

# Merry Christmas Beautiful Platinum's



PLATINUM

December 2023

Subdivision

Mastermind  
Event

Brisbane

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**Tamara Read, Nicolle Beer &**

**Christine Hamilton**

*QLD State Coaches*



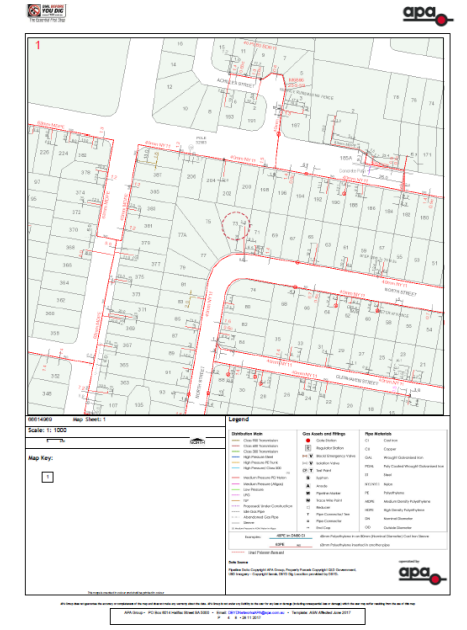
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# Resources Required -

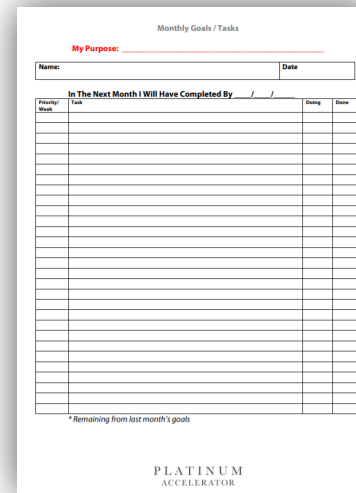
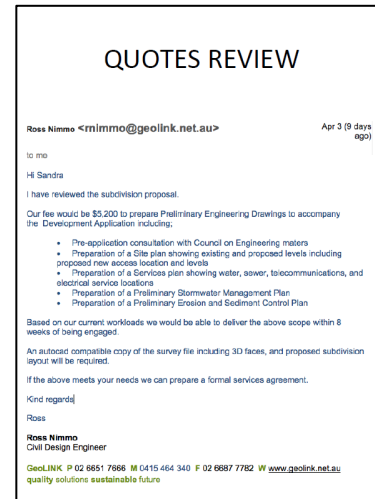
- 1) Workbook Print-out



- 2) DBYD Maps Print-out



- 3) Quotes Print-out



- 4) Monthly Goals Sheet – Last Month & This Month

# Event Outline -

- 6:00 – 6:30 Networking
- 6:30 - Start
- 6:30 – 6:45 Introductions & Housekeeping
- 6:45 – 8:00 Accountability
- 8:00 – 8:30 Networking Break
- 8:30 – 10:30 Subdivision

# Workshop Format

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



# WELCOME NEW PLATINUM'S



- Helen Newell

# Housekeeping



# 2024 DATES

- **Monthly Dates (Tuesday's) @ Amora Hotel 6pm start**

- ❖ 6<sup>th</sup> Feb
- ❖ 5<sup>th</sup> March
- ❖ 2<sup>nd</sup> April
- ❖ 7<sup>th</sup> May
- ❖ 4<sup>th</sup> June
- ❖ 16<sup>th</sup> July
- ❖ 6<sup>th</sup> August
- ❖ 3<sup>rd</sup> September
- ❖ 8<sup>th</sup> October
- ❖ 5<sup>th</sup> November
- ❖ 3<sup>rd</sup> December

**\*\* Parking beneath venue via Cousins Lane**

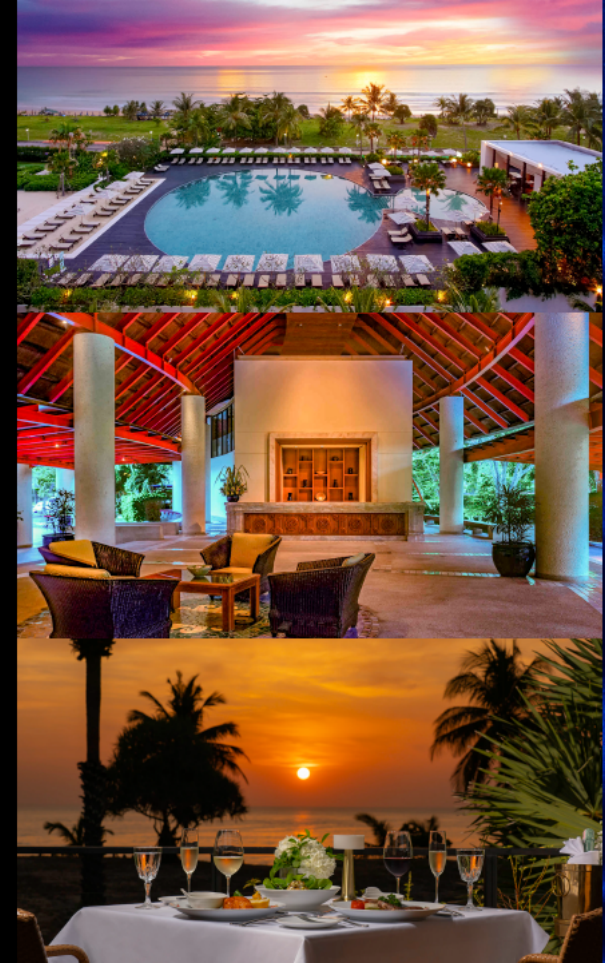
2024



# PLATINUM ACCELERATOR

**NATIONAL CONFERENCE THAILAND**

KARON BEACH PHUKET THAILAND | JULY 2024



# THAILAND – JULY 2024 National Conf

Date: Tues 2<sup>nd</sup> to Fri 5<sup>th</sup> July 2024

Venue: Pullman Phuket Arcadia  
Karon Beach Resort Thailand

Travel: Fly to Phuket International  
Airport – 50min drive to Resort

Costs: Students to pay own flights,  
transfers, accommodation, &  
meals outside of conference  
meals & Gala dinner

Accom Booking: Venue will offer  
discounted rate on accom  
booked via Knowledge Source

Event Booking:

<https://iloverealestate.tv/pnc-thailand-2024-registration/>



- ◉ **Welcome to Platinum Masterclass Event :**
  - ❖ New students ONLY - Compulsory 😊😊
  - ❖ **11<sup>th</sup> Dec**, Zoom @ 6pm QLD, Hosted by Dymphna!!
    - ❖ Roadmap to maximize your success in Platinum
    - ❖ Intro to fellow students





PLATINUM  
ACCELERATOR

# MoneyMind Mastery+

*With Nicole Beer*

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 Knowledge Source



# MoneyMind Mastery+

For Platinum  
Accelerator Students

Every second **Monday**  
evening, 7 for 7.30pm Syd/  
Mel time.

- 22 Jan 2024  
(Nicolle is away beginning Feb)
- 19 Feb 2024
- 4 Mar 2024
- 18 Mar 2024
- 8 Apr 2024
- 22 Apr 2024
- 6 May 2024
- 20 May 2024



ULTIMATE

MEMBERS ONLY



MoneyMindMastery

*With Nicole Beer*





# Money Mind Mastery



ULTIMATE

MEMBERS ONLY

Designed to tackle the top 4 Mindset issues that affect ILRE students.

Creating momentum toward success!

All sessions starting 7pm  
Melb/Syd Time

- 29 Jan 2024
- 26 Feb 2024
- 25 Mar 2024
- 29 Apr 2024
- 27 May 2024

*How To Create The Right Mindset  
To Make Your Life Extraordinary*

Money **Mind** Mastery  
**SUCCESS**  
**PRINCIPLES**  
*With Nicole Beer*

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REAL ESTATE

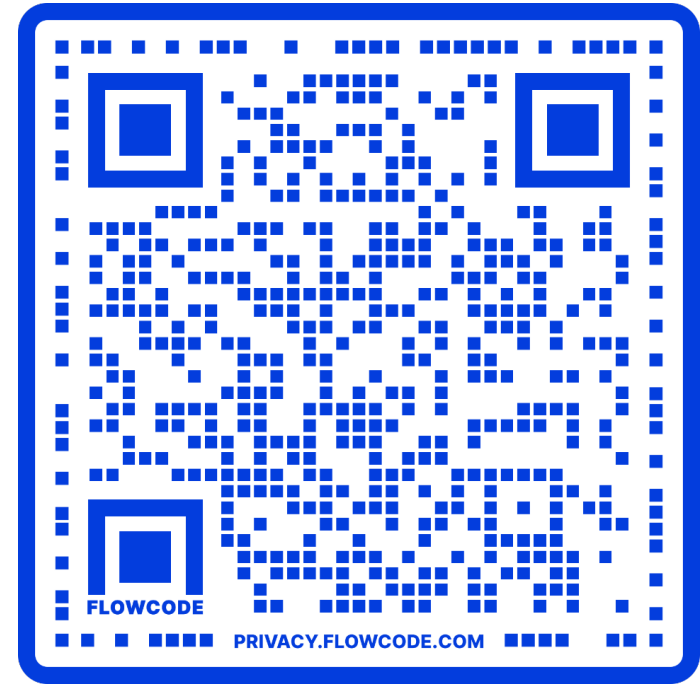
 Knowledge Source



# Success Principles Event

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- **Saturday 24 February 2024**
- Free and Live Online on Zoom
- If you would like to attend:
- Please scan the QR Code or go to:
  - <https://renewaldynamics.kartra.com/page/SuccessPrinciplesEventFeb2024>



MoneyMindMastery  
**SUCCESS**  
PRINCIPLES



# Cambodia Trip 2024

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**RAIN**  
IMPACT

 Knowledge Source

2024

## Raw Impact Charity Partnership

- ❖ Cambodia Trip: 7-13 July 2024
- ❖ EOI ASAP
- ❖ Registration – First in First Served  
- Closes when the first 100 have registered and paid

<https://i-love-real-estate-cambodia-2024.raisely.com/#interest>

# Raw Impact Charity Partnership

- ❖ Trip Planning Zoom Meeting  
Date: TBA
- ❖ Non-attendees – Can Donate \$ and / or Resources (List to come)
- ❖ Resources Coordination – Key Person – Nominations Please Per State



## I LOVE REAL ESTATE CAMBODIA TRIP

Team is hitting the ground in June 2020 to get amongst the action in Cambodia. The team will make a huge impact on two different projects – RAW's Every Pin in Ko Ki. The team will also have the opportunity for a village sleep out which will give them the chance to immerse themselves in Cambodian culture and we're looking forward to having the I Love Real Estate team on the ground!

