

PARTNERS

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33294

30 June 2011

Fabcot Pty Ltd
C/- Compass Project Management
PO Box 2008
NORTH SYDNEY NSW 2059

ATTENTION: IAN GOODMAN

Dear Ian

RE: VINCENTIA MARKETPLACE

1. We confirm that the areas provided on our survey drawing Ref 33868 CPC dated 18-3-2011 are calculated in accordance with Shoalhaven Council Car Parking Code DCP No. 18, Amendment No. 3 effective 23/12/2009
2. We confirm that in accordance with the DCP the following ratios were used in the calculations
 - a. Commercial Premises (as land not zoned as 3A)- 1 space per 40 sqm Gross Floor Area
 - b. Retail: Shops- 1 space per 24 smq of Gross Leasable Floor Area
 - c. Retail: Supermarkets- 1 space per 19 smq of Gross Leasable Floor Area
 - d. Retail: Designated Storage-1 space per 50 smq of Gross Floor Area
 - e. Food Court- 1 space per 6.5 sqm of Public Dining Area of Gross Floor Area
 - f. Library- 1 space per 24 smq of Gross Floor Area. The DCP does not define the ratio for this specific use but we have utilised this ratio as recommended by Council in communications relating to this project.
3. We confirm that the survey was carried out in accordance with the definitions provided for within the DCP Part 1.4, Definitions, which are as follows:
 - a. Gross Floor Area- the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 millimetres above each floor level excluding –
 - Columns, fin walls, sun control devices and any elements , projections or walls outside the general line of the outer face of the external wall
 - Lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air conditioning ducts.
 - Car parking specifications which meet the requirements of this development control plan.
 - Space for the loading and unloading of goods
 - b. Gross Leasable Floor Area – the sum of areas at each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls,

Ref: 33294 VincentiaDOP30Jun

Registered Surveyors NSW
Member of the Institution of Surveyors Australia
Member of the Association of Consulting Surveyors NSW
Member of the Property Council of Australia
Member of the Urban Development Institute of Australia

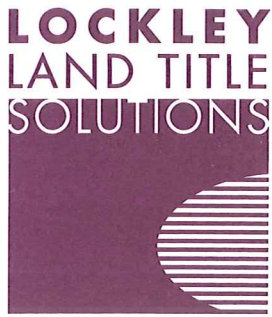
A handwritten signature in blue ink, appearing to be 'A' or 'R' with a flourish.

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excluding stairs, amenities, lifts, corridors, parking areas and designated storage areas.

- c. Designated Stock Area – an area within the internal faces of the walls of a building, which is purposely designed and constructed for storage only, physically separated from the retail floor area and out of sight of customers.
- d. Public Dining Area – the area is set aside for patrons to eat meals and excludes kitchen, bar and amenity areas but includes reception areas.
- e. Amenities – includes staff and public toilets as well as staff rooms/rest areas.
- f. Commercial Premises – a building or place used as an office or for other business or commercial purposes, but does not include a building or place elsewhere specifically defined in this clause or a building or place used for a purpose elsewhere specifically defined in this clause.

4. Enclosed malls- We confirm that there is no requirement under the provisions of the DCP to provide for parking associated with the area of enclosed malls.

Please do not hesitate to contact me if you require further information.

Yours faithfully
LOCKLEY LAND TITLE SOLUTIONS

A handwritten signature in blue ink, appearing to read 'Damian Maguire', is written over the printed name and title.

Damian Maguire B.Surv.M.I.S.(Aust)
REGISTERED SURVEYOR