

PLATINUM

September 2021

**Dual Lot Single Title,
Boundary Realignment
& House Relocation**

**Mastermind
Event**

Brisbane

**Tamara Read &
Nicolle Beer**

QLD State Coaches



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PLATINUM

**Dual Lot Single Title,
Boundary Realignment
& House Relocation**



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Event Outline -

- 6:00 – 6:30 Networking
- 6:30 - Start
- 6:30 – 6:45 Introductions
- 6:45 – 8:00 Accountability
- 8:00 – 8:30 Networking Break
- 8:30 – 10:30 Dual Lot Single Title, Boundary Re-alignment, House Relocation

Workshop Format

- Use microphone
- Involve everyone in the conversation
- Be supportive
- Feel free to order food and drinks downstairs



WELCOME NEW PLATINUM'S



- Sarah Knight
- Troy Lockett
- Nicole Terry
- Susanna Saiu (G)

- Trina White
- Natti Lewis
- Alex Moline

Housekeeping



Housekeeping



- 2021 Monthly Dates (Tuesday's):
 - ❖ 5th Oct; 2nd Nov, 7th Dec

- 2021 National Conference Dates:
 - ❖ 4th & 5th December – Sunshine Coast
 - ❖ KEEP Saturday night free
 - ❖ Graduate Only Day prior to each National Conference Date

Housekeeping



- 2021 Ultimate Bootcamp Dates:
 - ❖ Melbourne (Live & Streamed): 10 - 12th September
 - ❖ Sydney (Live & Streamed): 29 - 31st October
- 2021 Other Ultimate Dates:
 - ❖ I Love Real Estate Super Conference – Sunshine Coast:
19 - 21st Nov


Housekeeping

- **2021 Quantum Events:** Check Ultimate Website For Full List
 - ❖ Commercial Secrets - Virtual: 18 – 19th September
 - ❖ Fast Profits – Virtual: 16-17th October
 - ❖ Extreme Income – Virtual 23 – 24th October

Housekeeping

Community Profile Platform:


- ❖ Complete your profile ASAP – any issues with filling out your profile, email your coach!!
- ❖ Naughty List will be contacted 😊
- ❖ Instructions Webinar & Manual on Website
- ❖ Regularly search for Deals & JV's



PLATINUM ACCELERATOR

Home Education Meeting Recordings Coaches & Contact Platinum Schedule **Community**

My Profile

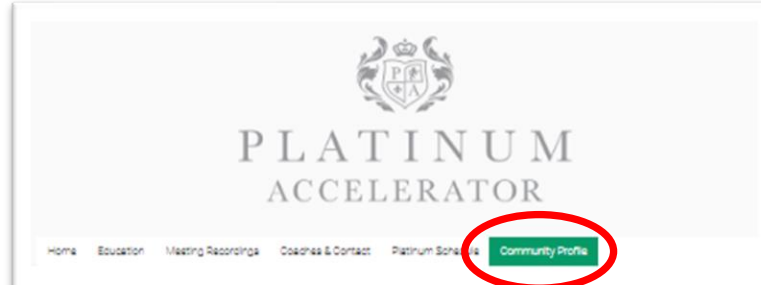


Tamara Read
QUEENSLAND

About Groups Blog Message Notification Settings

[Edit Profile](#)


Profile	PLATINUM GRADUATE	Platinum Graduate
Contact Information	LOCATION	Sunshine Coast, QLD
	PLATINUM YEARS	2016, 2017, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2018, 2019.
	PARTNER NAME	John
	OCCUPATION	Investor, Mentor, Educator
	BACKGROUND	Platinum Accelerator National Coach and




PLATINUM ACCELERATOR

Home Education Meeting Recordings Coaches & Contact Platinum Schedule **Community Profile**

Community Profile Instructions

1. Profile Instructions – Video


Watch the Platinum Profile Instructions – Tamara & Narelle
2. Profile Instructions – Webinar

3. Profile Instructions – Manual
[Profile Instructions Manual](#) [Download](#)

Platinum Student Meetups

- ❖ PA Website / Platinum Schedule
- ❖ Must have your Facebook account / profile open to access the links



PA Student Meetup Groups

These Student Meetup groups are for ALL Platinum students only, both past and present. They are organised by Platinum students to facilitate networking between Platinums and staying connected with the awesome Platinum family. Typically they occur between the PA Monthly Meetings.

NOTE: You MUST have your Facebook Account/Profile open to access these links.

Brisbane Student Meetup



Student Organizer – Megan Humphreys

Click on the link below to access the Platinum Accelerator Facebook Events for each Brisbane Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Brisbane Student Meetup](#)

Sydney Student Meetup



Student Organizer – Cindy Luok

Click on the link below to access the Platinum Accelerator Facebook Events for each Sydney Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Sydney Student Meetup](#)

Melbourne Student Meetup



Student Organizer – Aygun Ozkan

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Melbourne Student Meetup](#)

Perth Student Meetup



Student Organizer – Basia Garbowska & Heath Worlton

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Perth Student Meetup](#)

Events Tab – Platinum Facebook

Platinum Facebook:

- ❖ Events
- ❖ Monthly Meetings
- ❖ Student Meetups
- ❖ National Conferences

Platinum Accelerator
Closed group

About
Discussion
Chats
Announcements
Members
Events
Videos
Photos
Files
Group Insights
Recommendations
Moderate Group

Search this group

Shortcuts
Platinum Accelerator
Ultimate Real Estat... 20+
Brisbane - I Love Re... 2

Events Calendar Settings + Create Event

Recurring

- QLD Monthly Meetings - Platinum Accelerator**
Novotel Brisbane in Brisbane, Queensland, Australia
Michael Dempsey invited you.
Next event occurs on Apr 2 at 6:30 PM. See All
Going Maybe Can't Go Edit Cancel
- WA Monthly Meetings - Platinum Accelerator**
Novotel Perth Langley in Perth, Western Australia
Michael Dempsey invited you.
Next event occurs on Apr 3 at 8:30 PM. See All
Going Maybe Can't Go Edit Cancel
- VIC Monthly Meetings - Platinum Accelerator**
Rydges Hotels & Resorts in Melbourne, Victoria, Australia
Michael Dempsey invited you.
Next event occurs on Apr 4 at 5:30 PM. See All
Going Maybe Can't Go Edit Cancel
- NSW Monthly Meetings - Platinum Accelerator**
Novotel Sydney Central in Sydney, Australia
Michael Dempsey invited you.
Next event occurs on Apr 4 at 5:30 PM. See All
Going Maybe Can't Go Edit Cancel
- Brisbane Student Meetups**
Prince of Wales Hotel in Brisbane, Queensland, Australia
Megan Humphreys invited you.
Next event occurs on Apr 13 at 5:00 PM. See All
Going Maybe Can't Go Edit Cancel
- Melbourne Student Meetup**
199 William St, Melbourne VIC 3000, Australia
Aygün Ozkan invited you.
Next event occurs on Apr 18 at 7:00 PM. See All
Going Maybe Can't Go Edit Cancel

Brisbane Platinum Student Meetups

- ❖ Info & RSVP: Platinum Facebook / Events
- ❖ Brisbane location: Venue TBA
- ❖ Dates: Third Saturday each month typically 6pm
- ❖ Organizer: Karen Prescott (PM on FB)
- ❖ Text Karen on 0411 570 281 your Email or contact her on Facebook & she will send you details.
- ❖ Current & Past Platinum's!!!!



The screenshot shows a Facebook event page for 'Brisbane Student Meetups'. The event is hosted by Megan Humphreys and is for Platinum Accelerator students. The event is scheduled for the third Saturday of each month at 5:00 PM. The location is the Prince of Wales Hotel, 100 Buckland Road, Brisbane, Queensland, Australia 4012. The event has 14 going, 3 maybe, and 52 invited. The organizer's name, Karen Prescott, is visible in the photo section. A red arrow points to the 'Events' menu item in the Facebook sidebar.

Events

Events
Calendar 8
Brisbane Student Meetups
Birthdays
Discover
Hosting

[+ Create Event](#)

APR 13 Brisbane Student Meetups
Event for Platinum Accelerator · Hosted by Megan Humphreys

✓ Going ? Maybe X Can't Go [Invite](#) ...

🕒 Until Dec 14

APR 13 Sat 5:00 PM **MAY 18** Sat 5:00 PM **JUN 15** Sat 5:00 PM [+6](#)

📍 Prince of Wales Hotel
100 Buckland Road, Brisbane, Queensland, Australia 4012 [Show Map](#)

14 Going · 3 Maybe · 52 Invited [See All](#)

Megan, Jacqueline and 3 other friends are going

[Invite](#)

Hi all Brisbane Platinums,
We have a Student Meetup arranged each month for both past and current Platinum students.



ILRE Brisbane Monthly Meetups

- ❖ Info & RSVP: Ultimate Website / ILRE Community / ILRE Brisbane Meetup / Link to FB Page
- ❖ Location – Stones Corner Hotel
- ❖ Dates – First Saturday of each month, 6:30pm
- ❖ Organizer – Neil Wendt
Mbl 0418 766 777



A screenshot of a Facebook group page. The group name is 'Brisbane - I Love Real Estate - Students Only' and it is a closed group. The cover photo shows a cityscape at night with a bridge and the text 'I ❤️ RE Official Brisbane Meetup'. The page includes a navigation menu on the left with options like 'About', 'Discussion', 'Members', 'Events', 'Videos', and 'Photos'. There is a search bar for the group and a 'Shortcuts' section. The main content area shows a post by Neil Wendt and 3 others about a 'Brisbane Property Dinner on Saturday, February 2nd at Stones Corner Hotel'. The right sidebar shows 'INVITE MEMBERS' with a search bar and a list of members with 'Invite Member' buttons. The description at the bottom of the sidebar reads: 'Brisbane - I Love Real Estate - Students Only Group. This group ... See More GROUP TYPE'.

