

Merry Christmas Beautiful Platinum's



PLATINUM

December 2025 Subdivision

Mastermind Event

Brisbane

Tamara Read, Nicolle Beer &

Christine Hamilton

QLD State Coaches



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Event Outline -

- 6:00 – 6:30 Networking
- 6:30 - Start
- 6:30 – 6:45 Housekeeping
- 6:45 – 8:00 Personal Development & Accountability
- 8:00 – 8:20 Networking Break
- 8:20 – 10:00 Subdivision

Workshop Format

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



Housekeeping



WELCOME NEW PLATINUM'S



● ??????????????????

2026 DATES

- 1) PA Monthly Dates (Tuesday's)

**New Venue - Pullman King
George Square 6pm start**

- ❖ ??th Feb
- ❖ ??th March
- ❖ ??st April
- ❖ ??th May
- ❖ ??rd June
- ❖ ??st July
- ❖ ??th August
- ❖ ??nd September
- ❖ ??th October
- ❖ ??th November
- ❖ ??th December

- 2) PA Nationals

- ❖ ??-??th April Sydney
- ❖ ??-??th July Boracay
- ❖ ??-??th Dec Melbourne

- 3) Ultimate Bootcamps

- ❖ ??-??th March Sydney
- ❖ ??-??th May Melbourne
- ❖ ??-??th Sept Brisbane

- 4) Ultimate Other

- ❖ ??-??nd June MW - Zoom
- ❖ ??-??th Nov Super Conf - Melbourne

JULY 2026 International Conf



RAW??





Money Mind Mastery



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

Creating momentum toward success!

All sessions starting 7pm
Melb/Syd Time

- 3 Feb
- 24 Feb
- 24 Mar
- 28 Apr
- 26 May

Platinum Student Meetups

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

PLATINUM ACCELERATOR

[Home](#) [Education](#) [Meeting Recordings](#) [Coaches & Contact](#) [Platinum Schedule](#) [Community](#)

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 – Magen 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

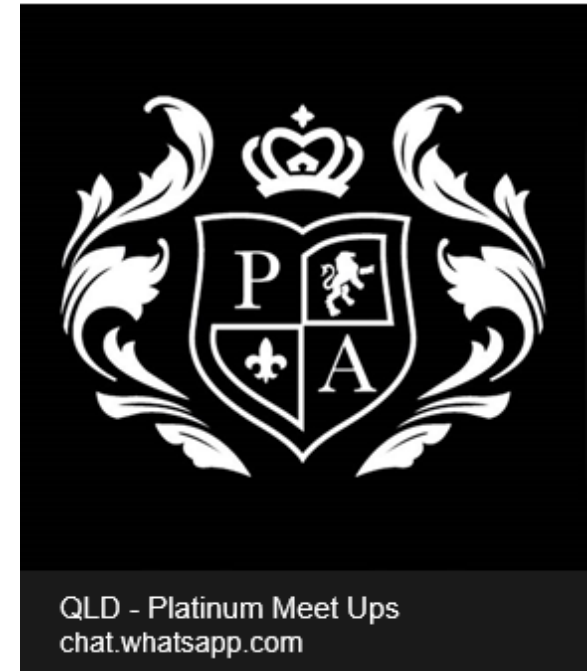
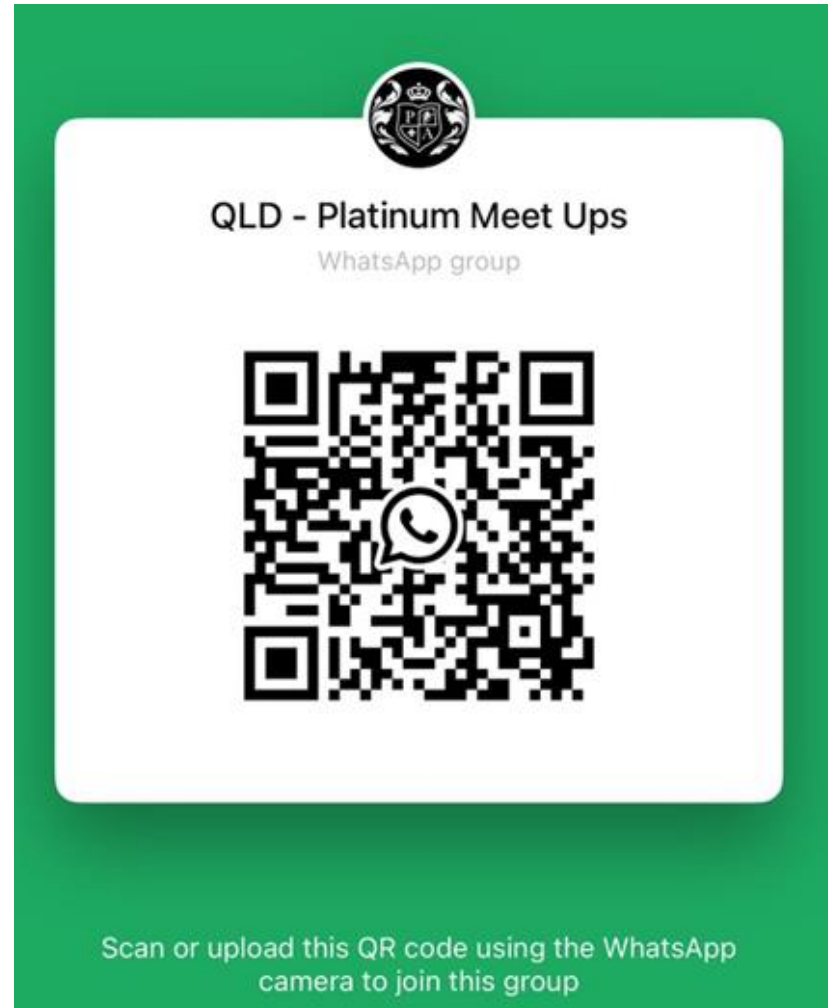


Student Organizer – Basia Garbowska & Heath Worlton

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.

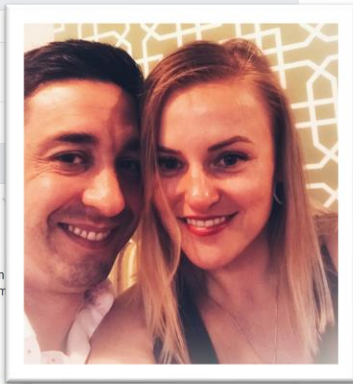
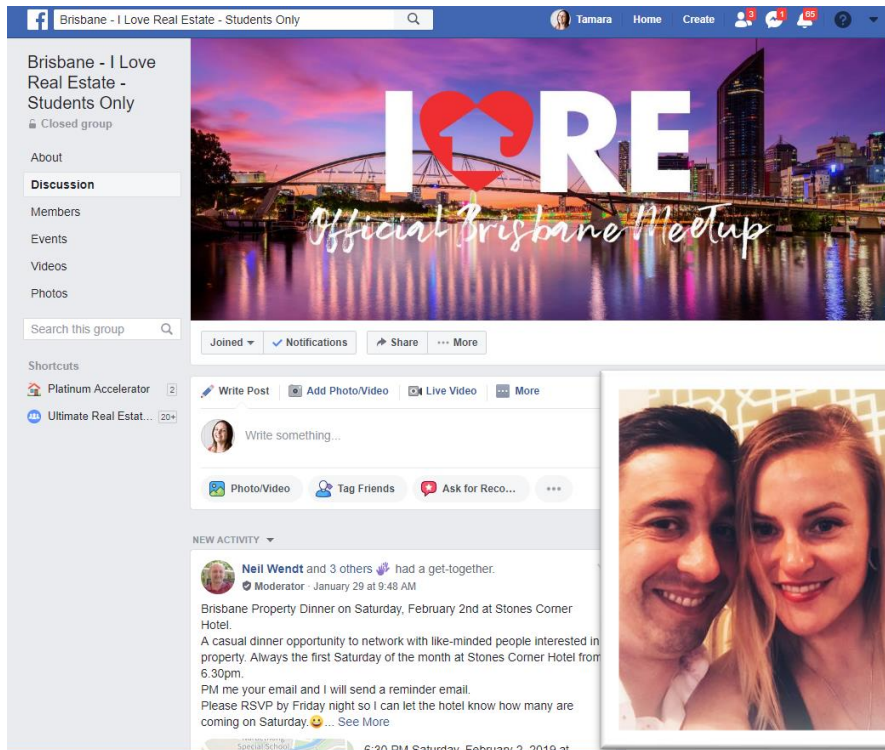
[Perth Student Meetup](#)