[EXPRESS INTEREST](#)

# QLD Christmas Party

Date: 9 December 2023

## Venues:

- Lumber Punks – Axe Throwing (West End)
- Distillery – Gin/Whiskey Tasting – Limited tickets
- Archer Brewing – Dinner (own cost and selection)

A bus will be available to transport us between venues on the day

Deposit has already been deducted in links



Total Cost per person: **\$115/**  
**pp inc tasting + Dinner**  
<https://www.trybooking.com/CNJXE>

Total Cost per person: **\$80/**  
**pp w/out tasting + Dinner**  
<https://www.trybooking.com/CNJXI>

# 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 Luck

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 Wootton

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](#)

# Housekeeping

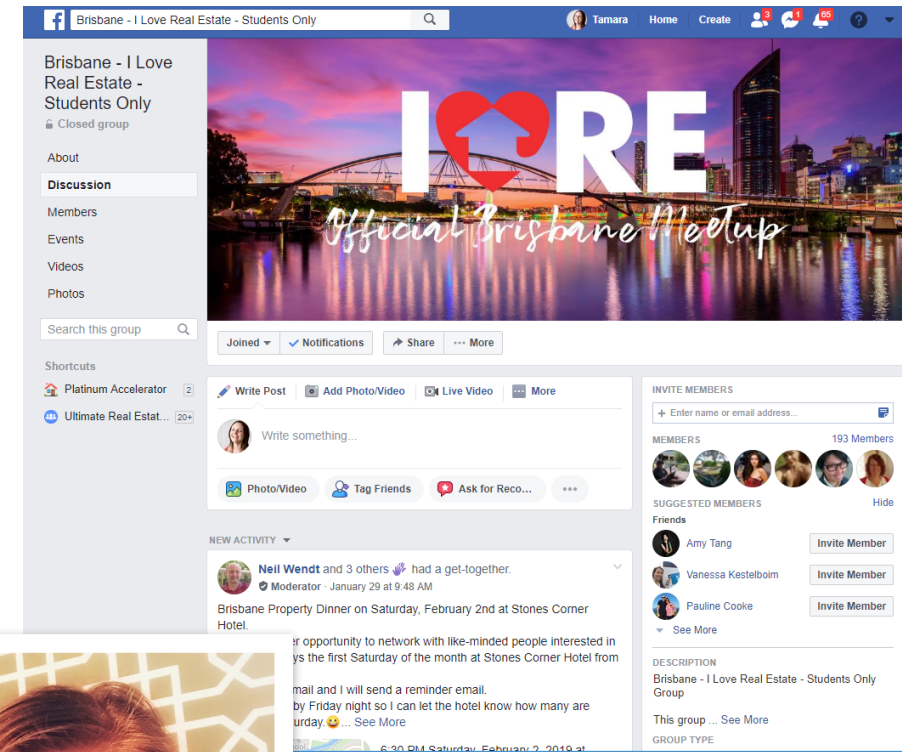
- **PA Meetup Groups – LIVE!!**
  - ❖ Brisbane Platinum Student Meetups
  - ❖ Organiser - Amanda Chambers
  - ❖ 3<sup>rd</sup> Saturday of Each Month @ private space – 3 locations on rotation
  - ❖ RSVP Required

\*\* Text Amanda on 0423 173 458 or contact her on Facebook via the Meet-up Group Link



# ILRE Brisbane Monthly Meetups

- ❖ Organizers - Neil & Yelena Hensley
- ❖ Info & RSVP: Ultimate Website / ILRE Community / ILRE Brisbane Meetup / Link to FB Page
- ❖ Location – TBC
- ❖ Dates – First Saturday of each month, 6pm
- ❖ Organizer Contact – Neil Hensley Mbl 0404401016



# ILRE Gold Coast Monthly Meetups

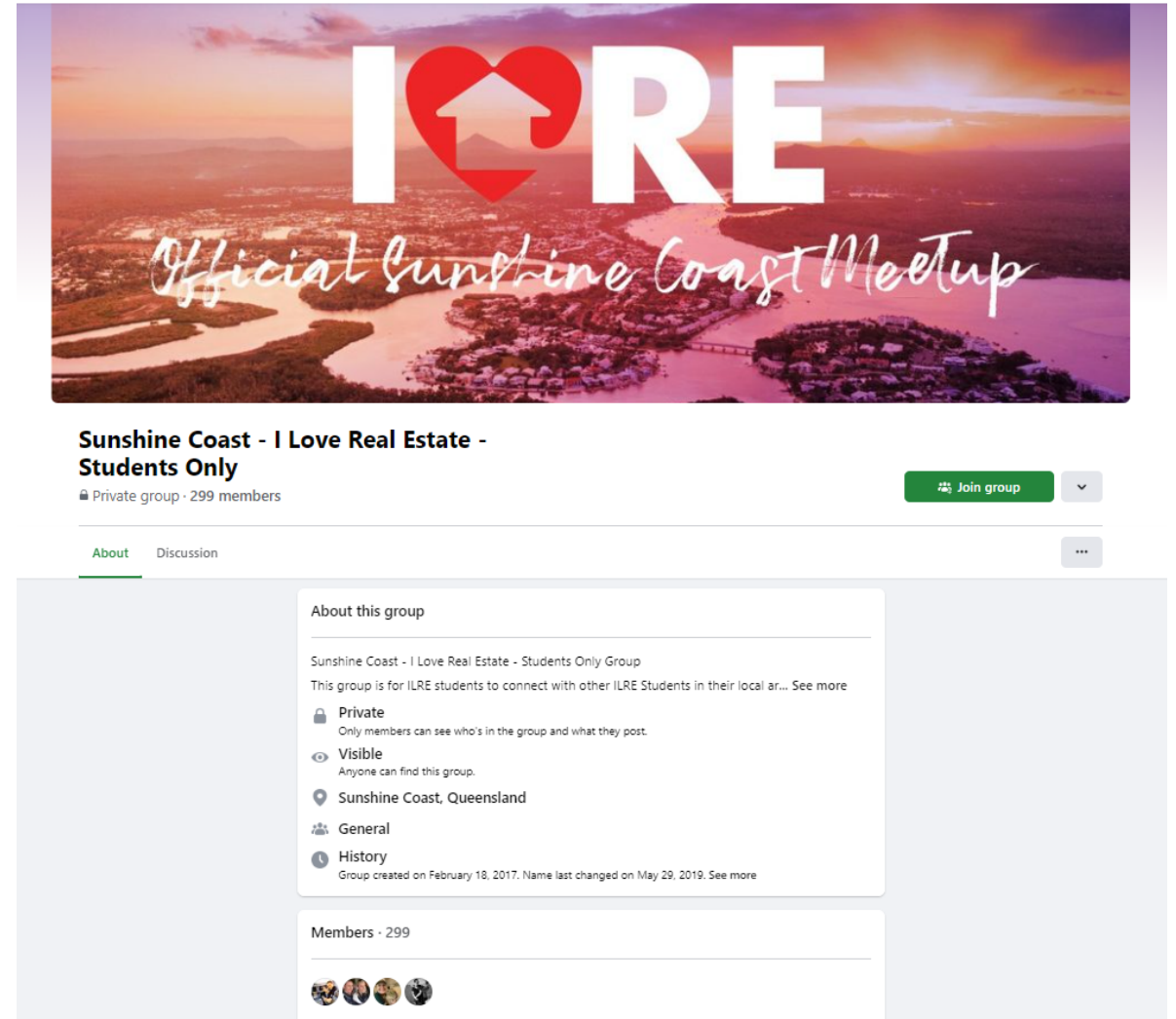
- ❖ Organizer – Tracy Travis
- ❖ Info & RSVP: Ultimate Website  
ILRE Community / ILRE Gold Coast Meetup / Link to FB Page
- ❖ <https://www.facebook.com/groups/GoldCoastILoveRealEstateStudentOnly>
- ❖ Location – Benowa Tavern
- ❖ Dates – Last Saturday of each month, 6pm
- ❖ Organizer Contact –  
Tracy Travis Mbl 0407631141



# ILRE Sunshine Coast Monthly Meetups

❖ Search Facebook  
“Sunshine Coast – I Love  
Real Estate Students Only”

❖ Organizer  
Contact –  
Val Pennazza  
Mbl 0447695811



# GRADUATING PLATINUMS



- Nigel Kelly
- Grace Crear
- Renee & Mark Nicholson
- Amanda-Jane Vaughan
- Wendy O'Keefe

- Paul Cronk
- Jane & Sienna Hagarty
- Dirk Lessner & Jo-Anne Brannelly
- Joseph Aparis
- Charlotte Radda
- Tracy Travis
- Lillian & Rory Gowers
- Paul Russell
- Vivianne Dawalibi



# STUDENT OF THE MONTH

● ??????????

# PLATINUM



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# PLATINUM

## Managing Stress To Set Yourself Up For The New Year

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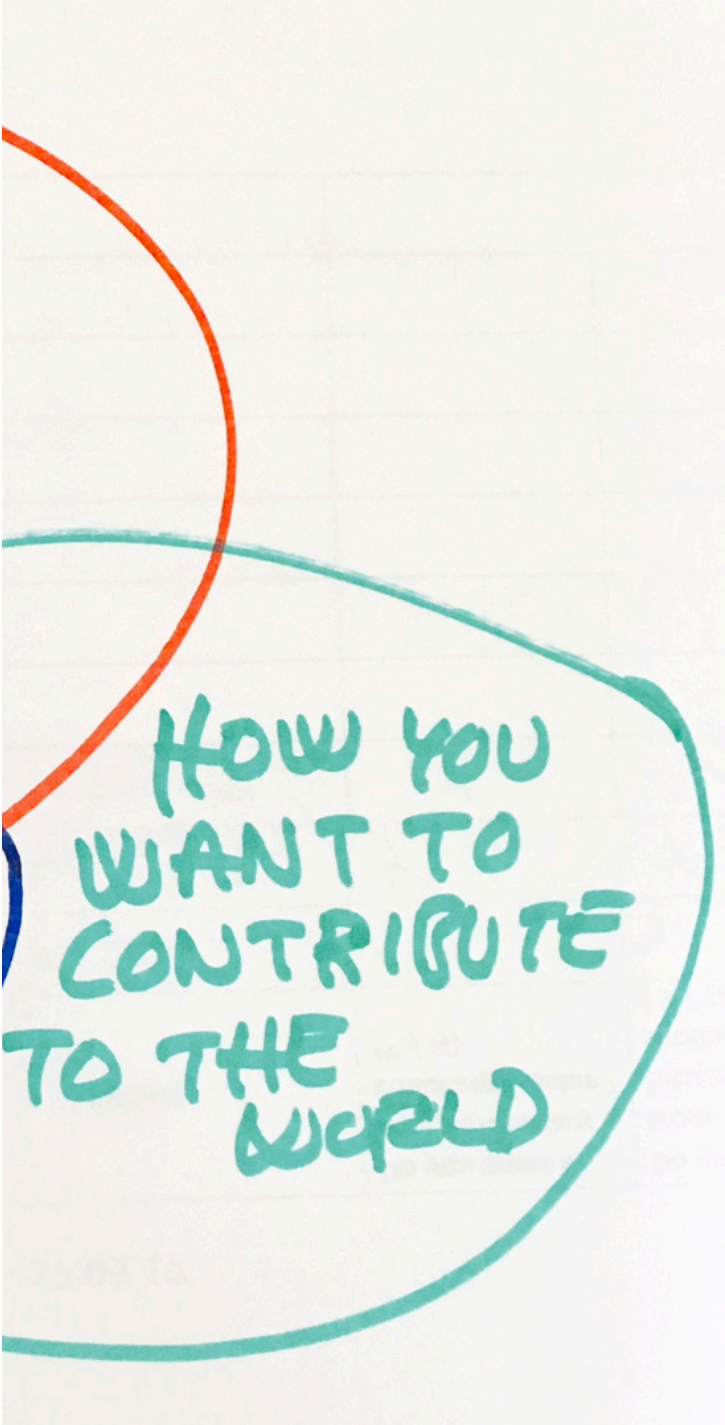
WHAT YOU  
ENJOY