GRADUATING PLATINUM'S



- Darren King (G)
- Lucya Pierce
- Meghan Reis (G)

PLATINUM

**40 Years of Stanford
Research Found
That People With
This One Quality
Are More Likely to
Succeed**



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RESEARCH STUDY

- In the 1960s, a **Stanford professor named Walter Mischel** began conducting a series of important psychological studies.
- During his experiments, Mischel and his team **tested hundreds of children** — most of them around the ages of 4 and 5 years old — and revealed what is now believed to be **one of the most important characteristics for success in health, work, and life**.
- [Published in 1972](#), this popular study became known as The **Marshmallow Experiment**, but it wasn't the treat that made it famous. The interesting part came years later.



The Marshmallow Experience

- The experiment began by bringing each child into a private room, sitting them down in a chair, and placing a marshmallow on the table in front of them.
- At this point, the researcher offered a deal to the child.
- The researcher told the child that he was going to leave the room and that if the child did not eat the marshmallow while he was away, then they would be rewarded with a second marshmallow. However, if the child decided to eat the first one before the researcher came back, then they would not get a second marshmallow.
- So the choice was simple: one treat right now or two treats later.
- The researcher left the room for 15 minutes.
- As you can imagine, the footage of the children waiting alone in the room was rather entertaining. Some kids jumped up and ate the first marshmallow as soon as the researcher closed the door. Others wiggled and bounced and scooted in their chairs as they tried to restrain themselves, but eventually gave in to temptation a few minutes later. And finally, a few of the children did manage to wait the entire time.

The Power of Delayed Gratification

- As the years rolled on and the children grew up, the researchers conducted follow up studies and tracked each child's progress in a number of areas. What they found was surprising.
- The children who were willing to delay gratification and waited to receive the second marshmallow ended up having higher SAT scores, lower levels of substance abuse, lower likelihood of obesity, better responses to stress, better social skills as reported by their parents, and generally better scores in a range of other life measures
- The researchers followed each child for more than 40 years and over and over again, the group who waited patiently for the second marshmallow succeeded in whatever capacity they were measuring. In other words, this series of experiments proved that the ability to delay gratification was critical for success in life.

Examples of this are everywhere

- If you delay the gratification of **watching television** and get your research done now, then you are more likely find a deal.
- If you delay the gratification of **buying desserts and chips** at the stops, then you'll eat healthier when you get home.
- If you delay the gratification of **finishing your workout early** and put in a few more reps, then you'll be stronger.

Success usually comes down to **choosing the pain of discipline over the ease of distraction**. And that's exactly what delayed gratification is all about.



Did some children naturally have more self-control, and thus were destined for success?

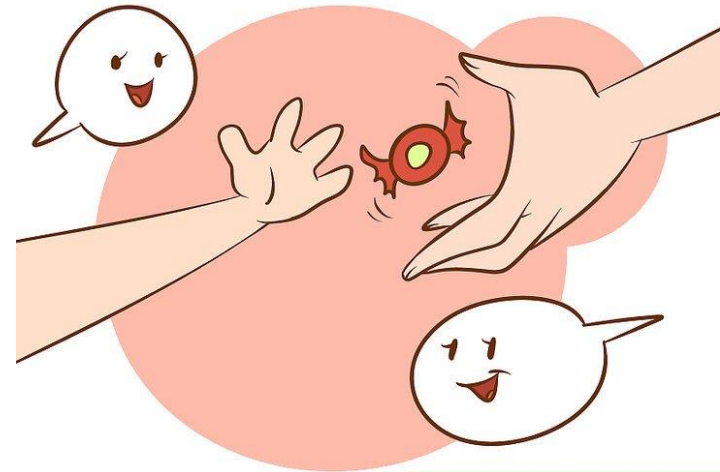
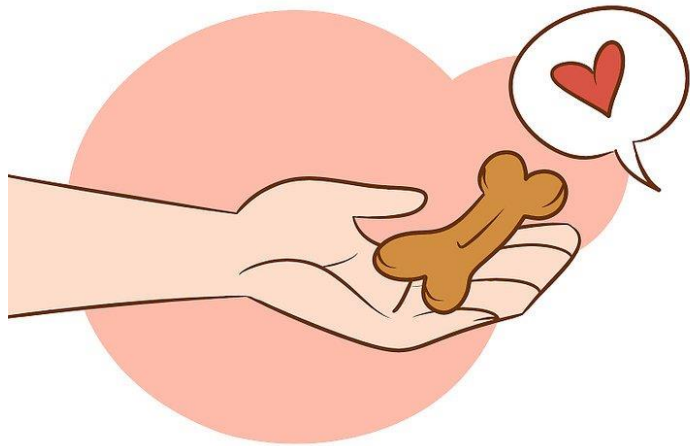
Or can you learn to develop this important trait?

What Determines Your Ability to Delay Gratification?

- Researchers at the University of Rochester decided to replicate the marshmallow experiment, but with an **important twist**.
- Before offering the child the marshmallow, the researchers split the children into two groups.
- **The first group was exposed to a series of unreliable experiences.** For example, the researcher gave the child a small box of crayons and **promised to bring a bigger one, but never did**. Then the researcher gave the child a small sticker and promised to bring a better selection of stickers, but never did.
- **Meanwhile, the second group had very reliable experiences.** They were **promised better crayons and got them**. They were told about the better stickers and then they received them.

- You can imagine the impact these experiences had on the marshmallow test. The children in the **unreliable group had no reason to trust** that the researchers would bring a second marshmallow and thus **they didn't wait very long** to eat the first one.
- Meanwhile, the children in the second group were **training their brains to see delayed gratification as a positive**. Every time the researcher made a promise and then delivered on it, the child's brain registered two things:
 - 1) **waiting for gratification is worth it and**
 - 2) **I have the capability to wait.**
- As a result, the second group waited an average of **four times longer** than the first group.

- In other words, the **child's ability to delay gratification and display self-control** was **not a predetermined trait**, but rather was impacted by the experiences and environment that surrounded them.
- In fact, **the effects of the environment were almost instantaneous**. Just a few minutes of reliable or unreliable experiences were enough to push the actions of each child in one direction or another.



So What Is The Meaning Of All This?

1. If you want to succeed at something, at some point you will need to find the ability to be disciplined and take action instead of becoming distracted and doing what's easy.
2. Success in nearly every field requires you to ignore doing something easier (delaying gratification) in favor of doing something harder.
3. Even if you don't feel like you're good at delaying gratification now, you can train yourself to become better simply by making a few small improvements. Just like in the children's experiment, we can train our ability to delay gratification, just like we can train our muscles in the gym: by promising something small and then delivering. Over and over again until your brain says, 1) yes, it's worth it to wait, and 2) yes, I have the capability to do this.

Here are 4 simple ways to do exactly that:

- **Start Incredibly small.** Make your new habit “so easy you can't say no.”
- **Improve one thing by one percent.** Do it again tomorrow.
- Maintain **consistency.**
- Find a way to **get started in less than two minutes.**

How did you fair? – Did you eat the first chocolate?



- What can you do to train your delayed gratification muscle?

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Accountability
Monthly Goals



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Buddy Process Follow-Up



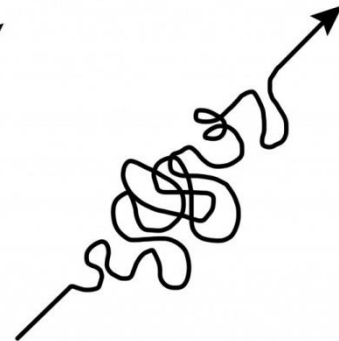
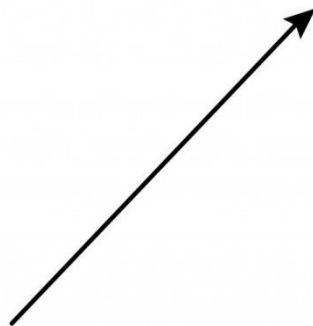
- Partner with someone you don't know
- Active Platinum Partners split up (Non-active partners stay together)
- Exchange Mobile No.
- Schedule to "TALK" weekly
- Finishing students partner together