Platinum Student Meetups



ILRE Student Meetups

- ❖ Info & RSVP: Ultimate Website / ILRE Community / ILRE Brisbane Meetup / Link to FB Page



2026 DATES

2026

To be
Confirmed at
National
Conference &
December
Monthly

GRADUATING PLATINUMS



- ??????????????????



STUDENTS OF THE MONTH

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Managing Stress To Set Yourself Up For The New Year



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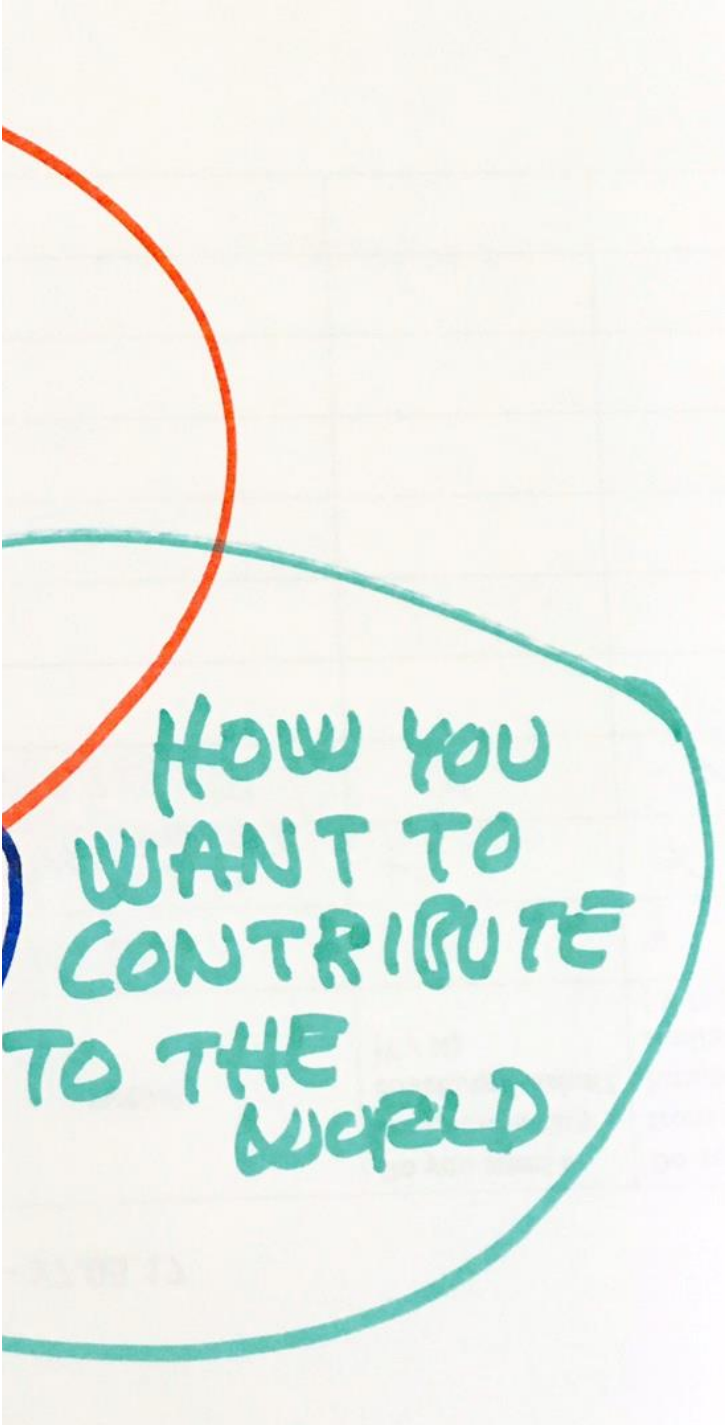


Write Down 5 things you Enjoy



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:

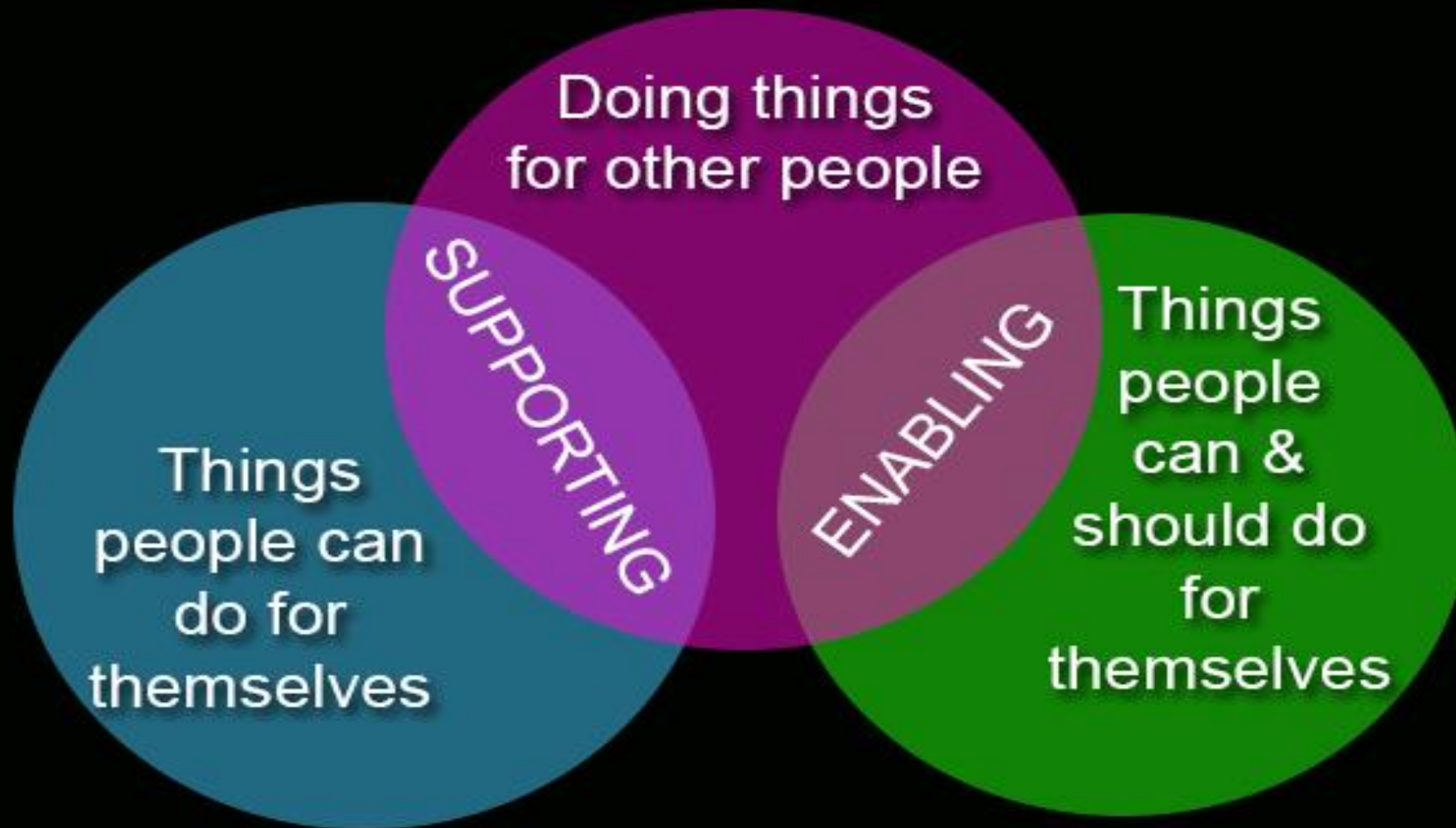
(ADJECTIVE)