Write Down 5 things you Enjoy



Write Down 5 things  
you are Good at

Write Down 5 ways you  
want to contribute



HOW YOU  
WANT TO  
CONTRIBUTE  
TO THE  
WORLD

WHAT YOU  
ENJOY

WHAT YOU  
ARE GOOD  
AT

UNIQUENESS

HOW YOU  
WANT TO  
CONTRIBUTE  
TO THE  
WORLD

# FLAWSOME:

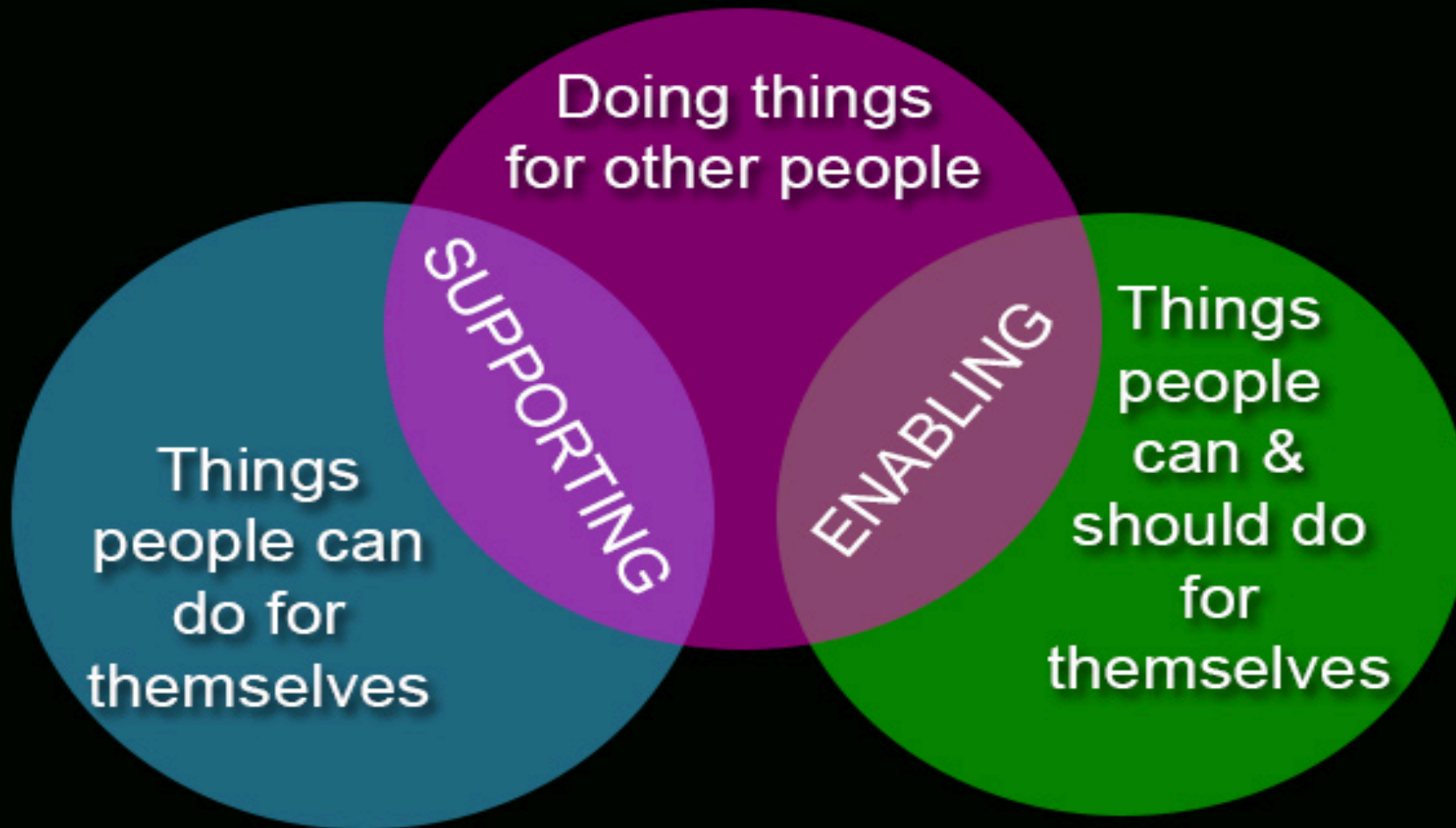
(ADJECTIVE)

- A person who embraces their *flaws* and knows they're *awesome* regardless.



We all have Flaws – Acknowledging them, working to improvement but loving them anyway is life's Journey

# Enabling Vs. Supporting



# Enabling – For what?

- To be loved? - People Pleaser
- To feel Important and needed?
- Speed – It's just faster?
- Path of least resistant – Conflict avoider?
- Misguided Diplomat

**Embrace the  
insecurities sunshine.  
You are human..we all  
have flaws**

Enabling can lead to Overwhelm

Overwhelm can lead to Stress

Stress is very BAD

Stress is the root cause of 95% of Disease

Dr Bruce Lipton

B|B|C



Stress affects everyone differently

How you deal with stressful situations is a matter of **choice.**



# Ancient Japanese Relaxation Technique



# Ancient Japanese relaxation Technique

**THIS ANCIENT  
JAPANESE  
TECHNIQUE  
KILLS STRESS  
IN 5 MINUTES!**

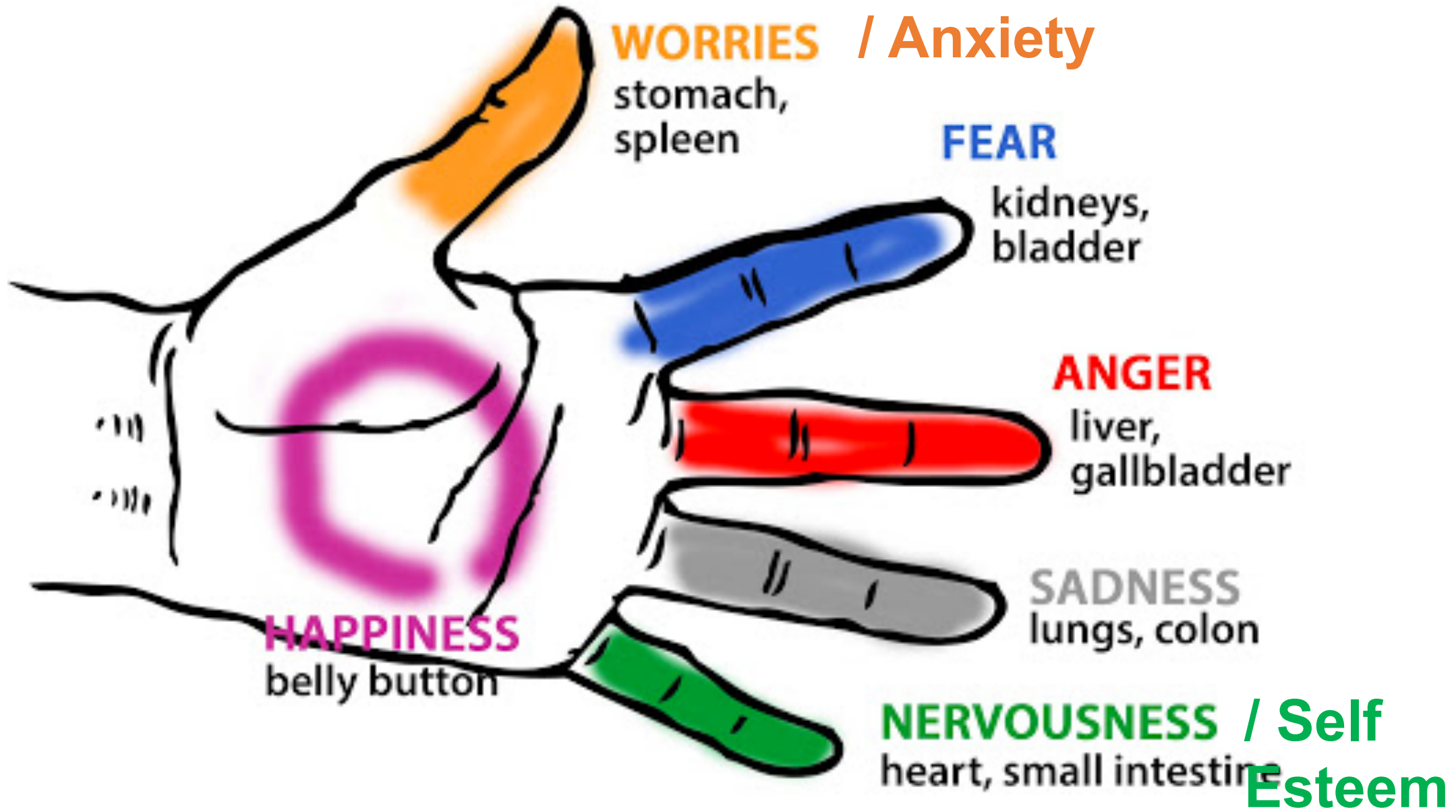


# Ancient Healing Systems Have The Answer

- Many ancient healing systems have shared beliefs about the energy of the body being important for curing illness. Hindu, Asian, Greek, Native American, Tibetan, Zen and Mediterranean healing wisdom all share the belief in a life [energy](#) force that we need to balance and harmonize for well-being.
- This ancient Japanese technique employs a similar technique using acupressure points.
- However this method is easier, shorter, and can be just as effective in only 2-5 minutes at a time.

# Research Backing Up The Technique

- [Researchers in one study taught this acupressure technique to nurses](#) and measured their stress levels before and after one month of daily practice.
- They found that the nurses in the study had “significant increases in positive outlook, gratitude, motivation, calmness, and communication effectiveness and significant decreases in anger, resentment, depression, stress symptoms, time pressure, and morale issues. Nurses also reported less muscle aches, sleeplessness, and headaches.”
- Researchers also found “significant increases in nurses’ caring efficacy in areas of serenity in giving [care](#), tuning in to patients, relating to patients, providing culturally congruent care, individualization of patient care, ability to decrease stressful situations, planning for multiple needs, and creativity in care.”