Last Month In Review

Share Your Successes and Challenges

SUCCESS

SUCCESS



what people think
it looks like

what it really
looks like

This Months Plan

Share Your
Key Goals For Month

Monthly
✓
goals



Tea / Coffee Break

- Workbook Print-out

PLATINUM

**Dual Lot Single Title,
Boundary Realignment
& House Relocation**

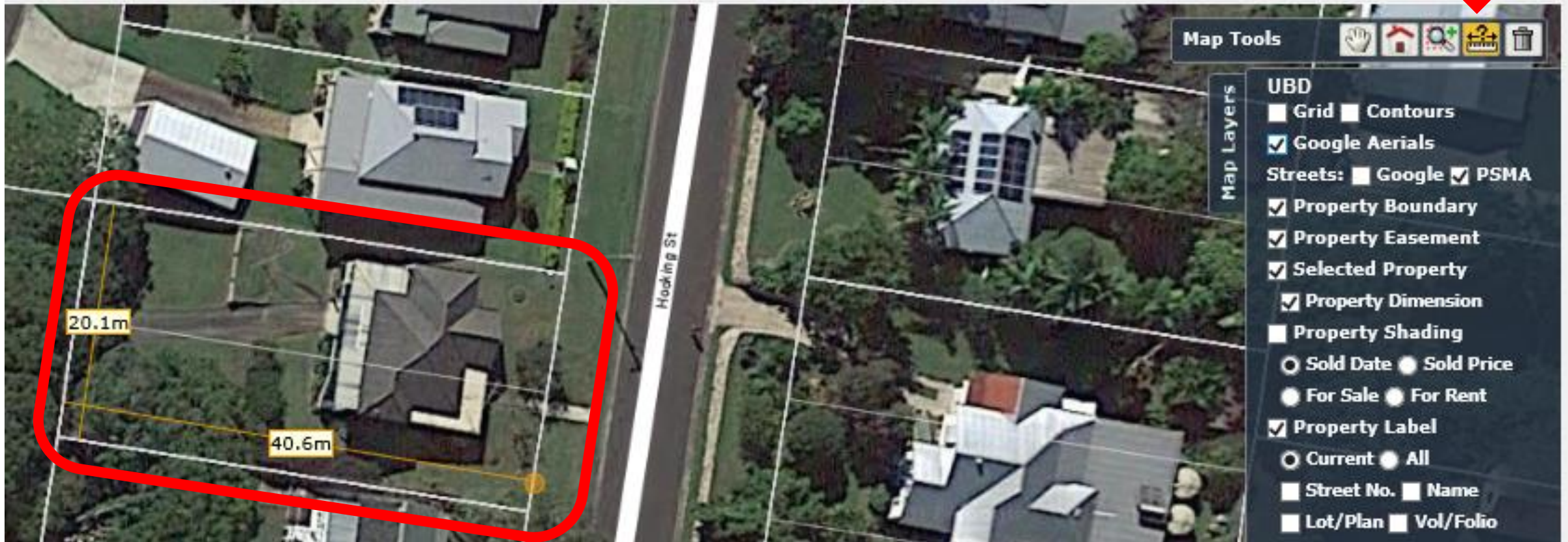
**SCALING OFF AERIAL
PHOTOGRAPHS**



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Scaling Off Aerial Photographs -

- 1) **Electronic Method** Using Mapping Tools “Ruler” Function
- (Investar – My Valuer / Pricerfinder; RP Data etc.)



- 2) **Manual Method** – Our focus!!!

Manually Scaling Off Aerial Photographs -

- **Very useful & practical skill** for many aspects of property:
 - ❖ Subdivision, Multi-unit, Reno, Construction, House move etc.
 - ❖ Use in due diligence prior to site inspection
 - ❖ Use in planning - post inspection & on-site measurement

- **Tools required:**

- ❖ Aerial photo – (printed A4)
- ❖ Dimensioned site plan
(source: RP Data, PriceFinder etc.)
- ❖ Clear ruler
- ❖ Calculator



Tips -

- Be aware of **shadows** in aerial photos
- Be aware of **angle of photo** – not necessarily 100% over rooftop
- **Line thickness** can have an effect - Be consistent e.g. measure from centre of line
- Measure accurately to the **millimeter**
- Results are **indicative measurements** only – must be ground-truthed or surveyed to confirm



Example – Manually Calculating Scale

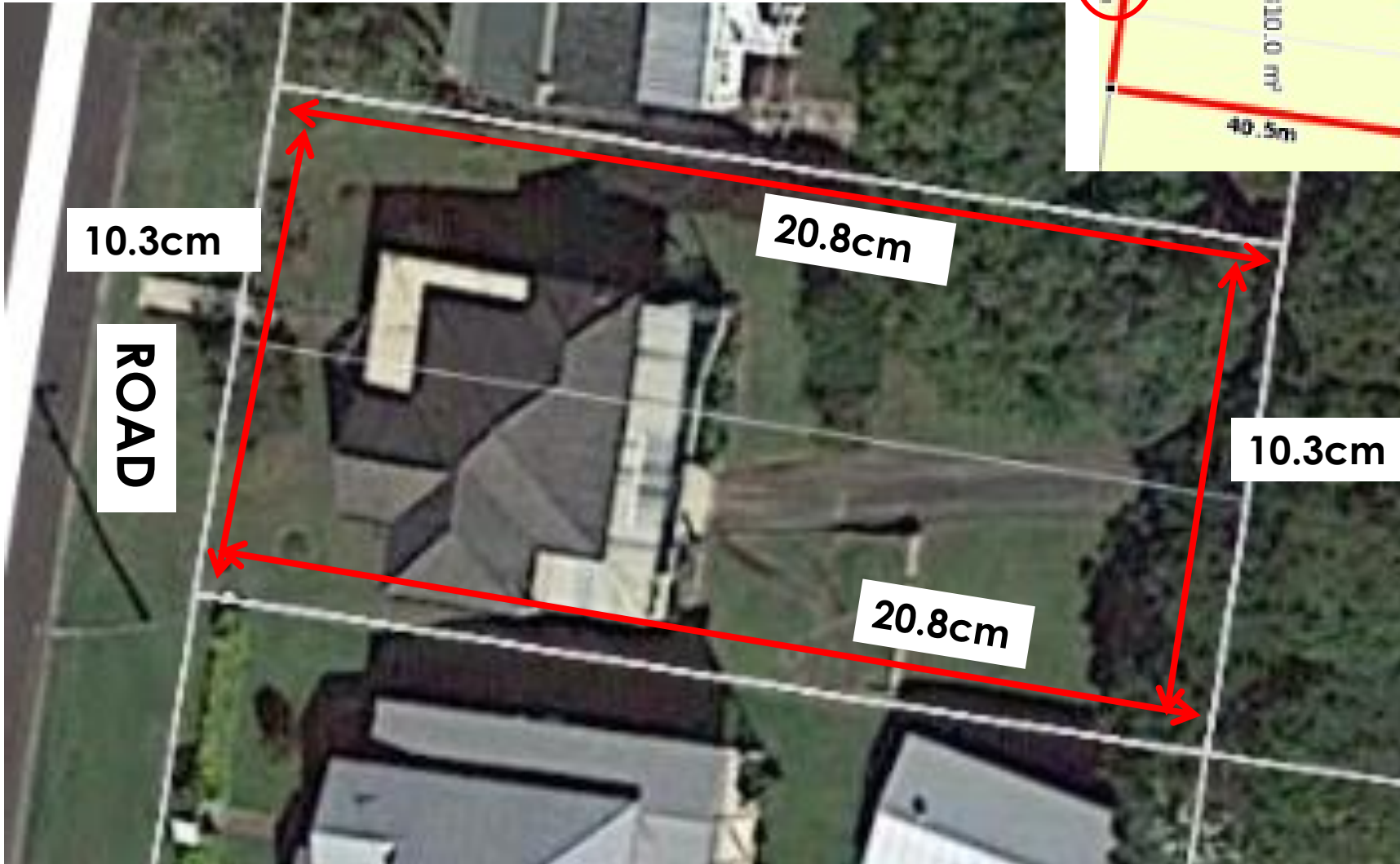


Distance on map



Distance on ground

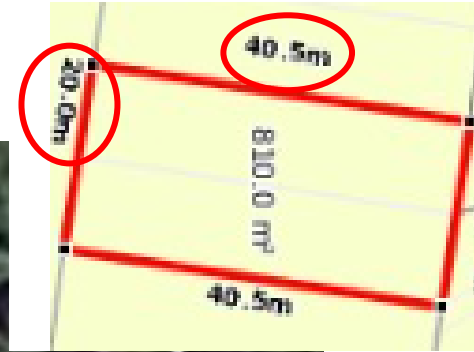
Example- Calculating Scale



- 1) Measure Boundaries on Printout
- 2) Calc Scale (1cm on map = X m on ground)
- 3) Formula: length on ground / length on map
 - a) $20\text{m} / 10.3\text{cm} = 1.94$
 - b) $40.5\text{m} / 20.8\text{cm} = 1.95$

Scale =
1 cm on map =
1.95 m on ground

Example- Calculating Scale



4) Test 1 –

- If 1 cm on map = 1.95 m on ground
- Then 10.3 cm on map = ?? m on ground
- 10.3×1.95 scale = 20.0 m on ground



CORRECT

Example- Calculating Scale



5) Test 2 –

- If 1 cm on map = 1.95 m on ground
- Then 20.8 cm on map = ?? m on ground
- 20.8×1.95 scale = 40.5 m on ground



CORRECT

Example- Calculating Scale



6) Modify Scale

(1 m on ground = Y cm on map)

Formula: $\text{length on map} / \text{length on ground}$

a) $10.3 \text{ cm} / 20 \text{ m} = 0.52$

b) $20.8 \text{ cm} / 40.5 \text{ m} = 0.51$

Scale =

1 m on ground =
0.51 cm on map




Example- Calculating Scale

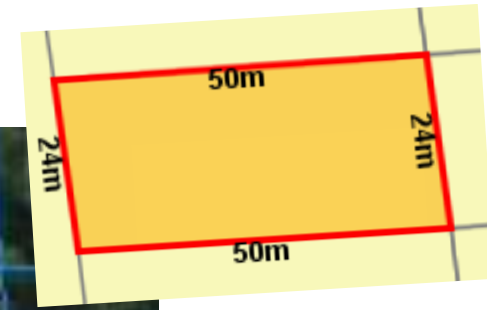


7) Test 1 –

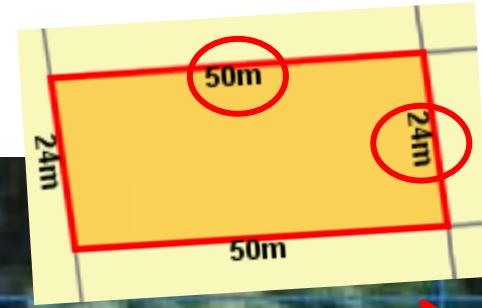
- If 1 m on ground = 0.51 cm on map
- Then 20 m on ground = ?? cm on map
- $20 \times 0.51 = 10.2$ cm on map