- 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!**

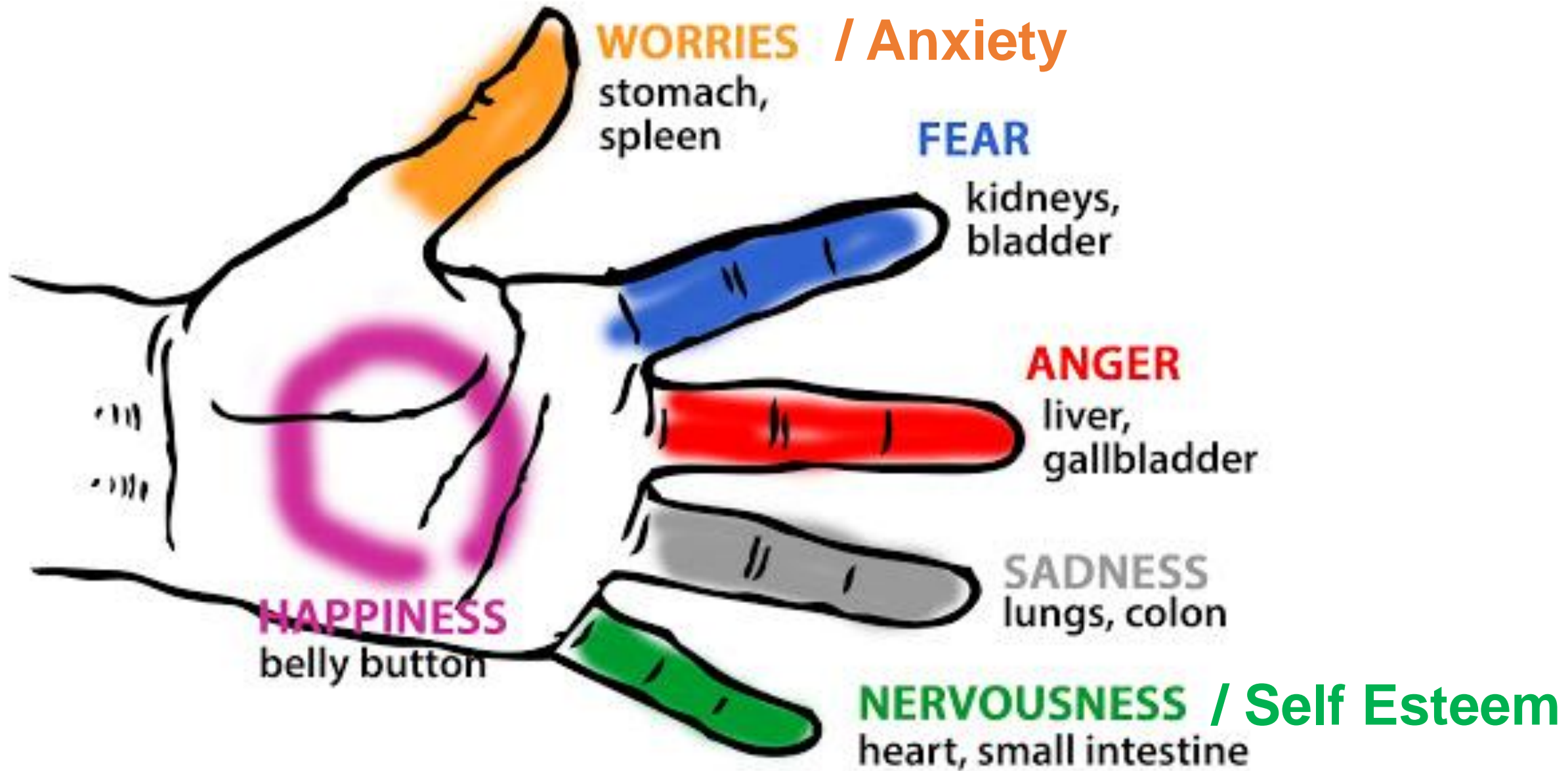


Ancient Healing Systems Have The Answer

- 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.



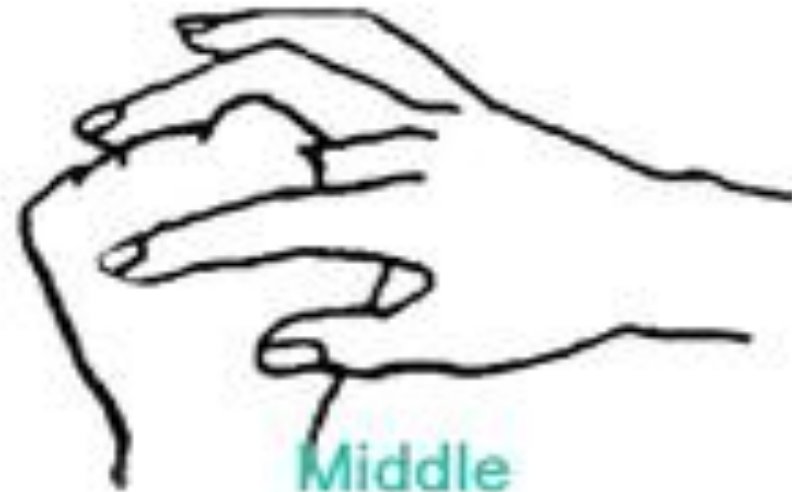
Thumb

Release Worry
and Anxiety



Index

Release Fear



Middle

Release Anger



Fourth

Release
Sadness



Little

Release
Nervousness



Palm

Release Pain

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

<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=mWZ6b_I-Djg
- <https://www.youtube.com/watch?v=ybnzd4zu8xs>
- <https://www.youtube.com/watch?v=hnpQrMqDoqE>

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Accountability
Monthly Goals



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Buddy Process Follow-Up



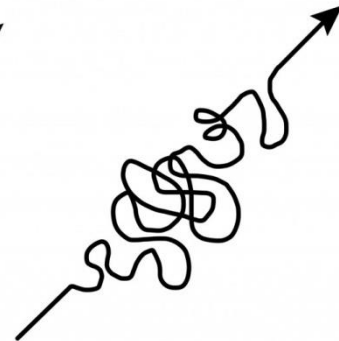
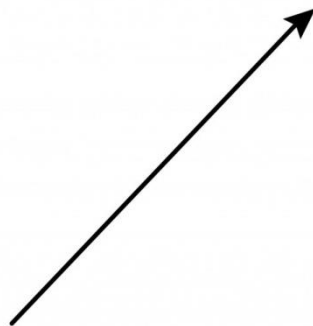
- Groups of 3 with others you don't know
- Active Platinum Partners split up (Non-active partners stay together)
- Exchange Mobile No.
- Schedule to "TALK" weekly
- Finishing students partner together