- The goal is to balance all the opposing energy forces in your body. Start by taking one finger at a time, grasping it with the opposite hand and wrapping every finger around it.
- Hold each finger for one to two minutes. Wait until you feel the pulse. This is when you know it's working.
- To aid in [relaxation](#), apply slight pressure to the center of your palm with your opposite thumb and hold for at least one minute.
- If you practice this technique every day, your spirit becomes balanced, enabling you to deal with stress much more effectively. This video demonstrates.

- The hand palm feeds into all the fingers. Vice versa, all fingers feed back into the palm. This makes it simultaneously the 'spring' that feeds energy into the fingers as well as the lake that collects all energy flowing out of the fingers.
- Therefore, working on the palm of your hand has a balancing effect on your overall happiness.
- To calm your mind, **apply slight pressure in the center of the palm with the thumb of the opposite hand and hold for at least one minute**

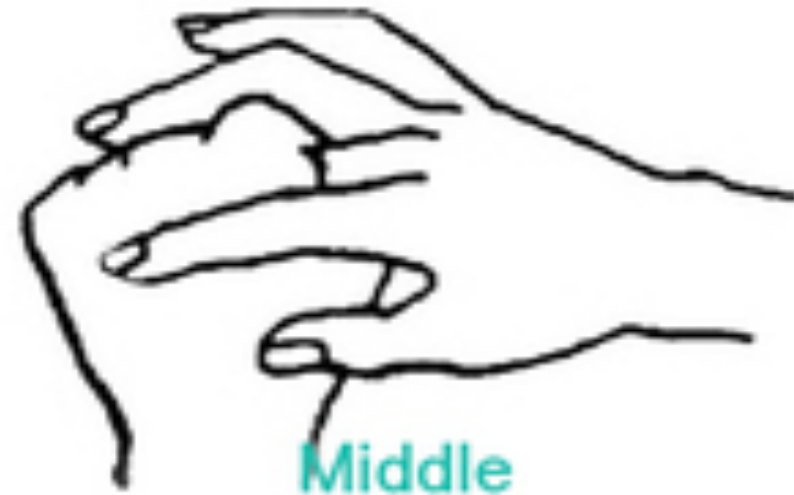
- Practice this technique every day to stay calm and re-establish the balance within yourself.
- This practice is an astonishingly simple style of acupressure. It works with a set of energy points and energy pathways.
- When a pathway becomes blocked, energy stagnates. This initially affects the local area of stagnation, but has the potential to create imbalance along the entire pathway.



**Thumb**  
**Release Worry  
and Anxiety**



**Index**  
**Release Fear**



**Middle**  
**Release Anger**

Holding our fingers  
to help the energy  
flow. To energize,  
prevent and be.



**Fourth**  
**Release  
Sadness**



**Little**  
**Release  
Nervousness**



**Palm**  
**Release Pain**

<https://www.youtube.com/watch?v=pTgOLLmTQI0>

- [https://www.youtube.com/watch?v=hZBCI13rJmA&list=RDpTgOLLmTQI0&start\\_radio=1](https://www.youtube.com/watch?v=hZBCI13rJmA&list=RDpTgOLLmTQI0&start_radio=1)
- [https://www.youtube.com/watch?v=mWZ6b\\_I-Djg](https://www.youtube.com/watch?v=mWZ6b_I-Djg)
- <https://www.youtube.com/watch?v=ybnzd4zu8xs>
- <https://www.youtube.com/watch?v=hnpQrMqDoqE>

PLATINUM

Accountability  
Monthly Goals



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# Buddy Process Follow-Up



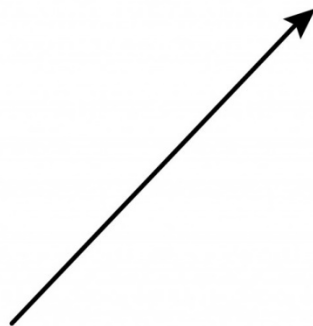
- Partner with someone you don't know
- Active Platinum Partners split up (Non-active partners stay together)
- Exchange Mobile No.
- Schedule to "TALK" weekly
- Finishing students partner together

# Last Month In Review

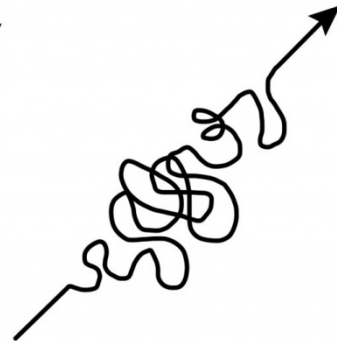
Share Your  
Successes and Challenges

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

# PLATINUM

# Subdivision

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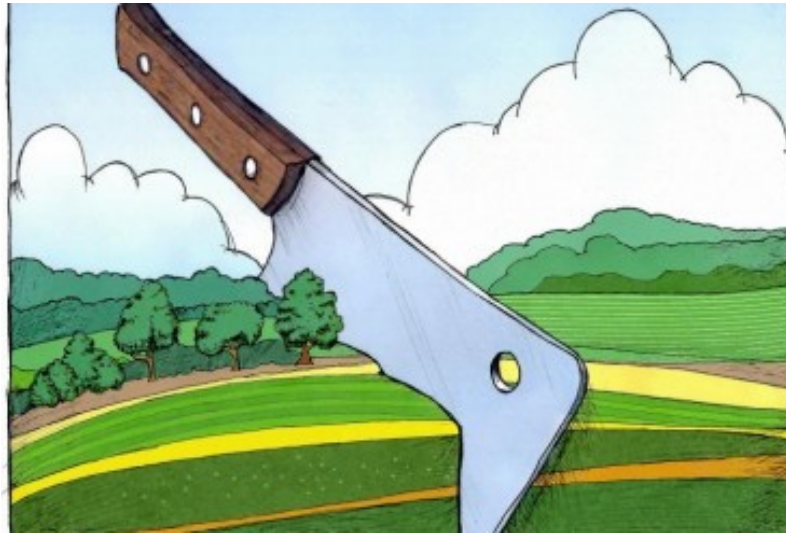
**I LOVE**  
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# Subdivision Deal