 CORRECT

Activity



Phase 1 - Calculate Scale

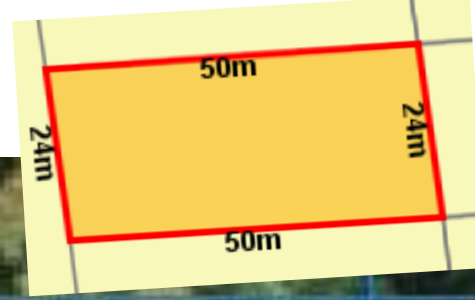


- 1) Measure Boundaries on Printout
- 2) Calc Scale (1 cm on map = X m on ground)
- 3) Formula: $\text{length on ground} / \text{length on map}$
 - a) $24\text{m} / 10.5\text{cm} = 2.29$
 - b) $50\text{m} / 21.9\text{cm} = 2.28$

Scale =

1 cm on map = 2.3 m on ground

Phase 1 - Calculate Scale



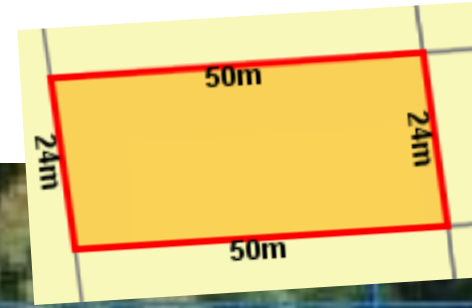
4) Test 1 –

- If 1 cm on map = 2.3 m on ground
- Then 10.5 cm on map = ?? m on ground
- 10.5 x 2.3 scale = 24.15 m on ground



CORRECT

Phase 1 - Calculate Scale



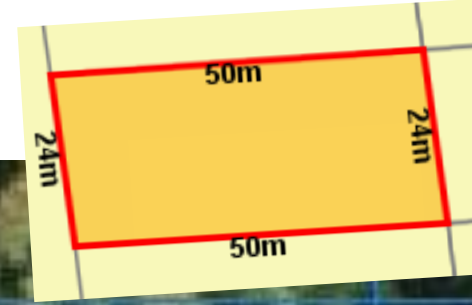
5) Test 2 –

- If 1 cm on map = 2.3 m on ground
- Then 21.9 cm on map = ?? m on ground
- 21.9 x 2.3 scale = 50.37 m on ground



CORRECT

Phase 1 - Calculate Scale



6) Modify Scale

(1 m on ground = Y cm on map)

Formula: $\text{length on map} / \text{length on ground}$

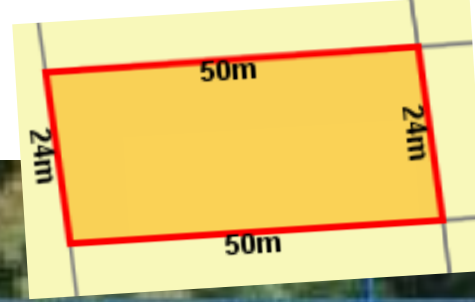
a) $10.5 \text{ cm} / 24 \text{ m} = 0.438$

b) $21.9 \text{ cm} / 50 \text{ m} = 0.438$

Scale =

1 m on ground = 0.44 cm on map

Phase 1 - Calculate Scale



7) Test 1 -

- If 1 m on ground = 0.44 cm on map
- Then 24 m on ground = ?? cm on map
- $24 \times 0.44 = 10.56$ cm on map



CORRECT

Phase 2a – Review Town Planning Requirements for Subdivision & Dwelling Position



- Car parking min: 1 per lot (6m front setback)
- Turn in car park setback min: 6m off side boundary

- Front lot minimum area: 400 m²
- Battle-axe lot min. area: 600 m²
- Battle-axe driveway min. width: 4 m
- Site cover max: 50%
- End product min. frontage:
 - 10 m if < 450 m²
 - 15 m if ≥ 450 m²
- House - side setback:
 - Lowset = 1.5 m
 - Highset = 2 m
- House - rear setback: 3 m

Phase 2b – Measure & Mark on Map Town Planning Requirements for Subdivision



- 1) Measure & mark driveway width
- 2) Measure & confirm side setback from house to driveway boundary
- 3) Measure front lot frontage
- 4) Measure rear setback off existing house
- 5) Calculate front lot area off min. requirements & mark boundary
- 6) Measure footprint off existing house & calculate % site cover
- 7) Calculate rear lot area (excl. driveway) off min. requirements
- 8) Mark carpark on front lot

1) Measure & Mark Driveway Width



- Require min 4 m wide battle-axe driveway width
- Scale: 1 m on ground = 0.44 cm on map
- 4 m driveway width =
 $4 \times 0.44 \text{ Scale} = 1.76 \text{ cm on map}$
- Draw on Plan

1) Measure & Mark Driveway Width



- Require min 4 m wide battle-axe driveway width
- Scale: 1 m on ground = 0.44 cm on map
- 4 m driveway width =
 $4 \times 0.44 \text{ Scale} = 1.76 \text{ cm on map}$
- Draw on plan

2) Measure & Confirm Side Setback from House to Driveway Boundary



- Measure setback off plan
- Scale: 1 cm on map = 2.3 m on ground
- 0.8 cm on map = $0.8 \times 2.3 \text{ Scale} = 1.84 \text{ m on ground}$
- ❖ Meets requirement of min. 1.5 m side setback for lowset house?

3) Measure Front Lot Frontage



- Measure frontage off plan
- Scale: 1 cm on map = 2.3 m on ground
- 8.7 cm on map =
 $8.7 \times 2.3 \text{ Scale} = 20 \text{ m on ground}$
- ❖ Meets requirement of min. 15 m frontage if lot $\geq 450 \text{ m}^2$

4) Measure Rear Setback Off Existing House



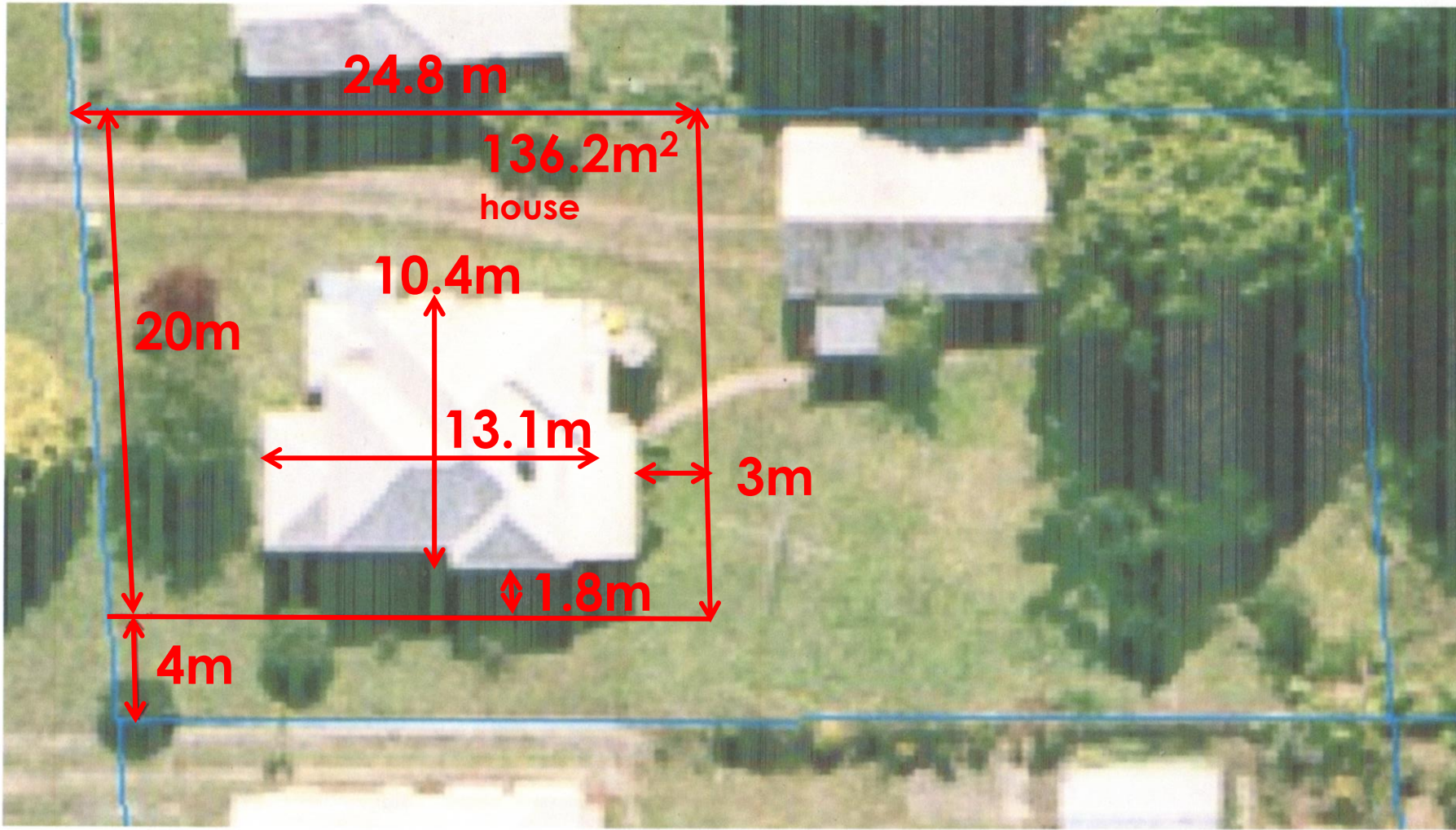
- Require min 3 m rear setback
- Scale: 1 m on ground = 0.44 cm on map
- 3 m on ground = 3×0.44 Scale = 1.3 cm on map
- Draw subdivision line on map

