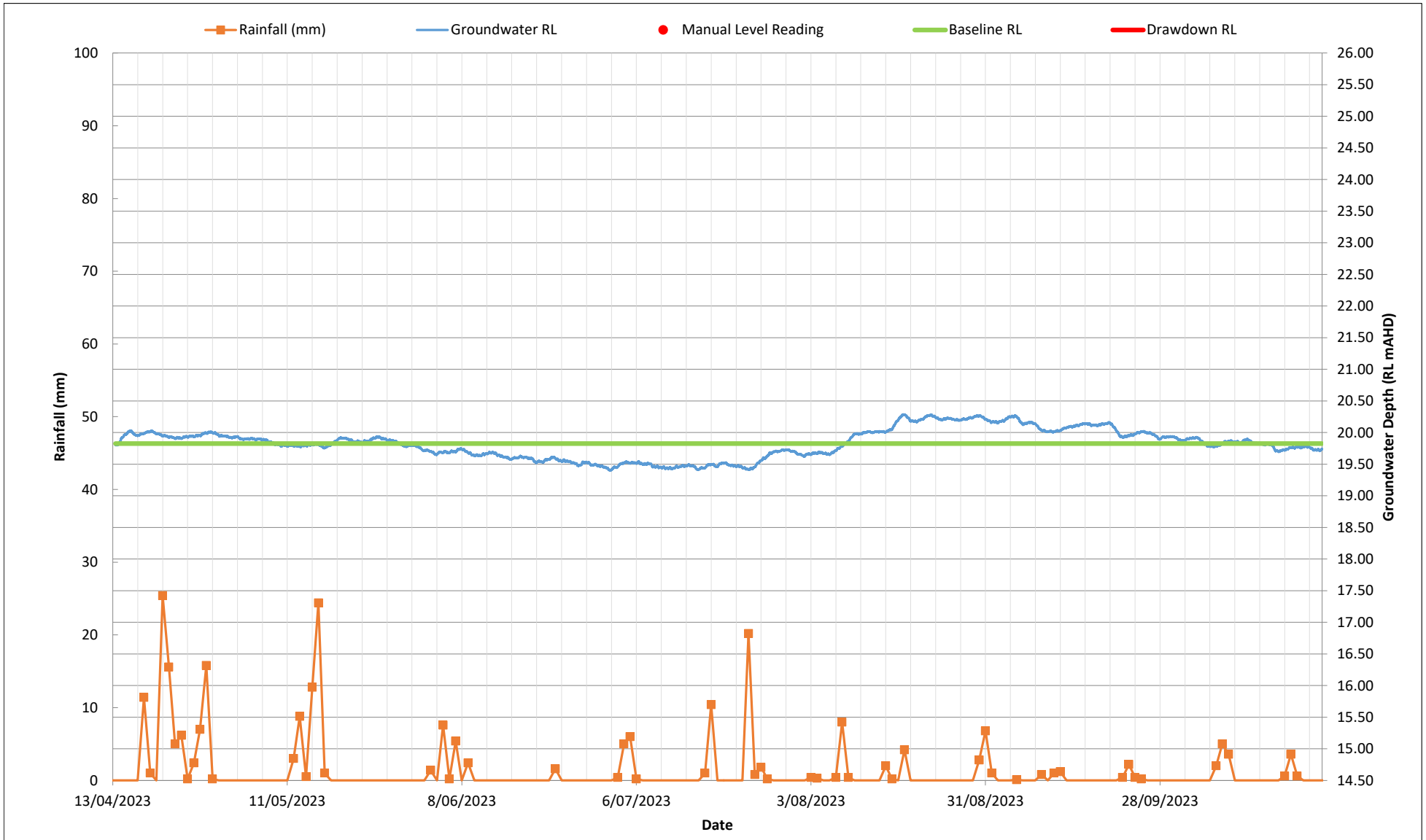
10-28 Lawrence Street, Freshwater, NSW

BH101M

Figure:

