

William Street Securities Pty Ltd  
c/- Eastview (Australia) Pty Ltd

Attention: Jim Simons

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**GEOTECHNICAL OPINION  
PROPOSED MIXED USE DEVELOPMENT  
291-293 CONDAMINE STREET, MANLY VALE, NSW**

This letter has been prepared to address the following concern raised by Council:

**Statement of Environmental Effects**

Whilst the submitted Statement of Environmental Effects is satisfactory, it does not identify if the proposed development constitutes integrated development under Section 91 of the Water Management Act 2000 due to the potential to encounter groundwater during excavation works. The submitted Geotechnical Report is inconclusive as to the level of the groundwater, but states that based on surrounding development, groundwater may be encountered. Please confirm whether the proposed development is to be considered as integrated development.

From the results of our investigation, as presented in our previous geotechnical report, Ref: 34549PNrpt dated 1 February 2022, groundwater, if present, is expected as ephemeral flows over the bedrock surface, with bedrock only expected to be encountered at the western (uphill) end of the site. At the eastern end of the site, the proposed lowest floor level will be at about footpath level, i.e. no excavation is expected to be required at the eastern end of the site.

Whilst ephemeral seepage flows may occur, these would not be considered to be groundwater associated with an aquifer. On this basis of the ephemeral nature of the anticipated seepage inflows, the lack of aquifer interference, and expected low rate of water inflows, we consider that the project does not fall within the ambit of the NSW Aquifer Interference Policy.



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Should you require any further information regarding the above, please do not hesitate to contact the undersigned.

Yours faithfully  
For and on behalf of  
JK GEOTECHNICS

A handwritten signature in black ink, appearing to read 'N. Smith'.

**Nicholas Smith**  
Senior Associate | Geotechnical Engineer  
NSW Fair Trading RPE No. PRE0000017