5) Calculate Front Lot Area Off Min. Requirements & Mark Boundary



- Measure front lot side boundaries = 10.3 cm & 10.8 cm
- Scale: 1 cm on map = 2.3 m on ground
- 10.3 cm x 2.3 scale = 23.7 m & 10.8 cm x 2.3 scale = 24.8 m
- Area = $(23.7 + 24.8)/2 = \text{Avg}$
24.3 m x 20 m = 486 m² front lot

6a) Measure Footprint of Existing House



- Measure existing house on map = 5.7 cm x 4.5 cm
- Scale: 1 cm on map = 2.3 m on ground
- 5.7 cm x 2.3 scale = 13.1 m
- 4.5 cm x 2.3 scale = 10.4 m
- House area = 13.1 m x 10.4 m = 136.2 m²

6b) Calculate % Site Cover of Existing House



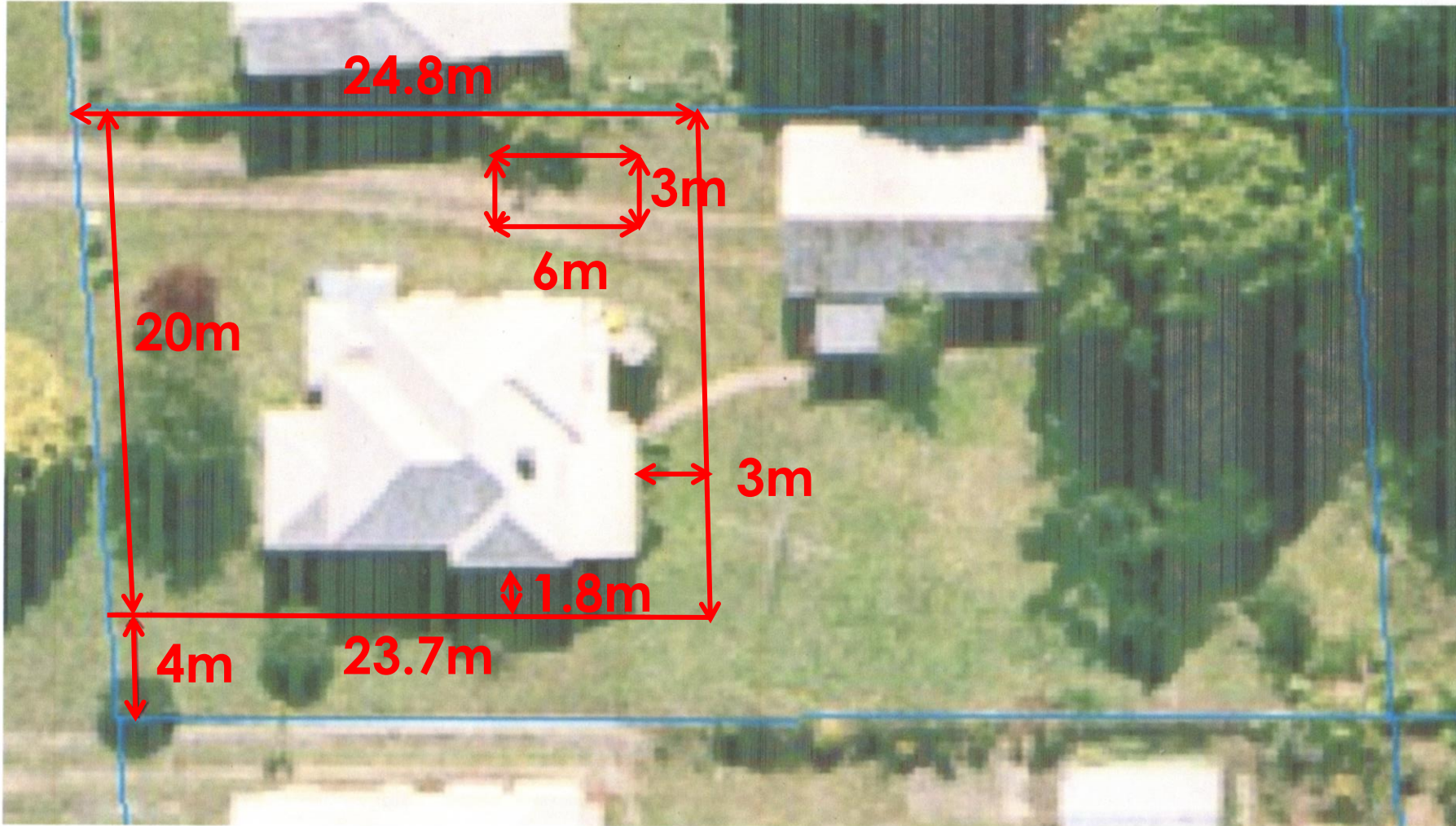
- % Site Cover = (house area / land area) x 100
- Calc =
- House @ 136.2 m² / 486 m² land = 28% site cover
- ❖ Meets requirement of max. 50% site cover of dwelling?

7) Calculate Rear Lot Area (Excl. Driveway) Off Min. Requirements



- Rear lot side boundaries measure = 11 cm & 11.7 cm
- Scale: 1 cm on map = 2.3 m on ground
- 11 cm x 2.3 scale = 25.3 m
- 11.7 cm x 2.3 scale = 26.9 m
- Area = $(25.3 + 26.9)/2 = \text{Avg}$
26.1 m x 24 m = 626.4 m² rear lot (Excl. driveway)

8) Mark Carpark on Front Lot

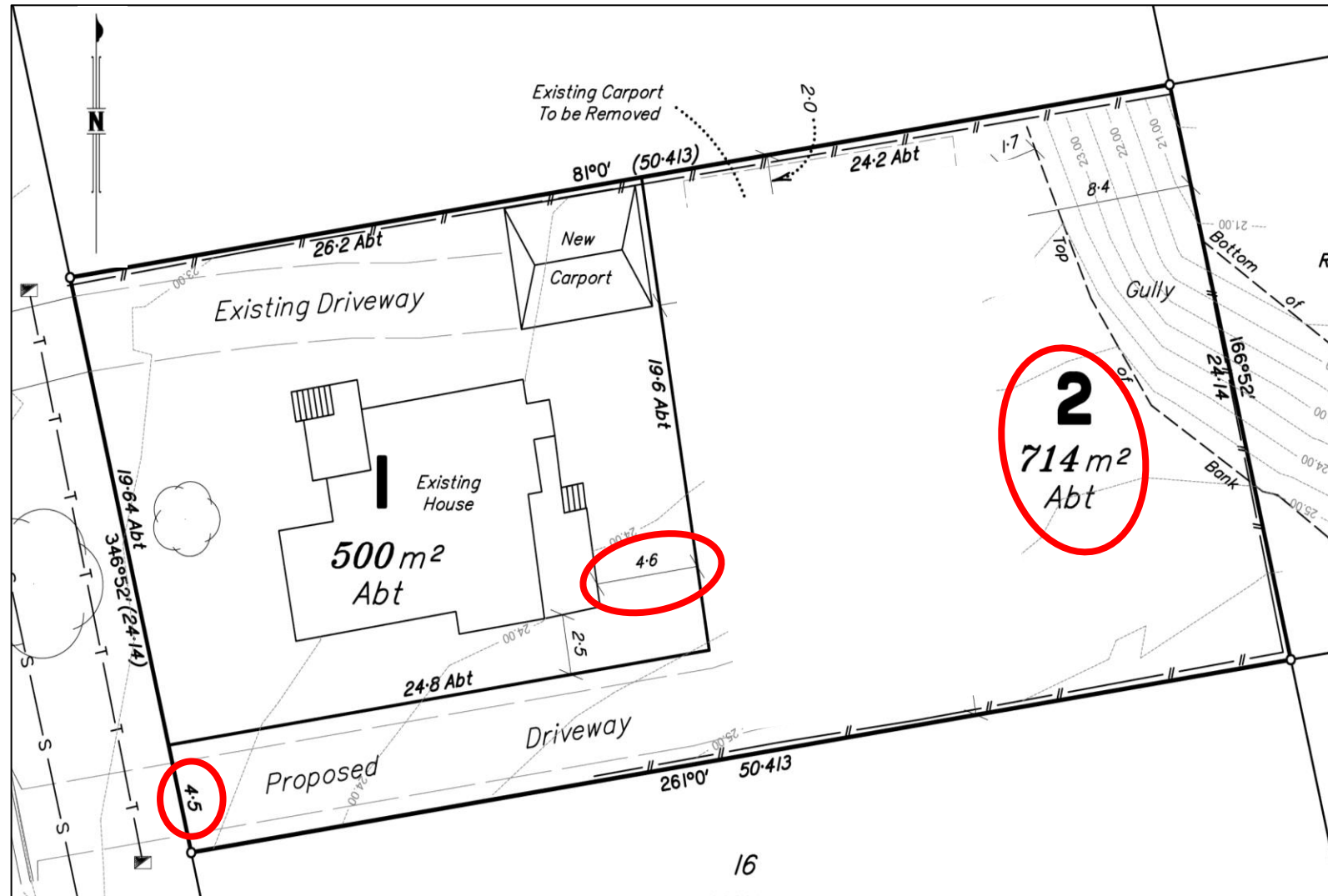


- Require min. 1 carpark per lot = 3m x 6m
- Scale: 1 m on ground = 0.44 cm on map
- 3 m on ground = 3×0.44 Scale = 1.3 cm on map
- 6 m on ground = 6×0.44 Scale = 2.64 cm on map
- Draw on map
 - ❖ Meets carpark requirement?