2

Project: E25874.G11.01



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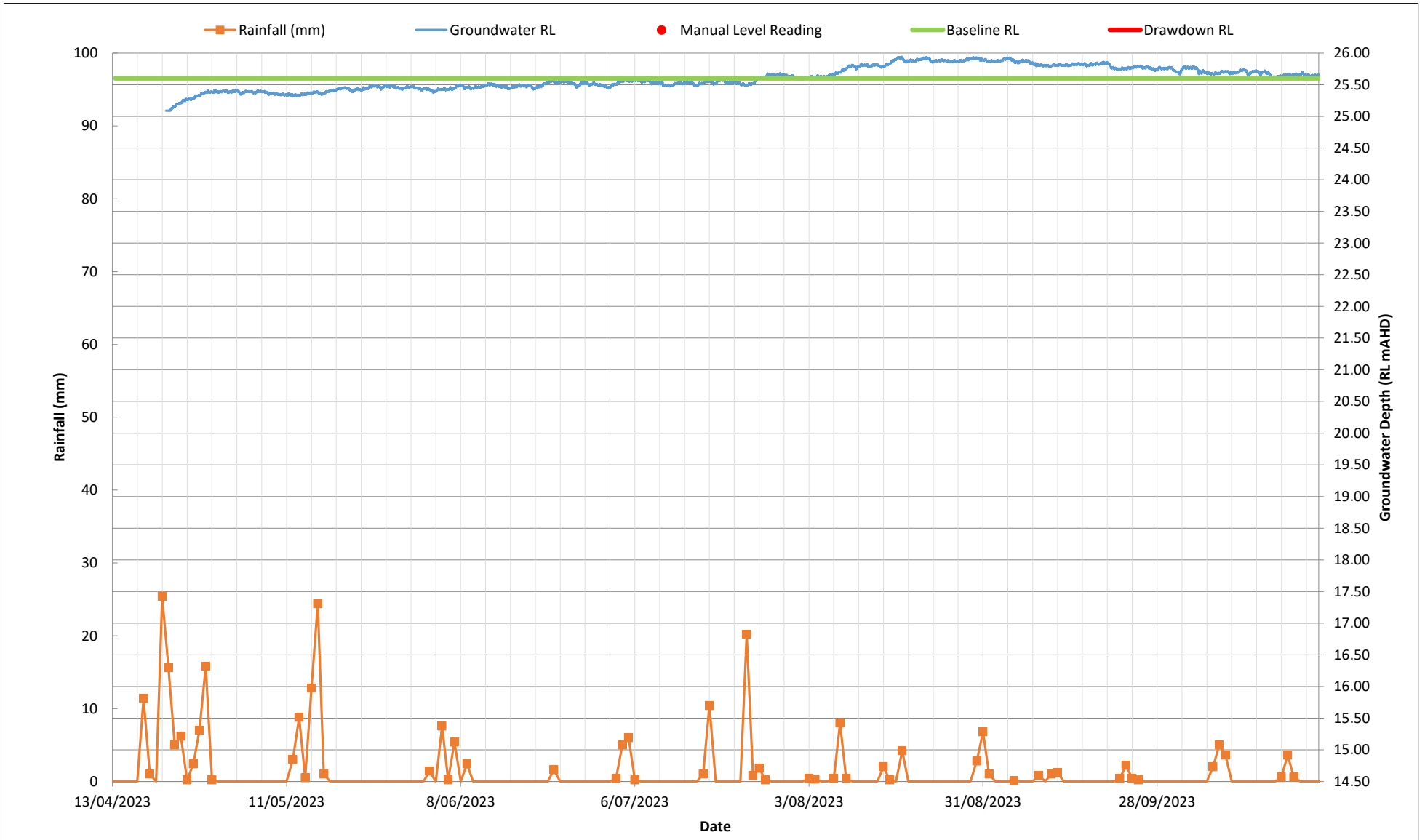
Groundwater Monitoring

10-28 Lawrence Street, Freshwater, NSW

BH102M

Figure: **3**

Project: E25874.G11.01



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Groundwater Monitoring

10-28 Lawrence Street, Freshwater, NSW

BH103M

Figure: **4**

Project: E25874.G11.01

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 appraised 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

 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.