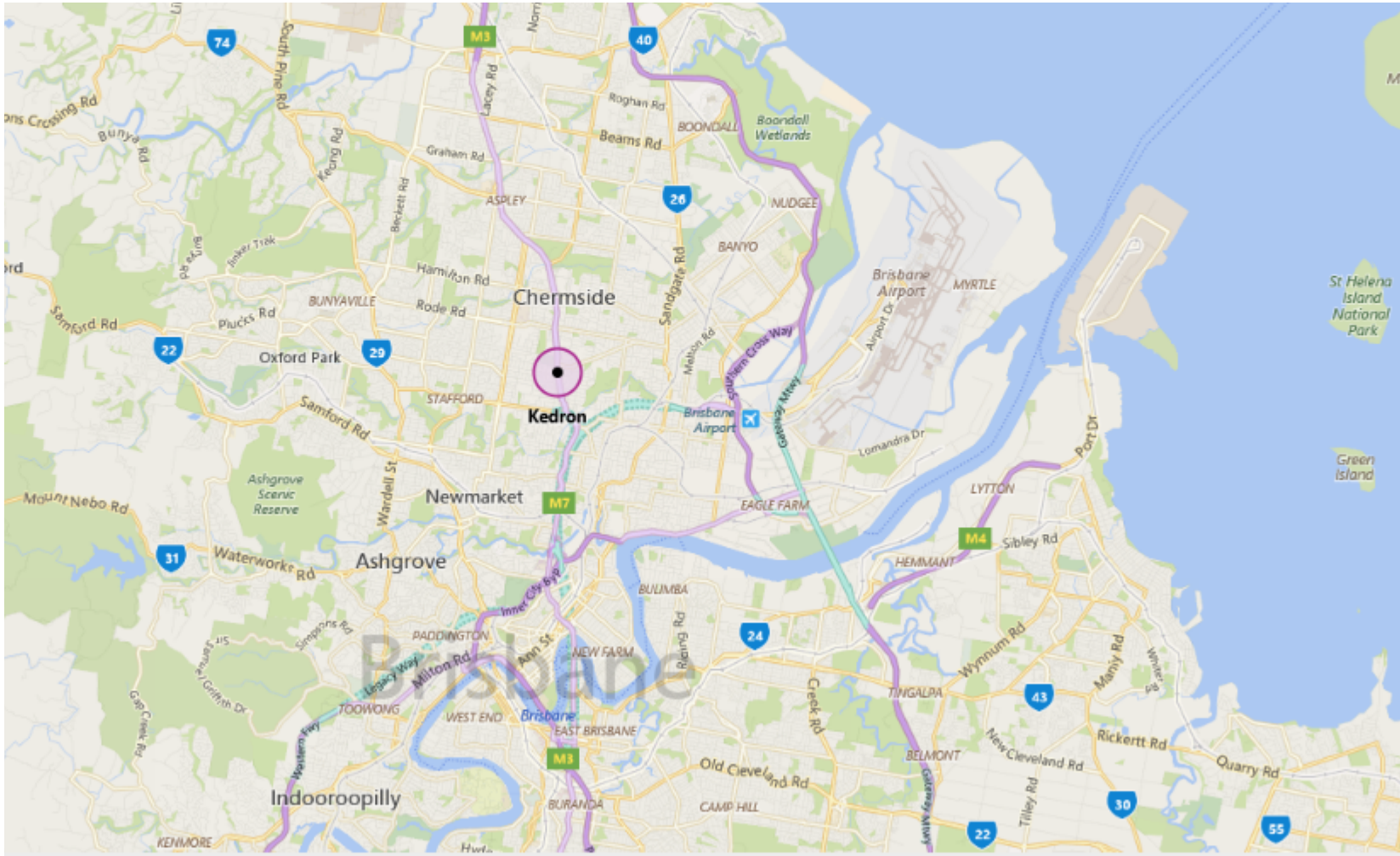
Part A: Deal Review

Part B: Due Diligence / Research

Part C: Quotes Review



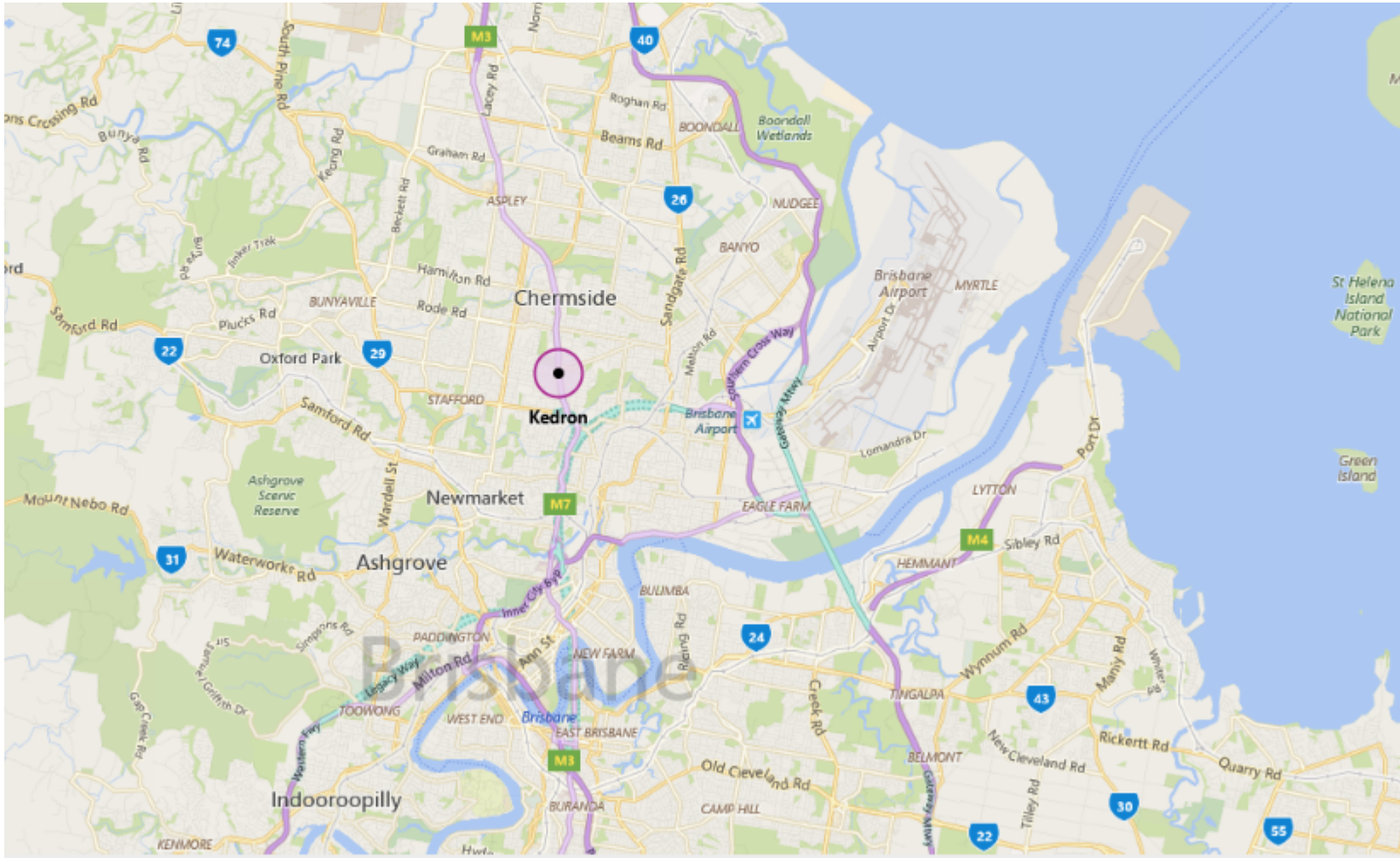
# Part A - Location Research -



Target Suburb =  
Kedron, Brisbane

Determine key  
area attributes?  
(Google) =  
Induction Webinar  
Series

# Location Research -

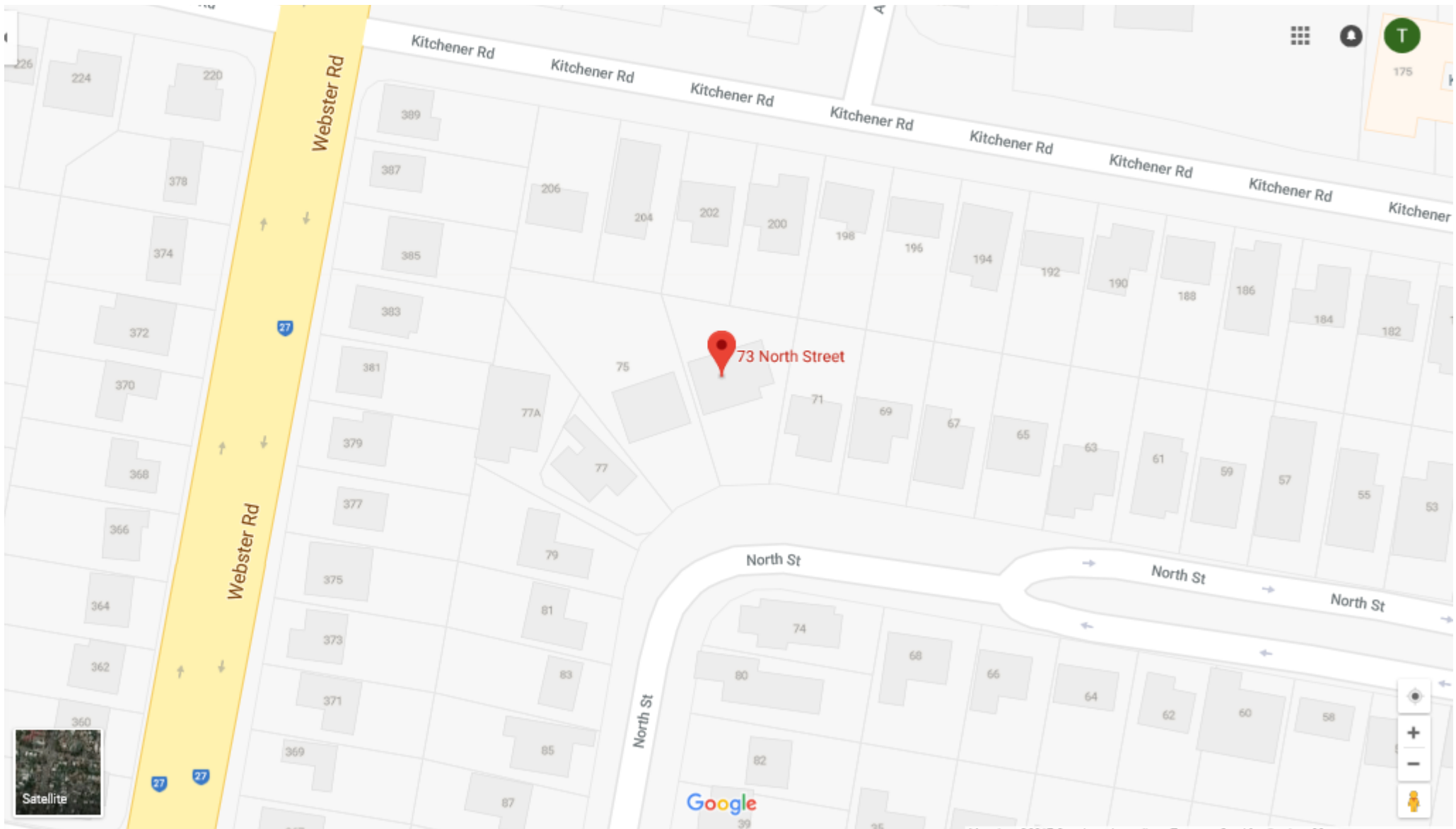


- ❖ 7km to **CBD**
- ❖ 9min to Brisbane **Airport** (Airportlink)
- ❖ Major **road access** - Gympie Rd
- ❖ **Schools** – Primary / High school Public / Private
- ❖ Adjoining The Prince Charles **Hospital**
- ❖ **Industrial / commercial** areas & near Chermside shopping precinct
- ❖ **Bus** Interchange
- ❖ Kedron Brook **Parkland**

# The Deal -



- ❖ Close to services
- ❖ Good access to roads, transport





# Street View -

← 73 North St



74 North St  
Kedron, Queensland  
Google, Inc.  
Street View - May 2016

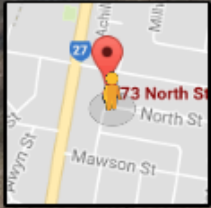


Image capture: May 2016 © 2017 Google Australia Terms Report a problem







Whilst every attempt has been made to ensure accuracy, Floorplans are representative & should be used as a guide only.

*Ray White*

## Part B - List Due Diligence Questions re Subdivision Potential?

### Discuss on the Table:

- ❖ Zoning
- ❖ Land size – original parcel
- ❖ Land size – end product
- ❖ Frontage
- ❖ Battle-axe potential
- ❖ Capacity to move house
- ❖ Site cover
- ❖ Overlays
- ❖ Position of services
- ❖ Feasibility

### Where Answer From?

- ❖ Town planner
- ❖ Town planner
- ❖ Town planner
- ❖ Town planner
- ❖ Town planner
- ❖ Town planner
- ❖ Town planner
- ❖ Council mapping
- ❖ Dial Before You Dig
- ❖ Comparables/Reverse Feaso

# Town Planner's Answers -

**Zoning:** Low Density & Low to Medium Density Plus

**Land size – original** parcel: Low Density = 800m<sup>2</sup>

**Land size – end** product: 400m<sup>2</sup> frontage lot; 600m<sup>2</sup> rear lot

**Frontage:** 10m min for frontage lot end product; 3.5m battle-axe driveway for rear lot

Capacity to **move house:** Not if built pre 1945

**Site cover:** 50%

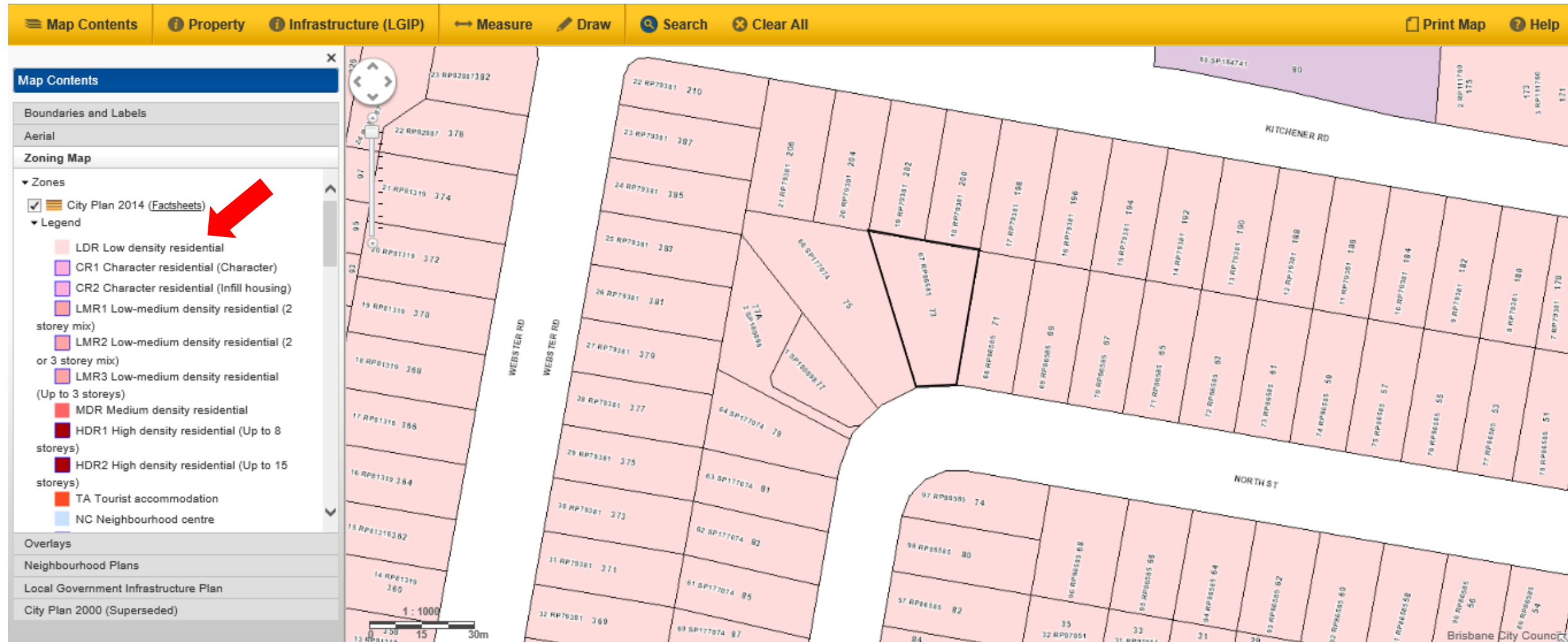
**Based on the Following Information – Can the Site be Subdivide?**