Phase 3 – Compliance with Planning Requirements & Potential Modifications

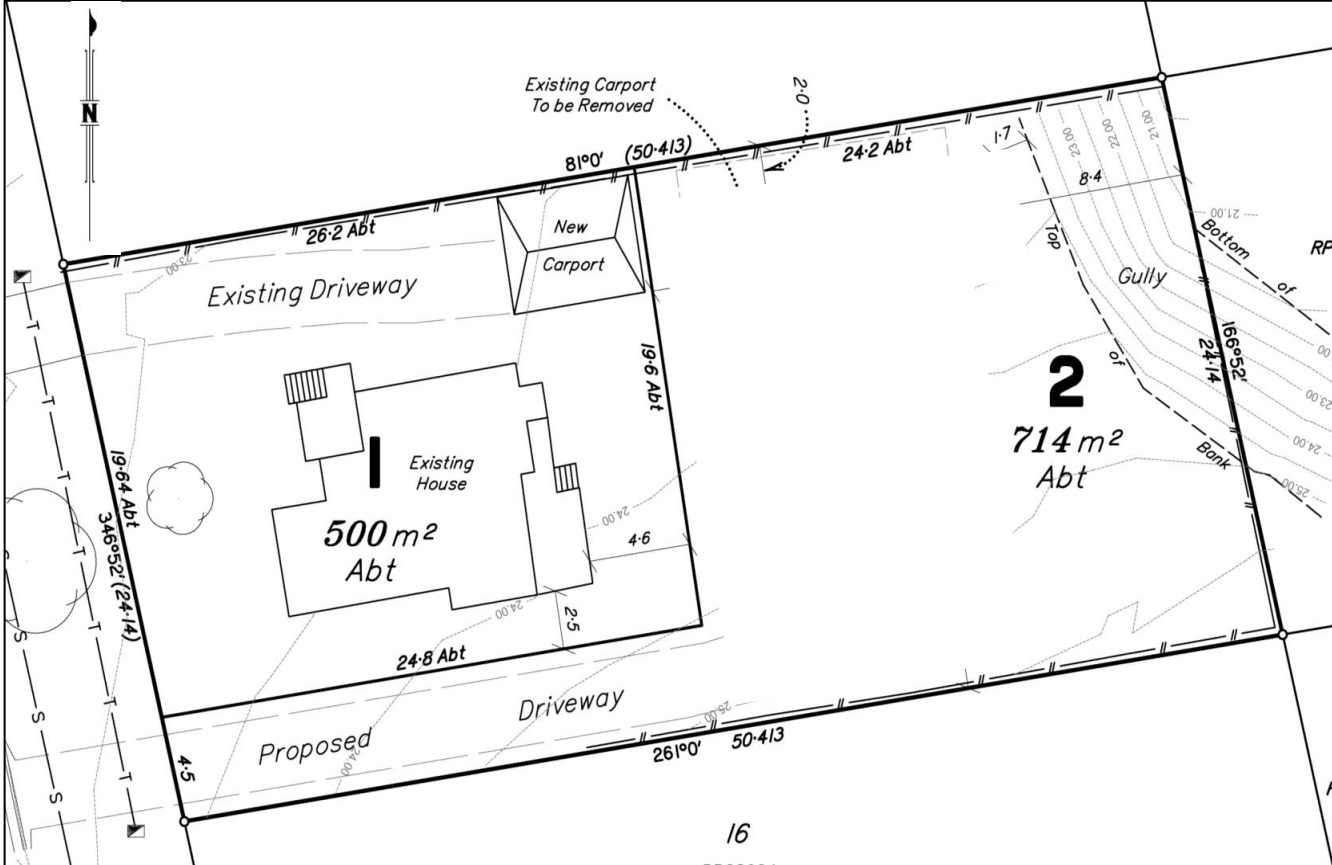
- Where do we have extra capacity?
- What can we modify?
- ❖ Widen battle-axe driveway by approx. 0.3 m to 4.3 m wide
- ❖ Widen rear setback off existing house e.g. 4.5 m
- ❖ Consider rear lot size to allow dual occupancy at rear,
> 700 m² of medium density = dual occ. potential

Final Version

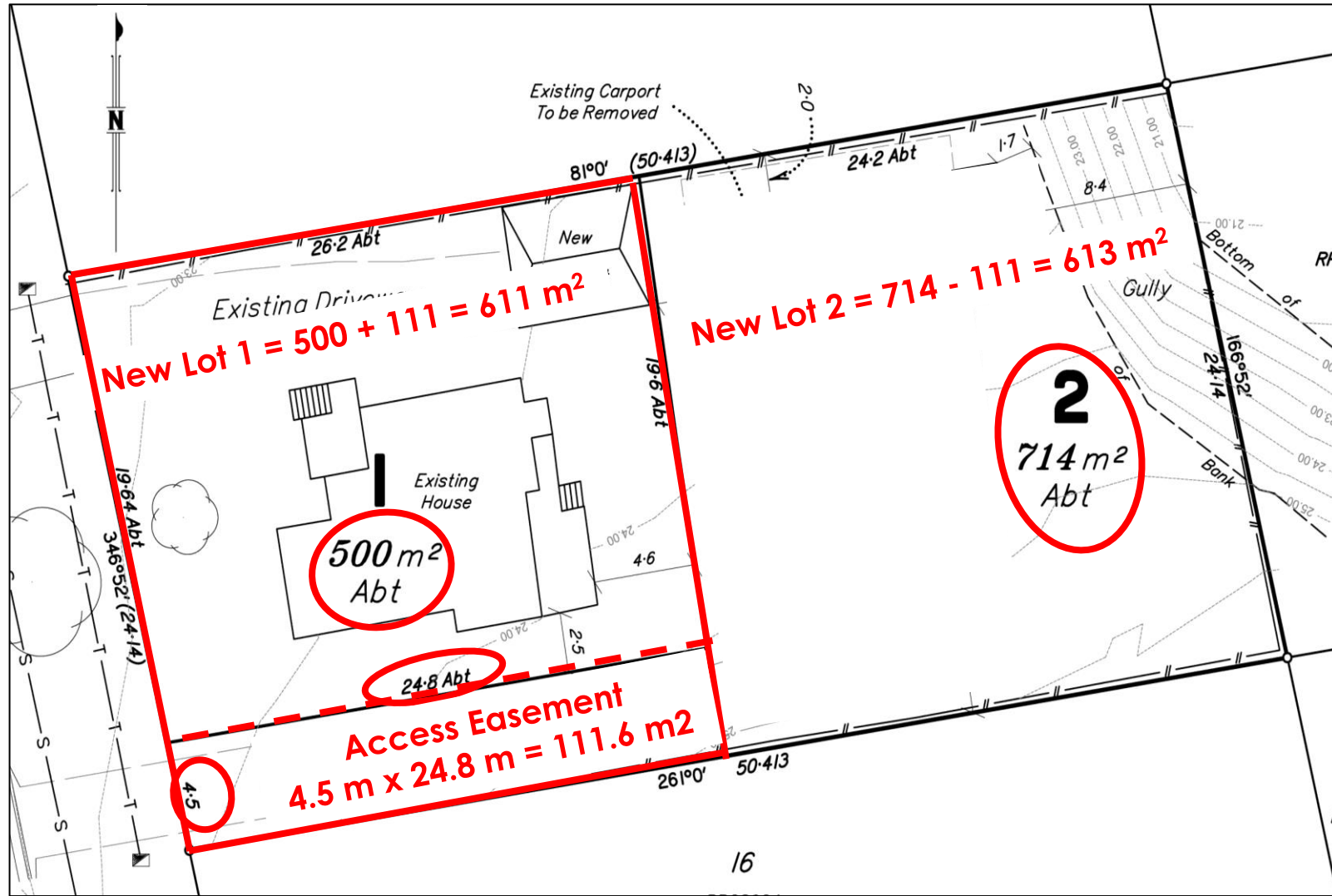


What if Minimum Front Lot Width Requirement = 600 m²?

- What can we do?



Driveway Access Easement Alternative -



- ❖ Make driveway owned by Lot 1
- ❖ Easement over driveway gives Lot 2 access

Phase 4 – House Relocation Review

- Determine Lot 2 building area for relocatable house
- Measure & mark out setbacks on Lot 2
- Which of the 3 relocatable house designs fit Lot 2?