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

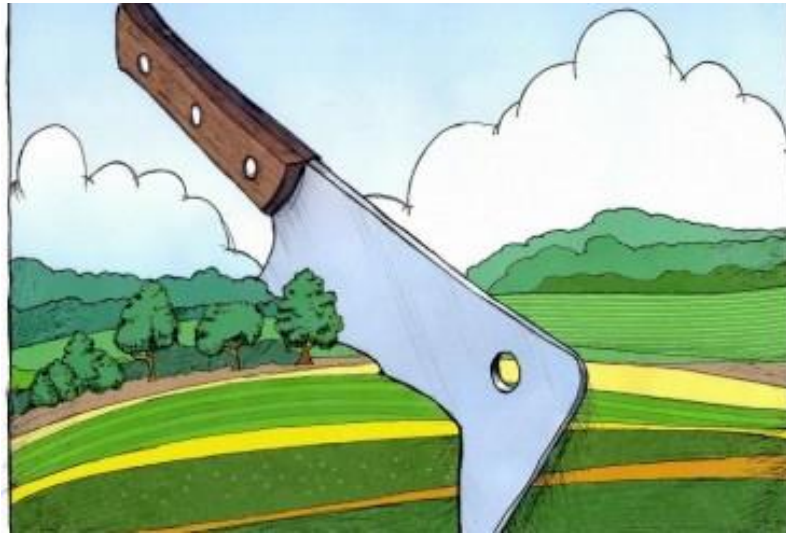
Subdivision



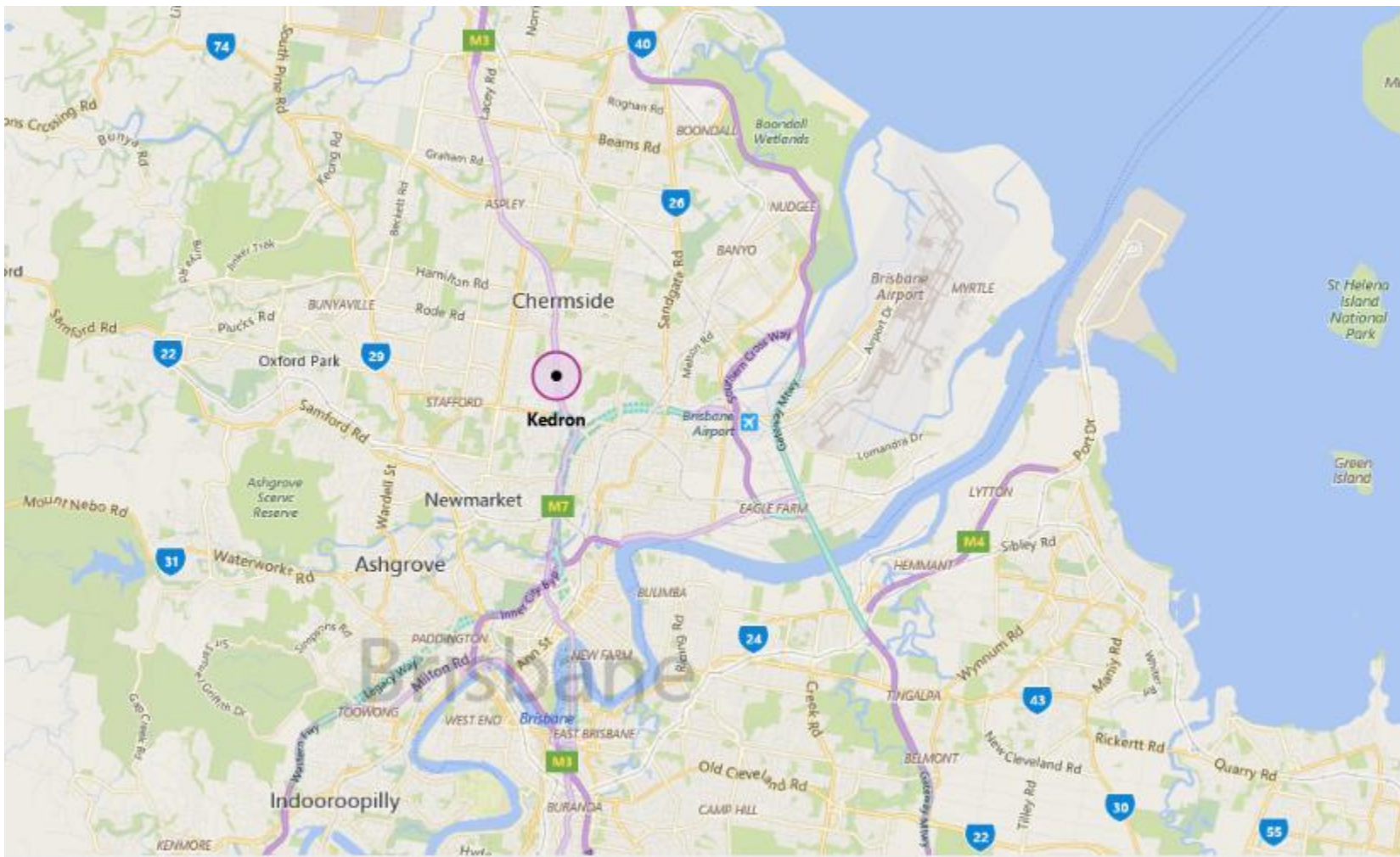
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Subdivision Deal