# Site Plan -



# Council Zoning Map -



# Capacity to Move House? 1946 Aerial

Map Contents Property Infrastructure (LGIP) Measure Draw Search Clear All Print Map Help

Map Contents

Boundaries and Labels

Aerial

▼ Aerial

- None
- Aerial photography - 2012
- Aerial photography - 1946

Zoning Map

Overlays

Neighbourhood Plans

Local Government Infrastructure Plan

City Plan 2000 (Superseded)



# Can the Site be Subdivide?

Discuss on the Table:

Zoning –

- ❖ Low Density ✓

Land size –

- ❖ 893m<sup>2</sup> ✓

Frontage –

- ❖ 11.5m ?

Battle-axe –

- ❖ Insufficient land ✗

Capacity to move house –

- ❖ Yes ✓



Where to put subdivision line?

# Frontage Issue?

Additional Town Planner Advice:



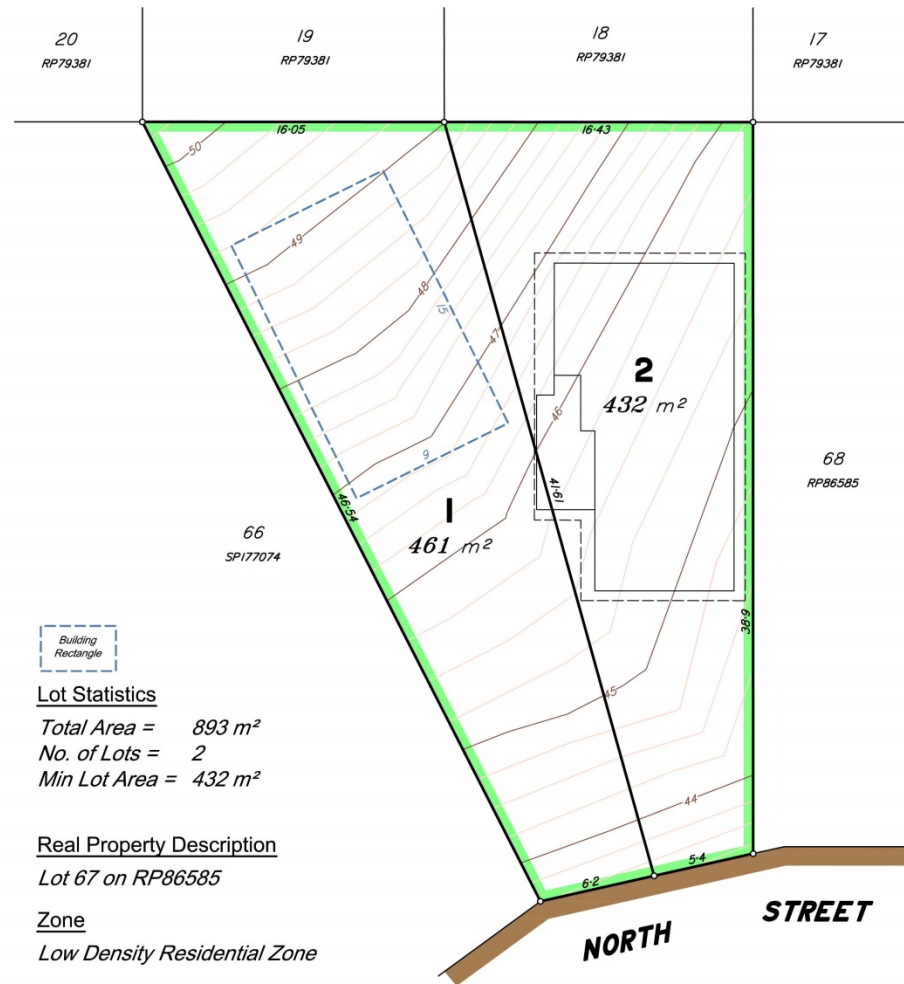
Council likely to relax the frontage requirement if:

- ❖ A) the average width of the original block was 20m & the half way point of the block was approx. 20m and
- ❖ B) minimum requirement that the newly created lots can fit a minimum of 9 x 15m rectangle on each lot.

Scale 1:200 - Lengths are in Metres.

Sheet 1 of 1  

# Proposed Subdivision Plan



1. Shapes depicting services are symbolic representations, and whilst they are accurately positioned, they are not to scale.  
 2. Services shown hereon have been located where possible by field survey. If they were not able to be located, they have been plotted from the records of relevant authorities where available.  
 Prior to any excavation or construction on this site, the relevant authority should be contacted for the correct position and

Title : Subdivision Proposal Plan

- ❖ Block meets all relaxation requirements e.g. A) 11.6m front boundary + 32.5m rear boundary = 44.1m/2 = 22.05m average width. B) Fit 9x15m rectangle per lot.
- ❖ Additional requirement – shared driveway from road to front property boundary to allow for council bins at road side.

# List Overlay's To Research?

Discuss on the Table:

Slope / Steep land

Flooding

Overland Flow

Water ways

Native Vegetation Protection

Heritage / Demolition Control / Character Housing

Noise





# Biodiversity / Ecology / Native Veg Map -

Map Contents | Property | Infrastructure (LGIP) | Measure | Draw | Search | Clear All | Print Map | Help

**Map Contents**

- Boundaries and Labels
- Aerial
- Zoning Map
- Overlays**
  - Active frontages in residential zones
  - Airport environs
  - Bicycle network
  - Biodiversity areas
    - All
    - Priority koala habitat area
    - Koala habitat area
    - Biodiversity interface area
    - General ecological significance
    - High ecological significance
- Neighbourhood Plans
- Local Government Infrastructure Plan
- City Plan 2000 (Superseded)

1 : 25000  
0.3km 0.6km

Brisbane City Council

Floodwise | Heritage Register | PDOnline | ePlan | Mapping | Factsheets | State Mapping | TLPI | Terms and Conditions

# Heritage Map -

Map Contents

Boundaries and Labels

Aerial

Zoning Map

Overlays

- ▶ Flood
- ▼ Heritage
  - All
  - Local heritage place
  - State heritage place
  - Area adjoining heritage
  - Local and State heritage place
- ▶ Industrial amenity
- ▶ Landslide
- ▶ Potential and actual acid sulfate soils
- Neighbourhood Plans

Local Government Infrastructure Plan

City Plan 2000 (Superseded)

1 : 25000

0 0.2km 0.6km

Brisbane City Council

Floodwise Heritage Register PDOnline ePlan Mapping Factsheets State Mapping TLPI Terms and Conditions

# Traditional Building Character Map -

Map Contents

Property Infrastructure (LGIP) Measure Draw Search Clear All Print Map Help

Map Contents

- Boundaries and Labels
- Aerial
- Zoning Map
- Overlays
  - Dwelling house character
- ▶ Extractive resources
- ▶ Flood
- ▼ Heritage
  - All
  - Local heritage place
  - State heritage place
  - Area adjoining heritage
  - Local and State heritage place
- Neighbourhood Plans
- Local Government Infrastructure Plan
- City Plan 2000 (Superseded)

1 : 25000

0 0.2 0.6km

Map navigation controls: compass, zoom in, zoom out, home, full screen.

Map labels: HAMILTON RD, RODE RD, FLOCKTON ST, FELSTEAD ST, REDWOOD ST, APPLBY RD, MAUNDRELL TCE, WEBSTER RD, GYMPIE RD, EDINBURGH CASTLE RD, STAFFORD RD, SOUTH PINE RD, PULLEN RD, OLD NORTHERN RD, TROUTS RD, NEWMAN RD, GRIFFIN ST.

Map footer: Floodwise Heritage Register PDOnline ePlan Mapping Factsheets State Mapping TLPI Terms and Conditions

# Services Location -

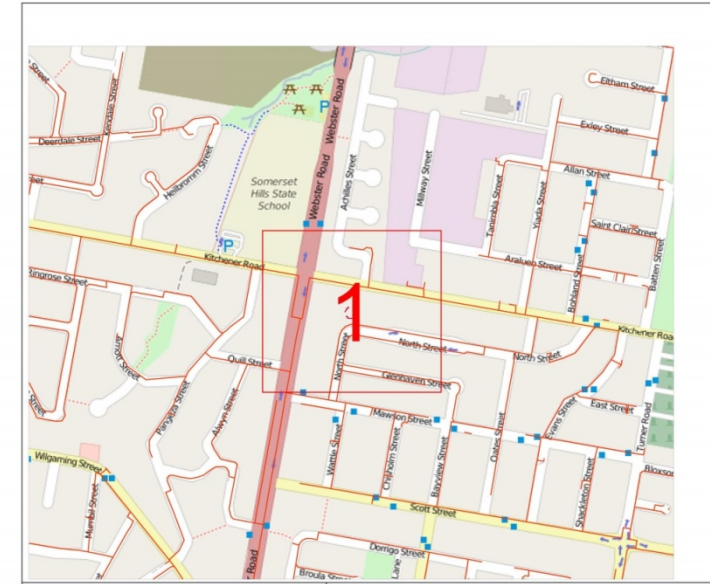
Discuss on the Table – What Services?:

Stormwater  
 Water  
 Sewer  
 Electricity  
 Telstra  
 NBN  
 Gas

Where get this info from?



28/11/2017 SCALE: DO NOT SCALE REF NO: 66614969  
 As work on APA underground plant is ongoing any drawing with an issue date of more than one month previous can no longer be considered valid. All persons planning civil works on any site are advised to contact APA to confirm location. All underground gas pipelines are the property of APA & are not to be accessed by unauthorised persons. All care is taken with preparation of the drawings & no responsibility is accepted for errors or omissions.