Lot 2 Build Area - Mark Gully Top Bank



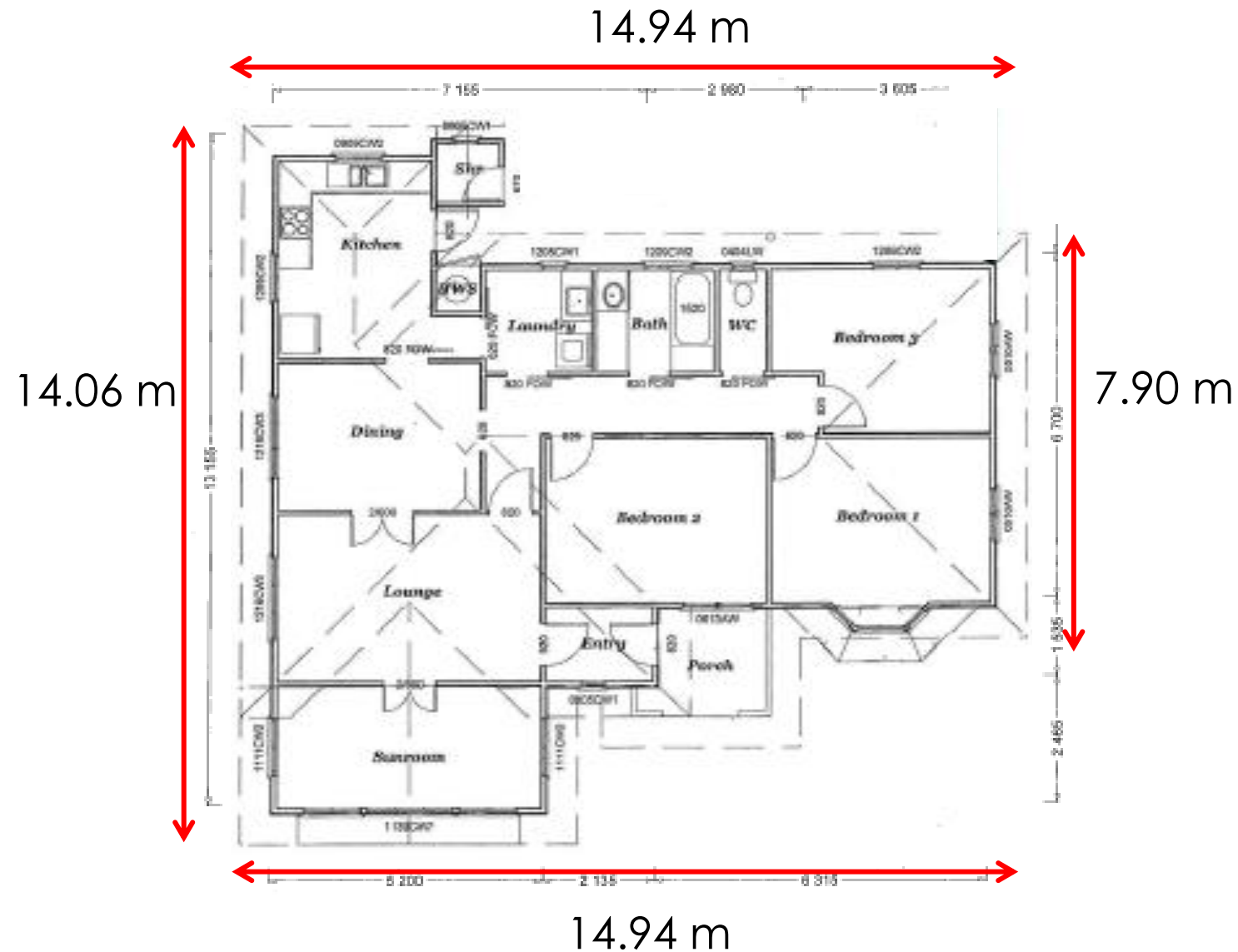
- Gully top bank = 9.4 m off rear boundary
- Scale: 1 m on ground = 0.44 cm on map
- 9.4 m on ground = 9.4×0.44 scale = 4.1 cm off rear boundary

Lot 2 Building Area -



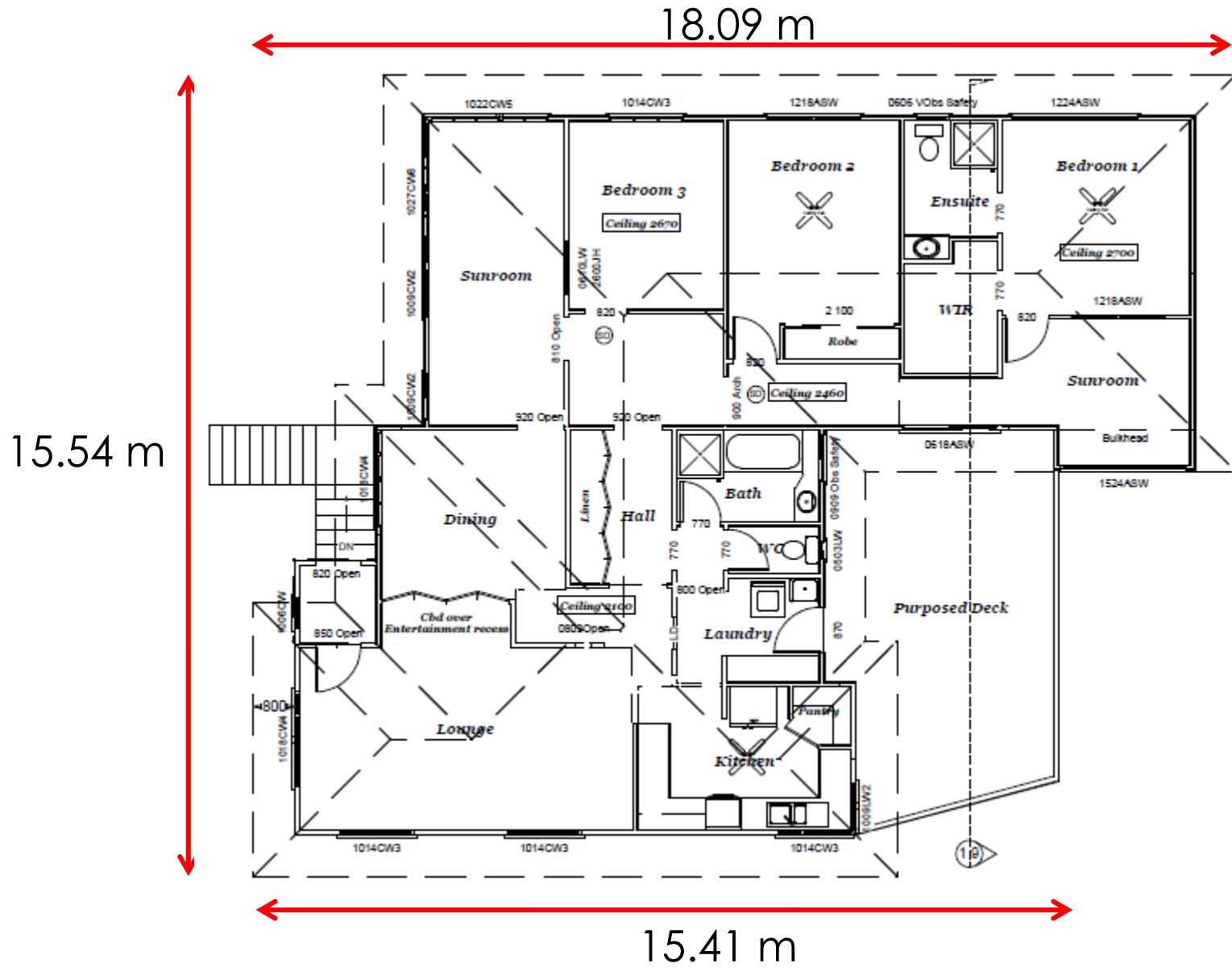
- Require 2 m side set -back for 2 story dwelling
- 7.8 cm on map = 7.8×2.3 scale = 17.9 m
- 6.0 cm on map = 6×2.3 scale = 13.8m
- Lot 2 build area = 13.8 m x 17.9 m

House 2



- Measurements to outer most projection (Incl. 600 mm eaves)

FLOOR AREA	
LIVING	122.72 Sq M



House 3

- Measurements to outer most projection (Incl. 920 mm eaves)

15.54 m

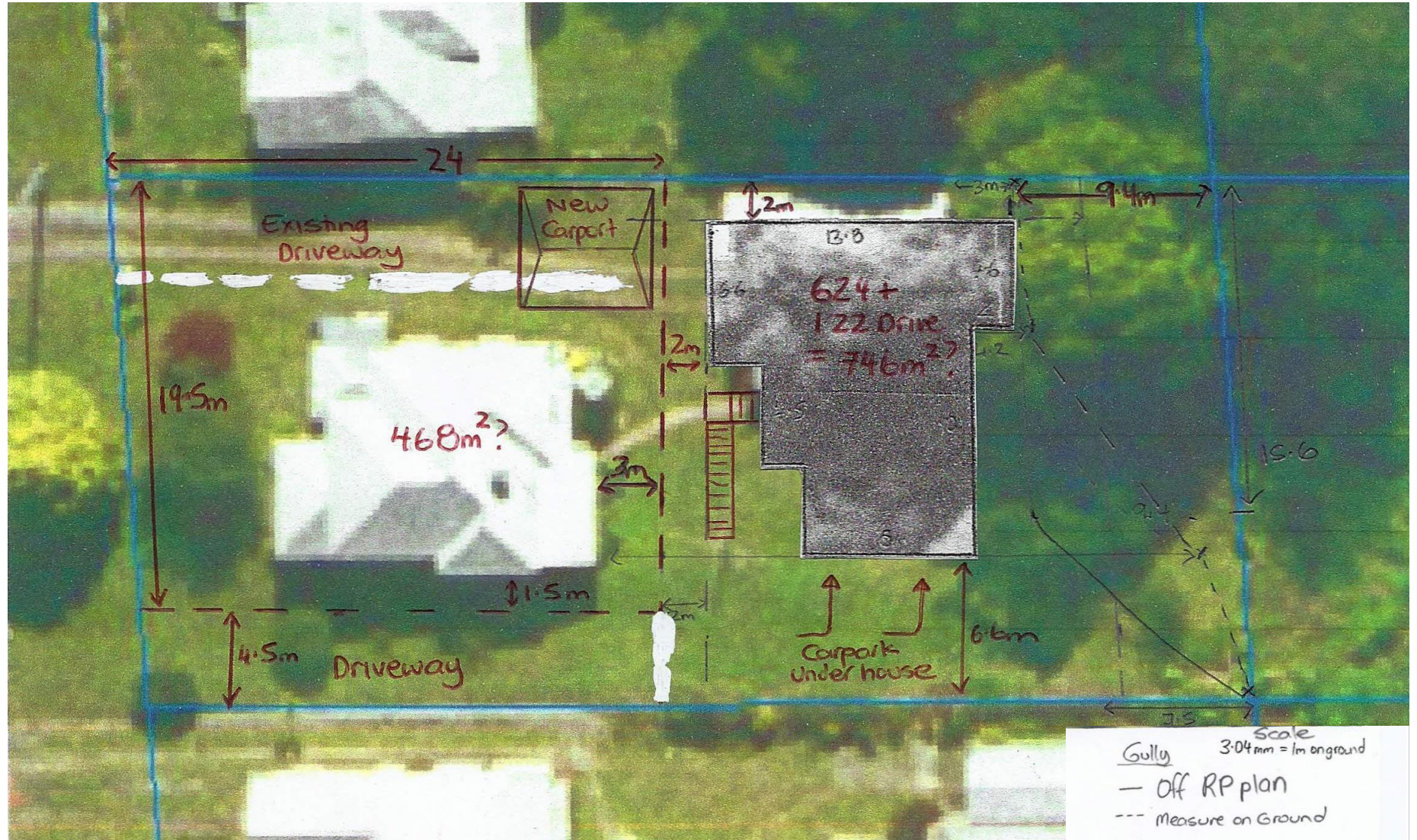
FLOOR AREA	
LIVING	165.964 Sq M
VERANDAH	30.811 Sq M
TOTAL	196.775 Sq M

Lot 2 Building Area – (13.8 m x 17.9 m) – What Fits?