- Part A: Deal Review
- Part B: Due Diligence / Research
- Part C: Quotes Review

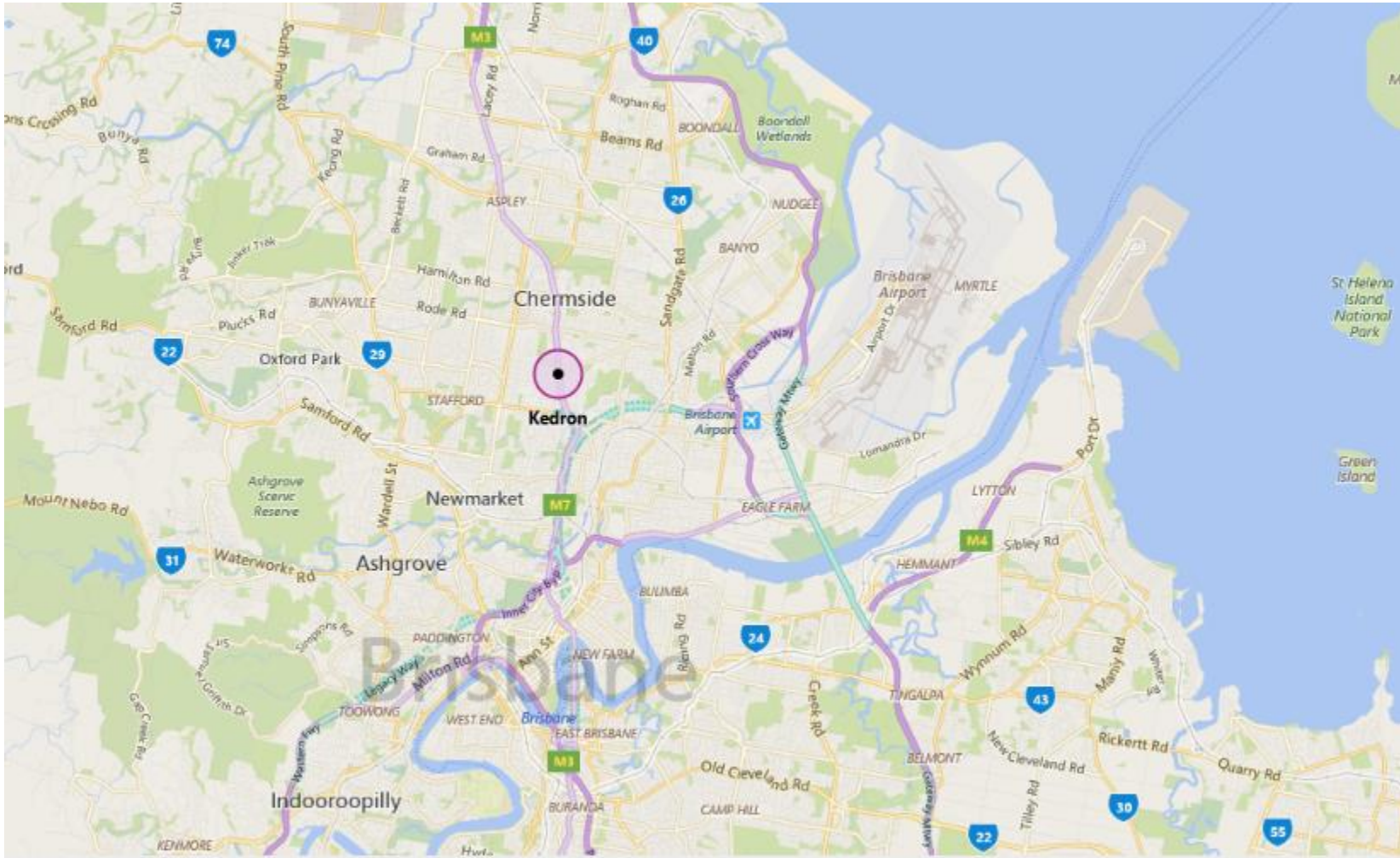


Part A - Location Research -



- Target Suburb = Kedron, Brisbane
- Determine key area attributes? (Google) = Induction Webinar Series

Location Research -



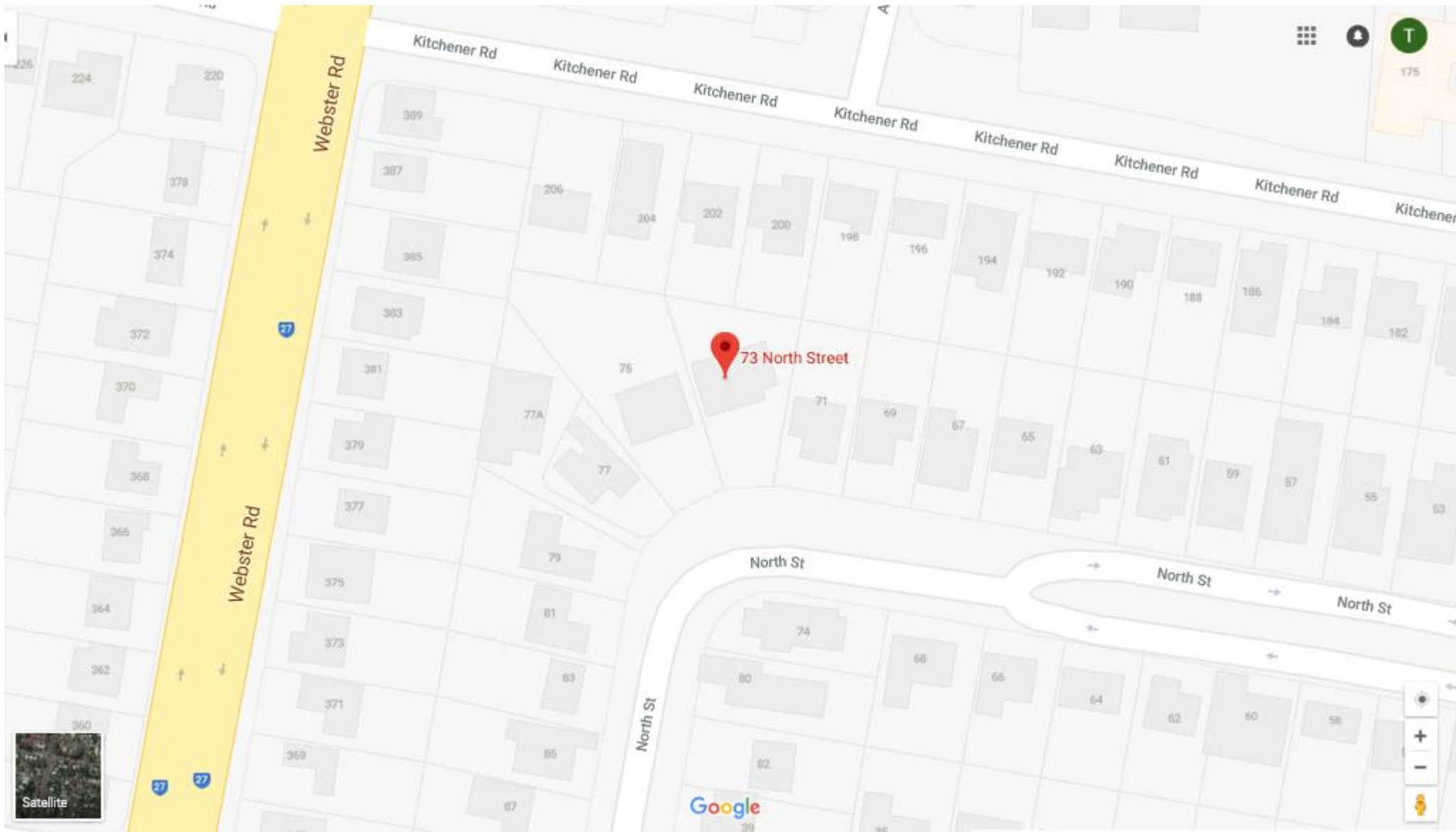
- ❖ 7km to **CBD**
- ❖ 9min to Brisbane **Airport** (Airportlink)
- ❖ Major **road access** - Gympie Rd
- ❖ **Schools** – Primary / High school Public / Private
- ❖ Adjoining The Prince Charles **Hospital**
- ❖ **Industrial / commercial** areas & near Chermiside shopping precinct
- ❖ **Bus** Interchange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

The Deal -



❖ Close to services

❖ Good access to roads, transport





Street View -









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
- ❖ Before You Dig
- ❖ Comparables/Reverse Feaso

Town Planner's Answers -

- **Zoning:** Low Density & Low to Medium Density Plus
- **Land size – original** parcel: Low Density = 800m²
- **Land size – end** product: 400m² frontage lot; 600m² 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%