66614969  
 Scale: 1: 6000

**Data Source**  
 Pipeline Data Copyright APA Group, Property Parcels Copyright QLD Government, USD Imagery Copyright Sensis, DBID Dig Location provided by DBID.

operated by **apa**

This map is created in colour and shall be printed in colour

Distribution Main	Gas Assets and Fittings	Pipe Materials
Class 90 Transmission	Gate Station	Cast Iron
Class 60 Transmission	Regulator Station	Copper
Class 30 Transmission	Block Emergency Valve	Wrought Galvanneal Iron
High Pressure Steel	Isolation Valve	PCCAL Poly Coated Wrought Galvanneal Iron
High Pressure PE Trunk	Test Point	Steel
High Pressure/ Class 300	Stephan	SPY (N1) Nylon
Medium Pressure PE Nylon	Anode	PE Polyethylene
Medium Pressure (Algal)	Pipeline Marker	MDPE Medium Density Polyethylene
Low Pressure	Issue Site Post	HDPE High Density Polyethylene
LPG	Reducer	GDH Grounded Diameter
Proposed Under Construction	Pipe Connector Tee	OD Outside Diameter
Min Gas Pipe	Pipe Connector	
Abandoned Gas Pipe	End Cap	
Severe		
Examples:		
40mm 40PE in 60mm OD		40mm Polyethylene in an 60mm (Nominal Diameter) Cast Iron Sewer
60mm 60PE		60mm Polyethylene inserted in another pipe
Line Polygon Request		



PLATINUM

# Gas & Pipeline -



Scale: 1: 1000



Map Key:

1

### Legend

Distribution Main	Gas Assets and Fittings	Pipe Materials
Class 900 Transmission	Gate Station	CI Cast Iron
Class 600 Transmission	Regulator Station	CU Copper
Class 300 Transmission	Block/Emergency Valve	GAL Wrought Galvanized Iron
High Pressure Steel	Isolation Valve	PGAL Poly Coated Wrought Galvanized Iron
High Pressure PE Trunk	Test Point	ST Steel
High Pressure/ Class 500	Siphon	NY/NY11 Nylon
Medium Pressure PE/ Nylon	Anode	PE Polyethylene
Medium Pressure (Algalis)	Pipeline Marker	MDPE Medium Density Polyethylene
Low Pressure	Trace Wire Point	HDPE High Density Polyethylene
LPG	Reducer	DN Nominal Diameter
Proposed/ Under Construction	Pipe Connector/ Tee	OD Outside Diameter
Idle Gas Pipe	Pipe Connector	
Abandoned Gas Pipe	End Cap	
Sleeve		

Examples: 40PE in DN80 CI 40mm Polyethylene in an 80mm (Nominal Diameter) Cast Iron Sleeve  
 63PE 63 63mm Polyethylene inserted in another pipe

### Data Source

Pipeline Data Copyright APA Group, Property Parcels Copyright QLD Government, UBD Imagery - Copyright Sensis, DBYD Dig Location provided by DBYD.



PLATINUM

# Stormwater -



BCC Stormwater and Cable Networks

Sequence Number: 66614965



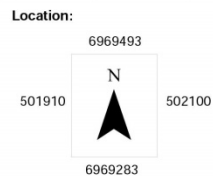
Date: Nov 28, 2017

**Disclaimer:**

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Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.



Copyright BCC, 2017

**Legend**

**Stormwater Network**

- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Future Stormwater Drain
- Stormwater Maintenance Hole
- Stormwater Roofwater Pit
- Stormwater Gully Pit
- Stormwater Field Inlet
- Stormwater Quality Improvement Device
- Stormwater Culvert

**BCC Cable Network**

- Traffic System Cable
- Traffic Signal Ducting
- Traffic Light Conduit
- Fibre Optic Cable Location
- Flood Telemetry Conduit
- Parking Sensor Ducting
- Fibre Optic Pit Location



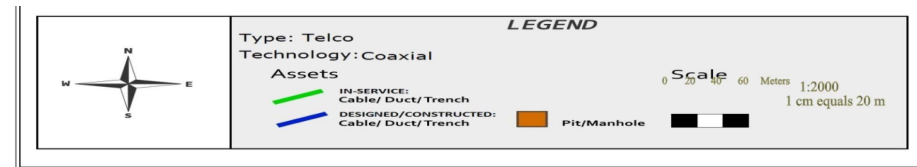


# NBN -

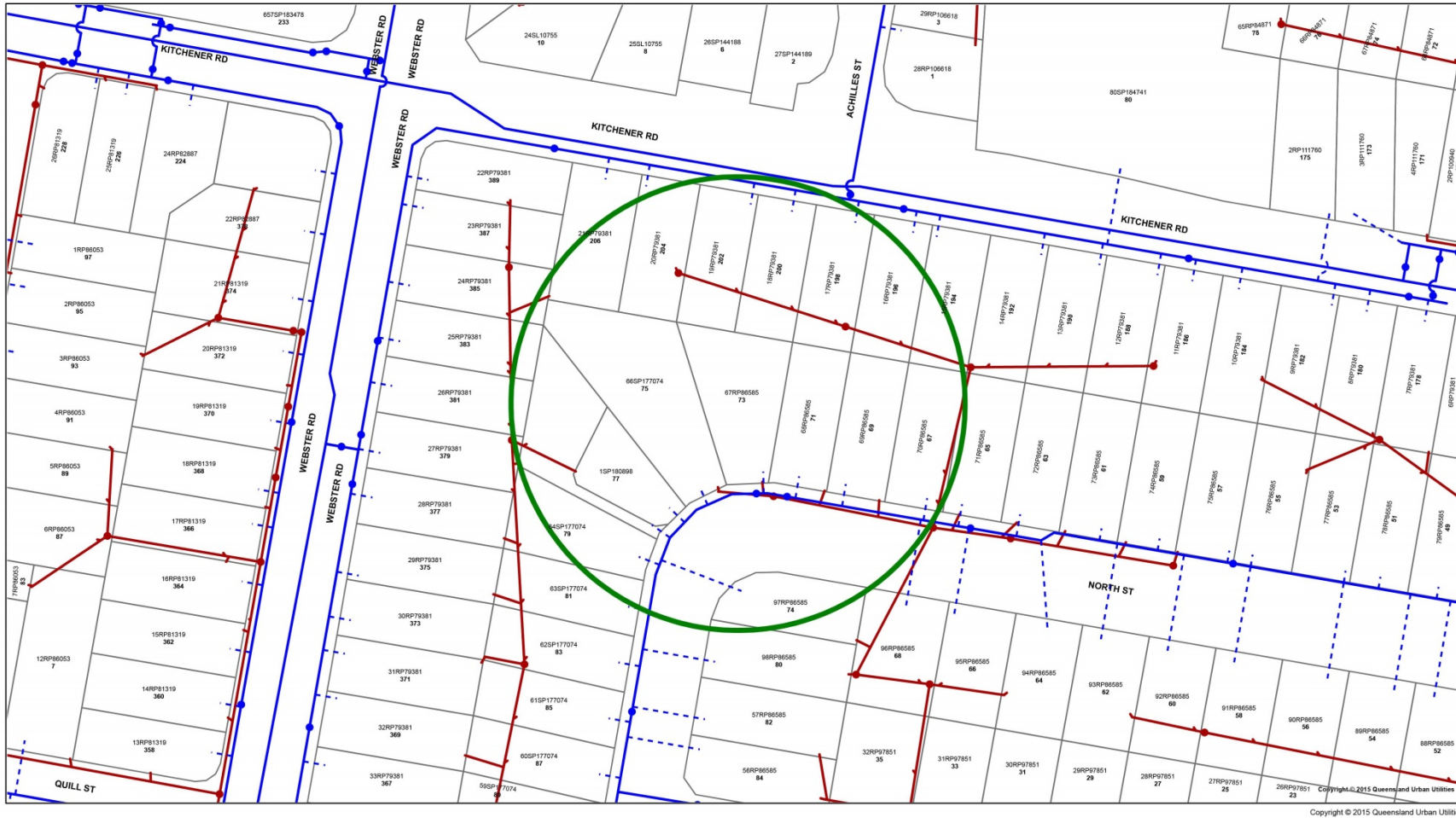




## Emergency Contacts

You must immediately report any damage to **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