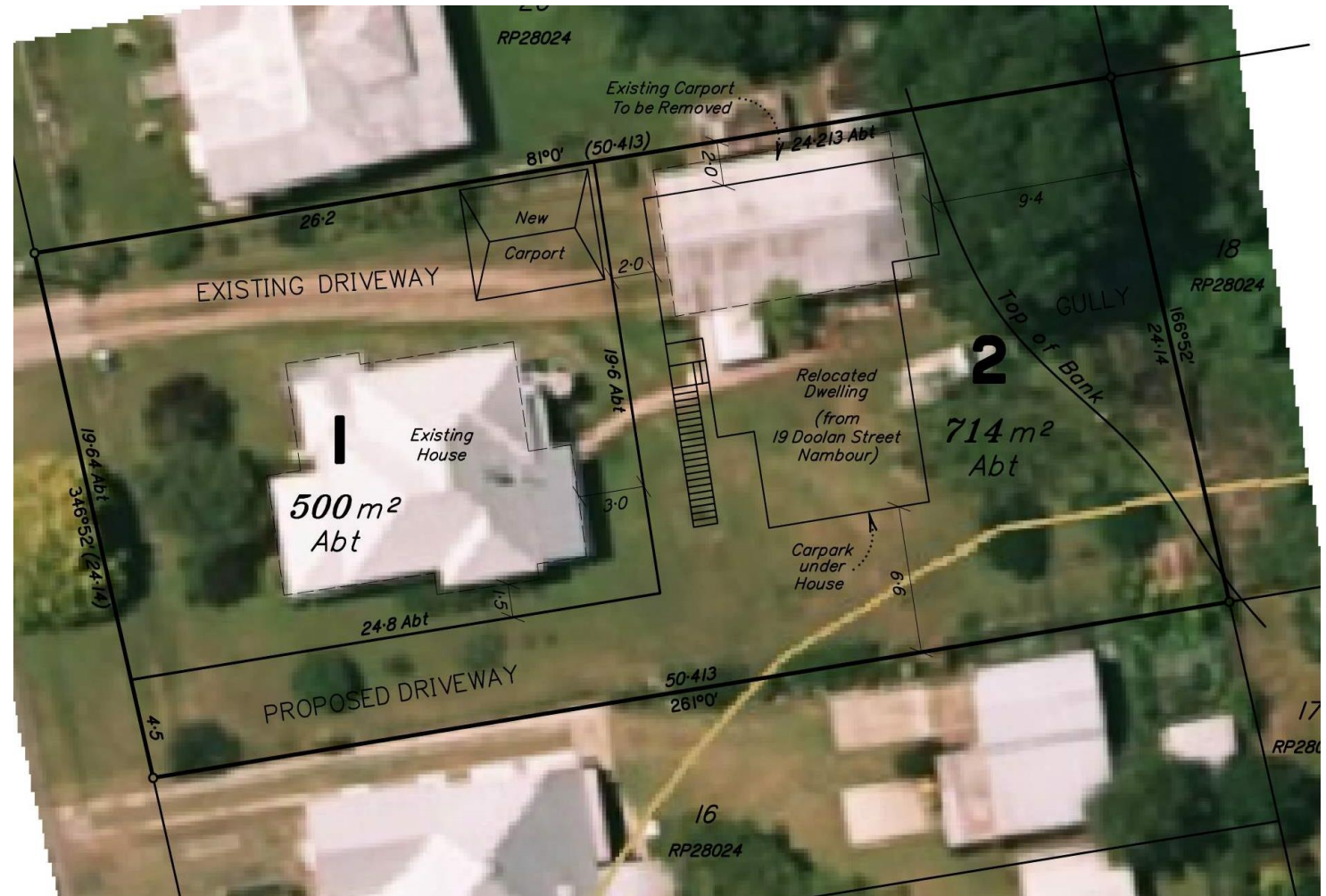


- House 1? – Fits (12.4 m x 11.9 m)
- House 2? – Footprint fits with eaves hanging over gully (14.1 m x 14.9 m)
- House 3? – Doesn't fit (18.1 m x 15.5 m)

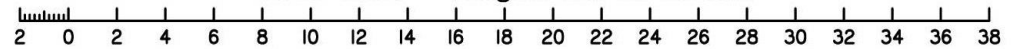
Draft 1 – Manually drawn subdivision & House 2 floor plan - provided to surveyor



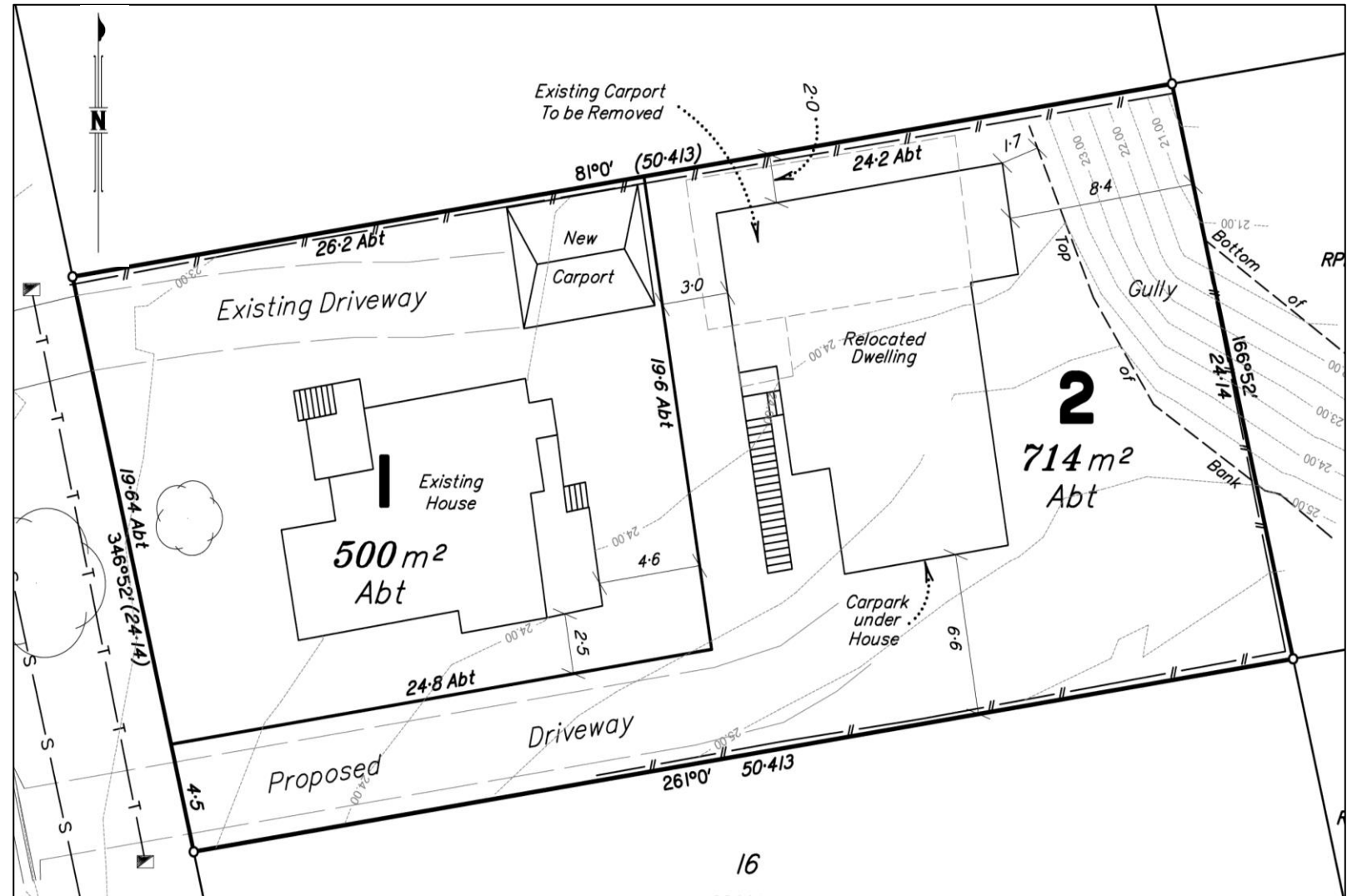
Draft 2 – Surveyor Draft Plan



Scale 1:250 – Lengths are in Metres.



Final – Subdivision Plan & House 2 Relocation Position



Completed Subdivision & House 2 Relocation



QUESTIONS?