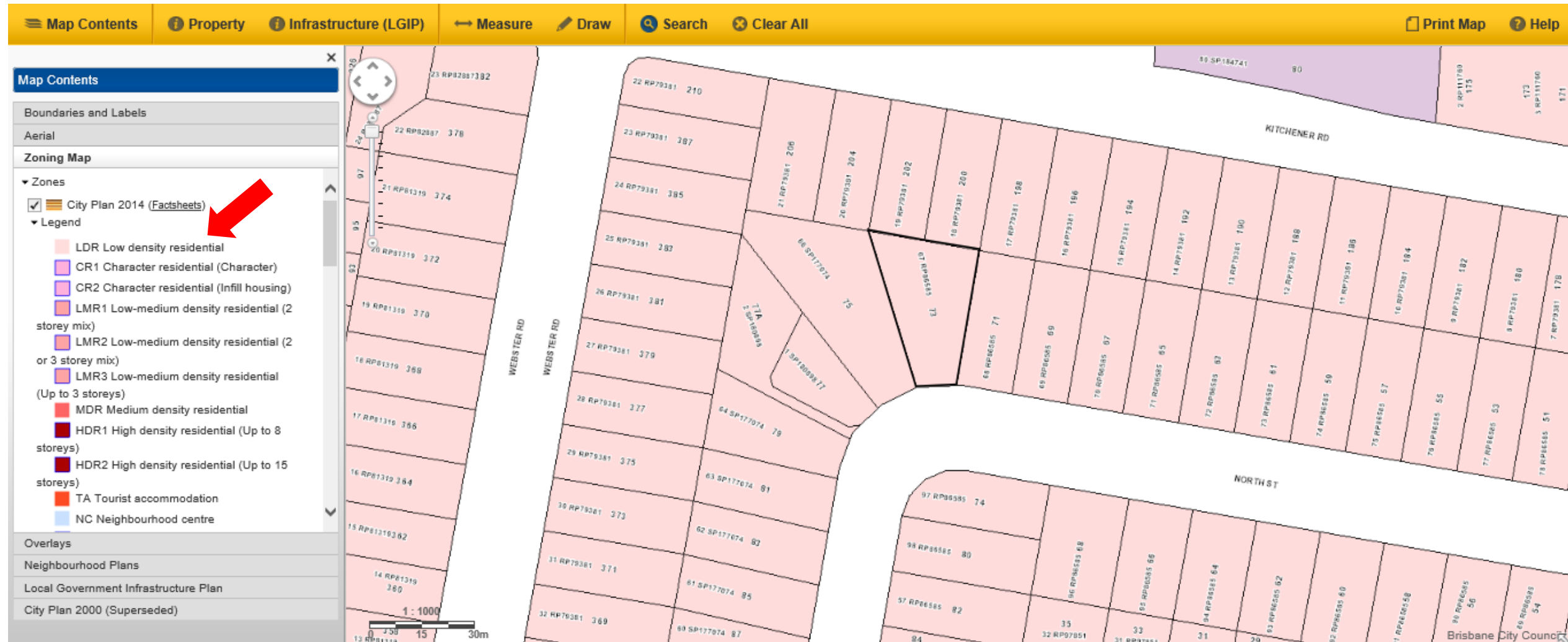
Based on the Following Information – Can the Site be Subdivide?



Site Plan -



Council Zoning Map -



Capacity to Move House? 1946 Aerial

Map Contents

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 –
 - ❖ 893m² ✓
- 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.

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

Council Contour / Slope Map -

Map Contents

Boundaries and Labels

- ▶ Local Government Authorities
- ▶ Suburbs
- ▶ Road Labels
- ▶ Property Labels
- ▶ Property Boundaries
- ▶ Railways
- ▶ Waterways / Waterbodies
- ▼ Contours (2002)
 - All
 - Contours 0.5m
 - Contours 1m
 - - Contours 5m
 - - Contours 10m
- ▶ Parking