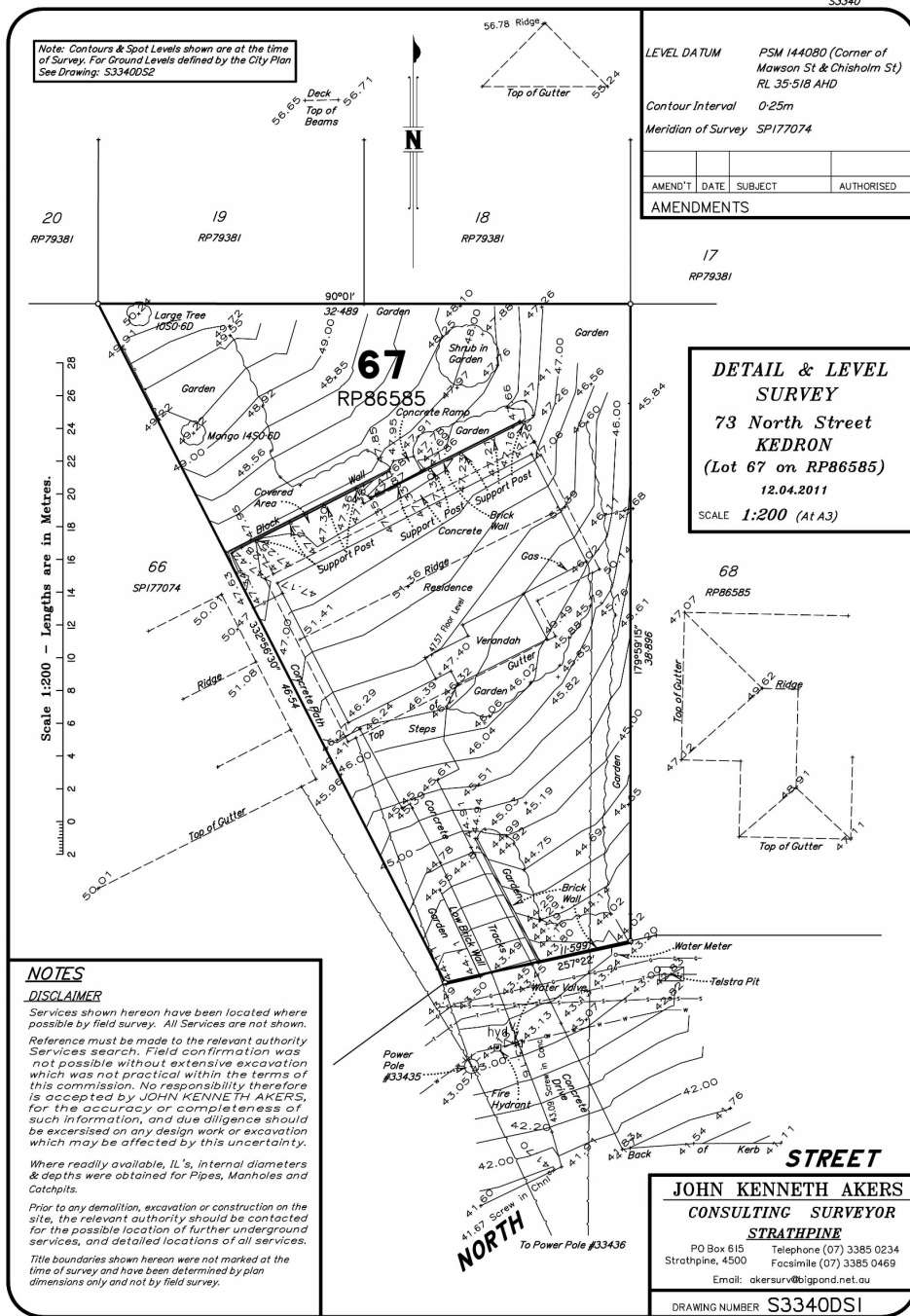
# Water & Sewer-



<p><b>DBYD - Queensland Urban Utilities</b>  <b>Water &amp; Sewer Infrastructure</b></p> <p>DBYD Reference No: 66614971</p> <p><small>Date DBYD Ref Received: 28/11/2017 10:45:00 AM                  Date DBYD Job in Commencement: 30/11/2017 12:00:00 AM                  Date DBYD Map Produced: 28/11/2017</small></p> <p><small>Produced By: Queensland Urban Utilities</small></p> 	<p><b>Sewer</b></p> <ul style="list-style-type: none"> <li>● Infrastructure</li> <li>◆ Major Infrastructure</li> <li>— Network Pipelines</li> <li>▨ Recycled Water Pipelines</li> <li>▩ Network Structures</li> </ul>	<p><b>Water</b></p> <ul style="list-style-type: none"> <li>● Infrastructure</li> <li>◆ Major Infrastructure</li> <li>— Network Pipelines</li> <li>▨ Network Structures</li> </ul>	 <p><b>Map Scale</b> 1:1000</p> <p><small>The plans are indicative and approximate only and provided without warranties of any kind, express or implied, including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</small></p> <p><small>Q.U. takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</small></p> <p><small>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</small></p> <p><small>Based on or certain data provided by the State of Queensland (Department of Natural Resources and Mines) (DNRM). In consideration of the State permitting the use of this data, we acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability or negligence) for any loss, damage or costs (including consequential damage) resulting in any way from the use of this data. State must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines (DNRM)</small></p> <p><small>For further information, please call Queensland Urban Utilities on 13 25 37 (7am-7pm weekdays). Facts and emergencies 13 25 94 (24/7). <a href="http://www.urbanutilities.com.au">www.urbanutilities.com.au</a> ABN 98 673635 011</small></p>
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PLATINUM



# Site Contour & Detail Survey -

Discuss on Table – What Info Observed?:

Exact slope  $49.9 - 43.5 = 6.4\text{m}$

Exact boundary dimensions

No boundary encroachment

Power pole, Telstra pit, water meter, fire hydrant position

House dimensions

Land size???

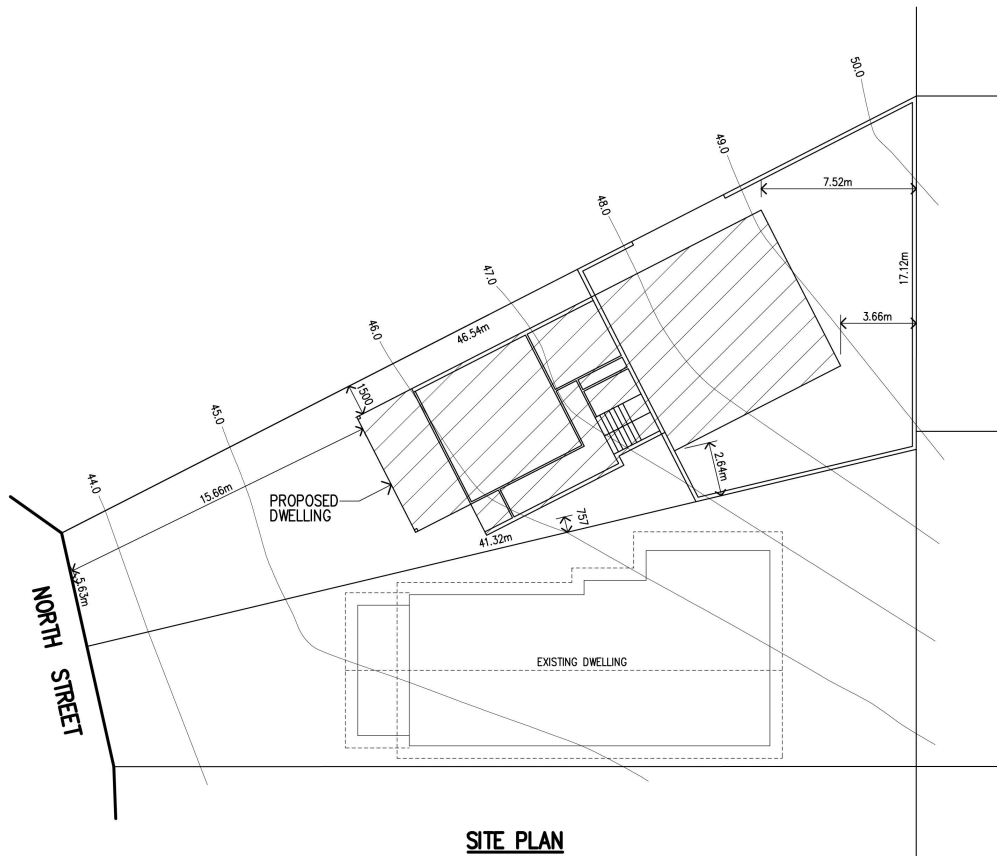
Aspect

Trees to remove



**NOTE:**  
 BUILDER IS TO CONFIRM ALL DIMENSIONS,  
 LEVELS & TO LOCATE & PROTECT ALL  
 EXISTING SERVICES ON SITE BEFORE  
 COMMENCING ANY WORK.

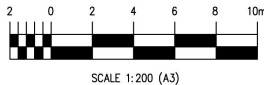
**TERMITE PROTECTION NOTE:**  
 TERMITE PROTECTION IS TO BE  
 NOMINATED & SUPPLIED TO APPLICABLE  
 CERTIFIER PRIOR TO CONSTRUCTION.



**SITE PLAN**  
 1:200

**PROPERTY DESCRIPTION**  
 LOT 5 R.P. 21583  
 PARISH OF GATTON  
 COUNTY OF CHURCHILL  
 2023.34s.m.

No.	DESCRIPTION	BY	DATE
AMENDMENTS			
B	ALTERATIONS	CCW	30-10-2017
A	INITIAL ISSUE	jpD	19-09-2017



**PROPOSED DWELLING  
 FOR M. DENOVAN  
 AT LOT 1 NORTH STREET,  
 KEDRON**

**Lockyer  
 Drafting  
 Designs**

QBSA LIC. BUILDING  
 DESIGNER No.1107547  
 DR. JULIE DAVIS  
 CNR NORTH & WILLIAM ST.  
 GATTON, QLD. 4343  
 PH. (07) 5462 1785

SCALE 1:200 (A3) U.N.O.  
 DATE SEPTEMBER 2017  
 DRN. jpD CKD.  
 No. 1 OF 3  
**1889SK-01 B**

\\Win7server\users\Public\Documents\DATA\CAD DRAWINGS 1889\1889 - der

# Proposed Plan of Subdivision & Position of Relocated Dwelling & New Build-

# Part C - Quotes Review -

Partner up

1 Print-out per couple

DA Phase Example (Similar subdivision deal to Part A & B):

- ❖ 2 x Engineer Quotes
- ❖ 2 x Surveyor Quotes
- ❖ 3 x Town planner Quotes

# Quotes Review Matrix -

Are you comparing **apples with apples?**

Provide **itemised scope** in your initial quote request

Still have to **dissect each quote** to confirm scope, price, inclusions & exclusions

**Identify questions** to clarify quote & additional information required





# Quotes Review Matrix -

<b>DESIGNER FEES</b>
Liaison with Council & Pre-Lodgement meeting ✦
Town Planning Report ✦
Neighbourhood & Site Description
Design Concept Sketch Plans ✦
Town Planning Documentation
Shadow Diagrams
Material & Colour Schedule
Property Information
Presentation Perspective (3D Renders)
Printing

✦ Standard items

<b>CONSULTANTS FEES</b>
Feature Survey & Re-Establishment Plan - Levels to A.H.D. ✦
DDA Consultant
Landscaping Consultant
Arborist
Acoustic Engineer
Traffic
Heritage
ESD (Environemntally Sustainable Design)
WMP (Waste Management Plan)
CHMP(Cultural Heritage Management Plan)
EMO(Erosion Management Plan) ✦
BMO(Bushfire Management Plan)
Civil Engineering ✦
Services Engineers - Elec, Hydraulic & Mech
Services Engineers - Fire
Structural Engineer
Geotechnical Engineer
Geotechnical Engineer
Surveyor Proposed Plan of Subdivision ✦
Surveyor Final Plan of Subdivision ✦

# Quotes Review Matrix -

<b>COUNCIL &amp; AUTHORITY FEES</b>
Town Planning Application Fees ✦
Metropolitan Planning Levy (Over \$1.013m Construction)
Town Planning Advertising Fees - Allow
Developer Contribution fees ✦
New water connection contribution
New sewer connection contribution
Power connection

# Surveyor Quotes – Questions

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# Surveyor Quotes – Questions

Contour Detail Survey vs **Ident** Survey?

**dwg files** & pdf file formats?

Covers all site details – trees, concrete paths, retaining, fencing, site features etc.?

**Location of services** – Visual, Council records, DBYD?

Calc of proposed **subdivision areas**?

Lead **time**?

**Delivery** timeframe?

**Payment** terms? – Deposit then balance on completion (avoid paying 100% upfront)

**Printing** costs?

# Engineer Quotes – Questions

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# Engineer Quotes – Questions

Site inspection?

Pre-application consultation with Council & subsequent liaison?

Plan set – site plan, services plan, preliminary stormwater management plan, preliminary erosion & sediment control plan, driveway design, sewer connection design?

dwg files & pdf file formats?

No. of amendments allowed for?

Allows for liaison with town planner?

Allowance for information request input?

Allowance for review of DA conditions?

Lead time?

Delivery timeframe?

Payment terms? – Deposit then balance on completion (avoid paying 100% upfront)

Printing costs?

# Town Planner Quotes – Questions

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# Town Planner Quotes – Questions

Includes them preparing **plan of subdivision** or the surveyor?

**Site inspection** allowed for?

No. of **amendments** allowed for?

Allows for **liaison with engineer**, surveyor, Council?

No. **meetings / consults** allowed for with **client**?

**Services beyond DA lodgment** e.g. a) Information request response allowed for & how much liaison with council, client etc. b) Negotiated decision, c) Review of DA Conditions.

Lead **time**, delivery timeframe, payment terms, printing costs

QUESTIONS?