



(Registration No. 2007/008401/21)

BIFF LEWIS GEOMATICS INC.

PROFESSIONAL LAND & ENGINEERING SURVEYORS
SECTIONAL TITLE & LAND CONSULTANTS
SPATIAL INFORMATION SPECIALISTS

Our ref: L4029/J10581

18 July 2016

ERF 281 CLIFTON **BASE LEVELS BASED ON SURVEYED GROUND LEVELS**

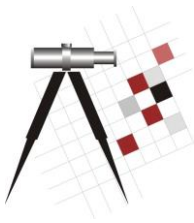
I, R.A.C Lewis, Land Surveyor hereby certify that the base level is 23.76m above mean sea level (msl). The highest level at the building footprint is 35.77m and the lowest is 11.75m. This is based on actual surveyed levels by our firm.

A **base level** of a building means an imaginary plane drawn horizontally at the average ground level of the building, or vertical division of the building.

Average ground level means the average of the highest and lowest existing ground levels immediately abutting the external elevation plane or wall cutting into the ground of a building or vertical division of a building, and

Council may:

- a) Determine the average ground level from measurements supplied on a building plan; or
- b) Deem a level to the average ground level based on measurements interpolated from contour plan, local height benchmark or other information held by the Council; or
- c) Require the owner or applicant to commission a registered surveyor to measure levels of the ground or interpolate levels, in order to provide Council with sufficient information so that it can determine the average



(Registration No. 2007/008401/21)

B I F F L E W I S G E O M A T I C S I N C .

PROFESSIONAL LAND & ENGINEERING SURVEYORS
SECTIONAL TITLE & LAND CONSULTANTS
SPATIAL INFORMATION SPECIALISTS

ground level for the purpose of administering the zoning scheme.

Basement means that space in a building between a floor and ceiling, including such floor or ceiling, which protrudes not more than 1.5m above any point on the existing ground level.

Yours faithfully,

R.A.C. LEWIS (PLS 0345-D)
PROFESSIONAL LAND SURVEYOR