Aerial

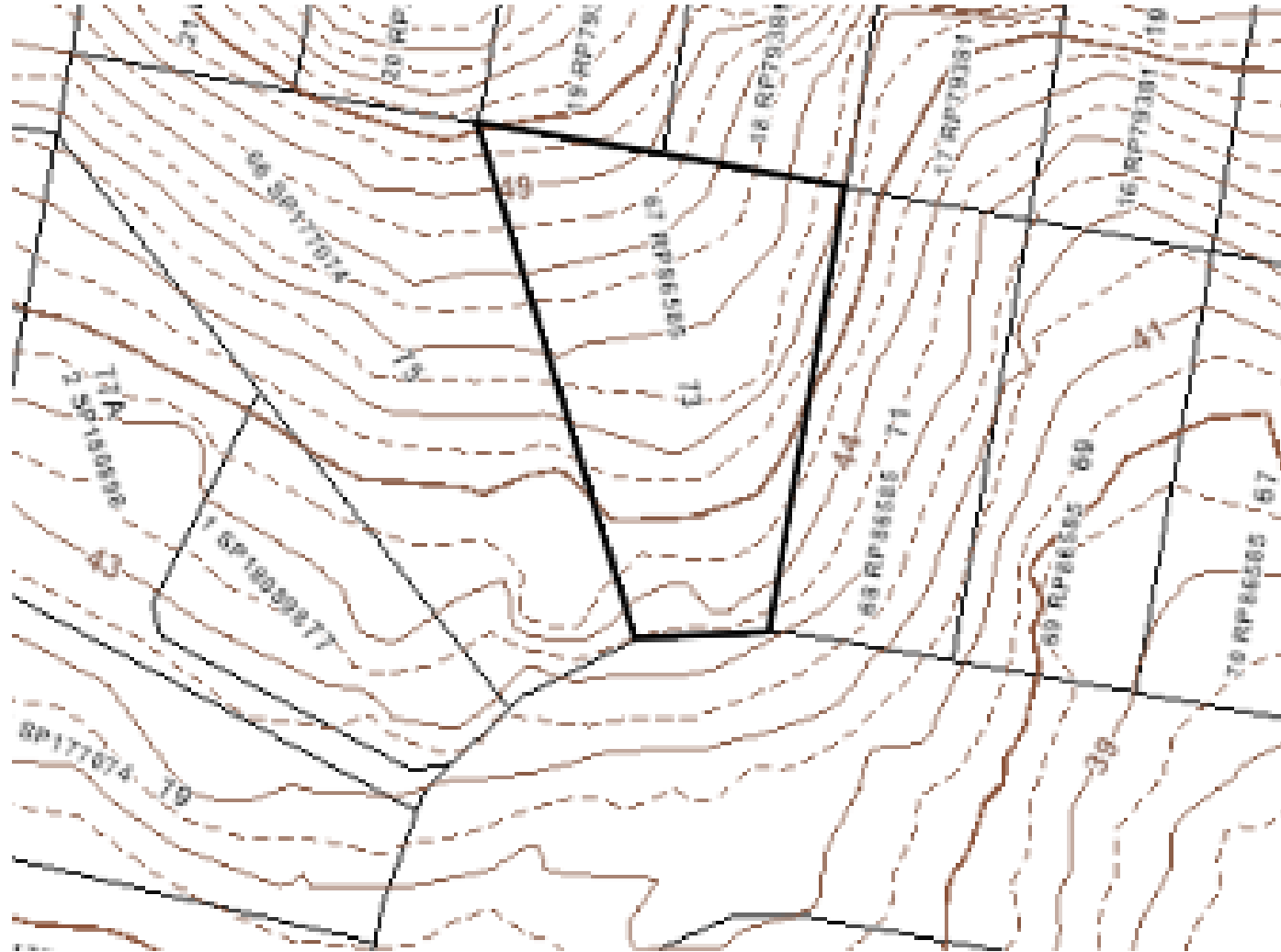
Zoning Map

Overlays

Neighbourhood Plans

Local Government Infrastructure Plan

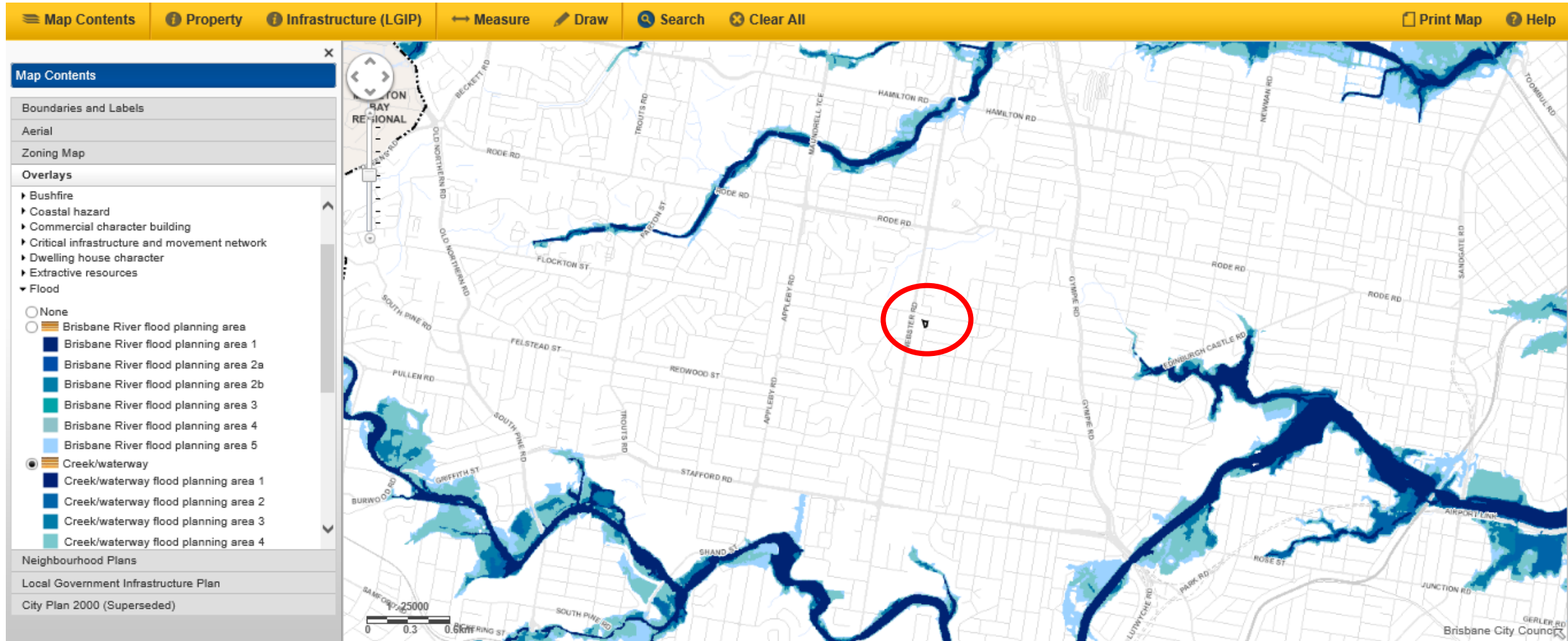
City Plan 2000 (Superseded)



What can be read from this map?

- Sloping block
- Slopes to road

Council Flood / Water Ways Map -



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

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

Heritage Map -

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

Map Contents

- Boundaries and Labels
- Aerial
- Zoning Map
- Overlays
 - 11000
 - 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 0.3km 0.6km

Brisbane City Council

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



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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 0.3km 0.6km

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

Services Location -

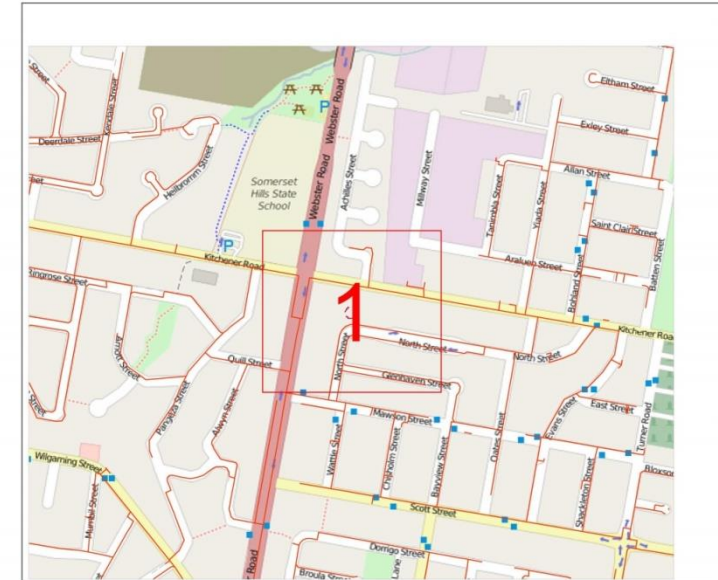
Discuss on the Table – What Services?:

- 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

Legend

Distribution Main	Gas Assets and Fittings	Pipe Materials
Class 90 Transmission	Gas Station	Cast Iron
Class 60 Transmission	Regulator Station	Copper
Class 30 Transmission	Block Emergency Valve	Galv
High Pressure Steel	Isolation Valve	Wrought Galvanneal Iron
High Pressure PE Work	Test Point	PCAL
High Pressure/ Class 300	Stephan	Steel
Medium Pressure PE Nylon	Anode	NV/NT1 Nylon
Medium Pressure (Algal)	Pipeline Marker	PE
Low Pressure	Issue Site Post	HDPE
LPG	Reducer	High Density Polyethylene
Proposed/Under Construction	Y Pipe Connector Tee	SDPE
Min Gas Pipe	Pipe Connector	HDPE
Abandoned Gas Pipe	Ball Cap	High Density Polyethylene
Stave		OD
		Outside Diameter

Data Source
 Pipeline Data Copyright APA Group, Property Parcels Copyright GLD Government, UoD Imagery © Copyright Sensi, D81D Dig Location provided by D81D.

operated by **apa**

Examples: 40mm Polyethylene in an 80mm (Nominal Diameter) Cast Iron Sewer
 40mm Polyethylene inserted in another pipe

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

Gas & Pipeline -



66614969 Map Sheet: 1

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 Galvanised Iron
High Pressure Steel	Isolation Valve	PGAL Poly Coated Wrought Galvanised Iron
High Pressure PE Trunk	Test Point	ST Steel
High Pressure/Class 500	Syphon	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
T/P	Pipe Connector/ Tee	OD Outside Diameter
Proposed/Under Construction	Pipe Connector	
Idle Gas Pipe	End Cap	
Abandoned Gas Pipe		
Sleeve		
Line/ Polygon Request		

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

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

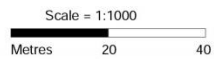


Stormwater -



BCC Stormwater and Cable Networks

Sequence Number: 66614965



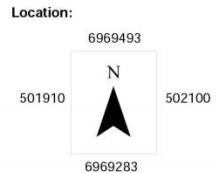
Date: Nov 28, 2017

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 Street Names and House Numbers (c) 2017 Brisbane City Council

