

18 August 2011

OUR REF: 2651

Parkway Accommodation Pty Ltd
C/- CKDS Architecture
PO Box 958
NEWCASTLE NSW 2300

ATTENTION: STUART CAMPBELL

Dear Sir

**RE: PROPOSED MILLER UNION DEVELOPMENT, UNION STREET, COOKS HILL
BUILDING HEIGHTS**

1. OVERVIEW

In accordance with your instructions we have assessed the height of the proposed Miller Union Development in relation to the height guidelines contained in the relevant SEPP 65 and the Newcastle City Council DCP definitions. We understand the Height Definitions are as follows:

- SEPP 65 Definition - 10 metre (m) height plane from boundary point. (ie - 10 metres above a line of constant slope joining the reduced level at each site boundary point at the relevant section).
- DCP Definition - 10 m height plane above existing ground line. (ie - 10 metres above the existing ground surface at each point along the relevant section).

We have used the following plans in our calculations and assessment:

- Detail & Contour Survey Lot 1 & 2 D.P.1050041, Version A, dated 20 July 2010 prepared by ADW Johnson. ("Survey Plan")
- CKDS Architecture drawing references:
 - Elevations ("Elevation Plans"):
 - DA311 Issue AC- Elevations Technical- Union Street & North East
 - DA312 Issue AC- Elevations Technical- Corlette Street & South West
 - Sections ("Section Plans"):
 - DA411 Issue AB- Sections Technical- Sections A, B & C
 - DA412 Issue AB- Sections Technical- Sections D, E & F



2. LIMITATIONS

We note all calculations and assessment have been based upon the above electronic plans. There are limitations in interpreting the contours which depict the existing ground surface which we would suggest is in the order of up to ± 0.1 metres in some cases, particularly along the boundary lines. In this regard the survey data is limited along the north western boundary and is not really sufficient to establish an accurate existing ground level profile.

Our interpretation of the existing ground surface and therefore any heights checked are based upon the survey data provided to de Witt Consulting for the purposes of this analysis.

3. ANALYSIS

We have prepared a profile boundary to boundary of the existing ground surfaces using the electronic contour data within the AutoCad drawing file of the Survey Plan at Sections A, B, C, D, E and F as illustrated in the Section Plans. These existing ground profiles were then appropriately scaled and plotted onto the Section Plans detailing sections A to F inclusive. CKDS Architecture used the existing ground profiles to prepare the SEPP 65 Definition and DCP Definition 10 metre height plans and calculated the height differences between these Height Definitions and the roof reduced levels of the proposed buildings.

Similarly to the existing ground profiles prepared at Section A to F, existing ground profiles have been prepared along each to the site boundaries and plotted onto the Elevation Plans. The height differences between the roof reduced levels of the proposed development and a 10 metre height plane above the existing ground were then calculated by CKDS Architecture.

We have subsequently reviewed the electronic Section and Elevation Plans in so far as the representation of the proposed development in relation to the Height Definitions. We are of the opinion the Section and Elevation Plans accurately depict (within the fore mentioned limitations) the height of the proposed development in relation to the Height Definitions based upon the existing ground levels provided in the Survey Plan.

If any clarification or further information is required feel free to contact the undersigned.

Yours faithfully
de WITT CONSULTING

A handwritten signature in black ink, appearing to read 'Jason Landers', is written over the printed name.

Jason Landers
Surveyor Registered under the Surveying & Spatial Information Act 2002.
DIRECTOR