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 -



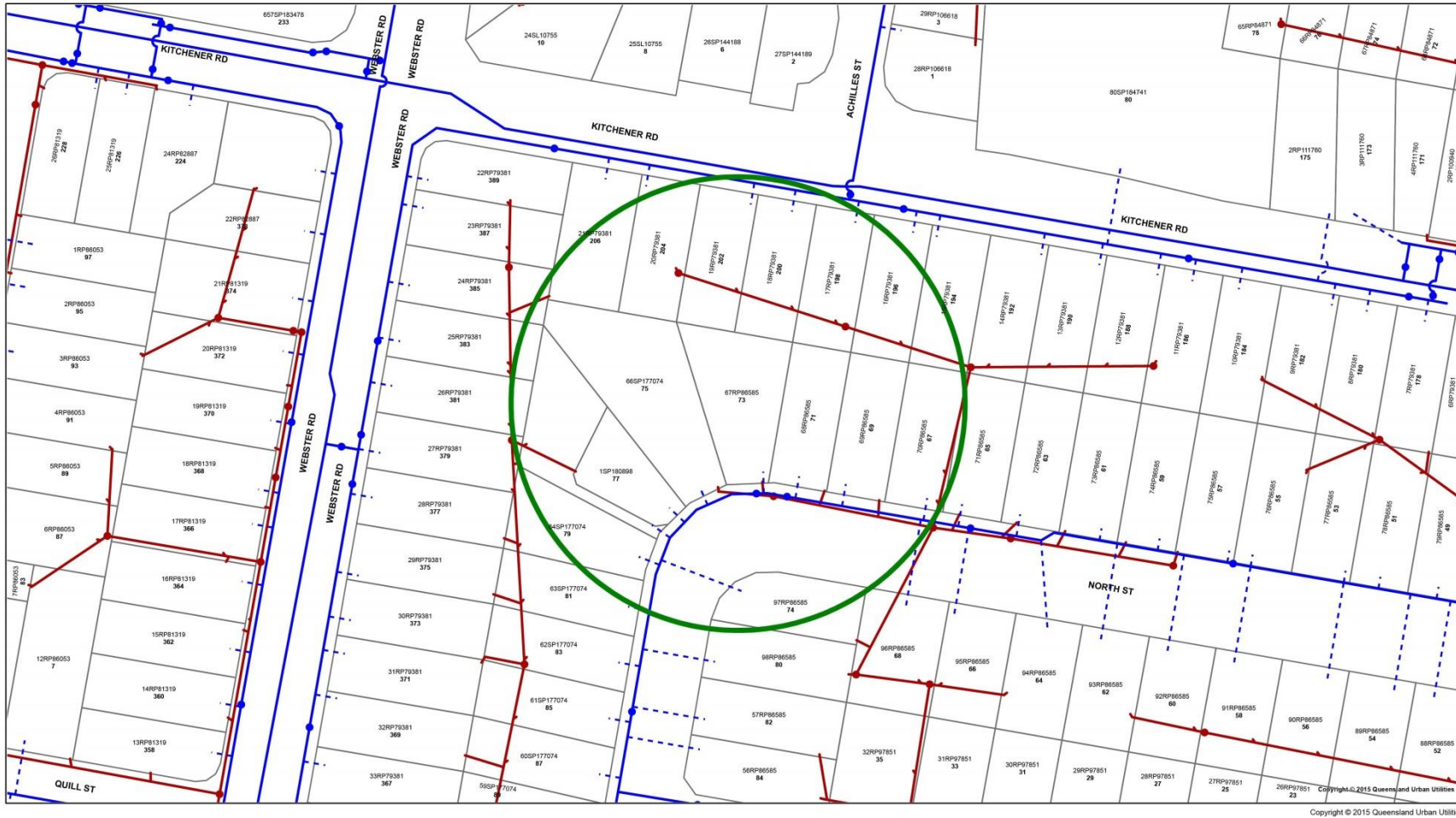
Emergency Contacts



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



Queensland Urban Utilities - Water & Sewer Infrastructure

Water & Sewer-



<p>DBYD - Queensland Urban Utilities Water & Sewer Infrastructure</p> <p>DBYD Reference No: 66614971</p> <p><small>Date DBYD Ref Received: 28/11/2017 10:45:00 AM Date DBYD Job in Commence: 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>Sewer</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Recycled Water Pipelines ▨ Network Structures 	<p>Water</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures 	 <p>Map Scale</p> <p>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, construction, content or fitness for purpose. 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. This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority. Based on or certain data provided by the State of Queensland (Department of Natural Resources and Mines) (2015). In consideration of the above 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 damages) resulting in any way from the use of the 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) 2015. For further information, please call Queensland Urban Utilities on 13 25 37 (7am-7pm weekdays). Facts and emergencies 13 25 94 (24/7). www.urbanutilities.com.au AIN 06 07335 011</small></p>
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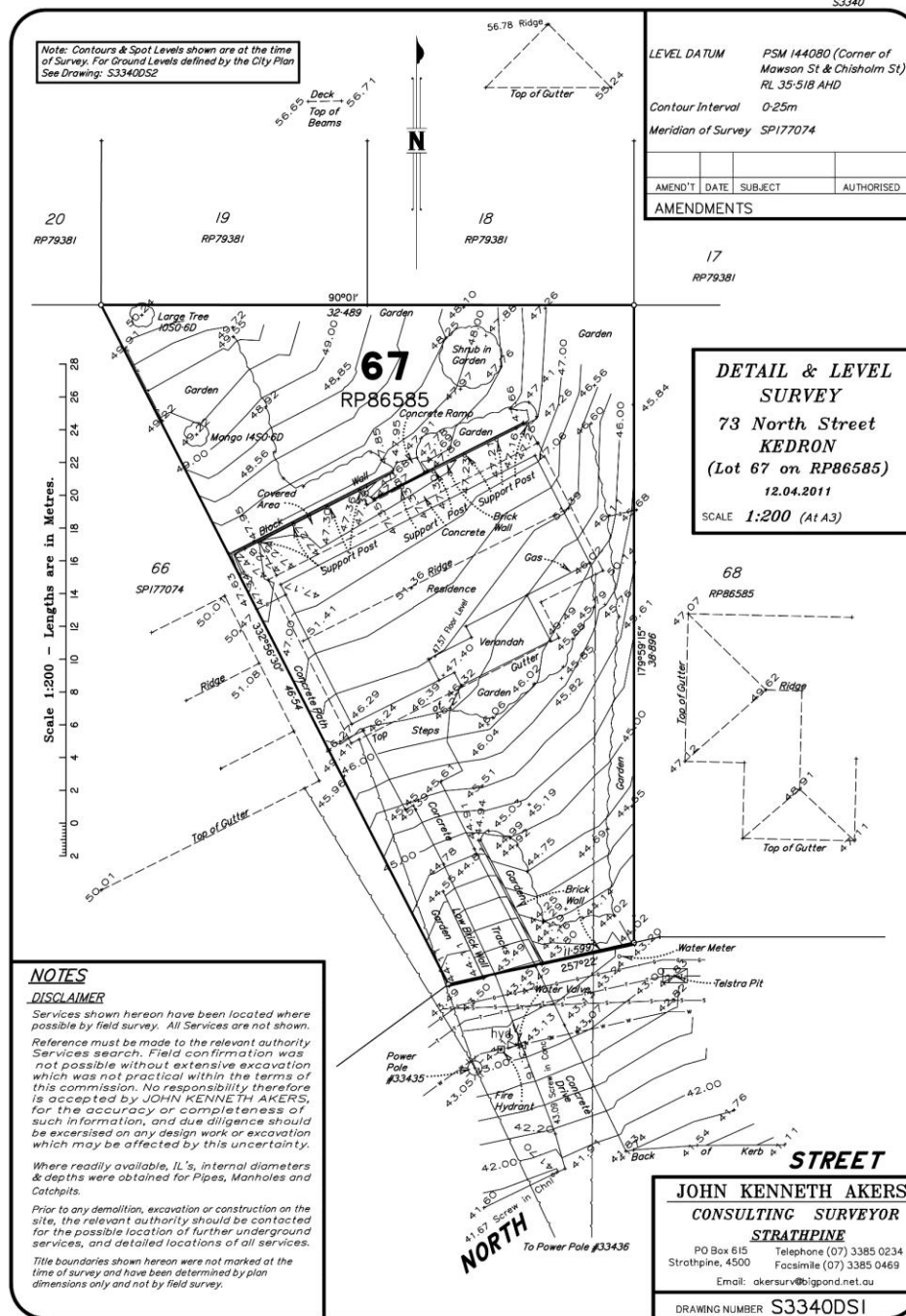


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Site Contour & Detail Survey -

Discuss on Table – What Info Observed?:

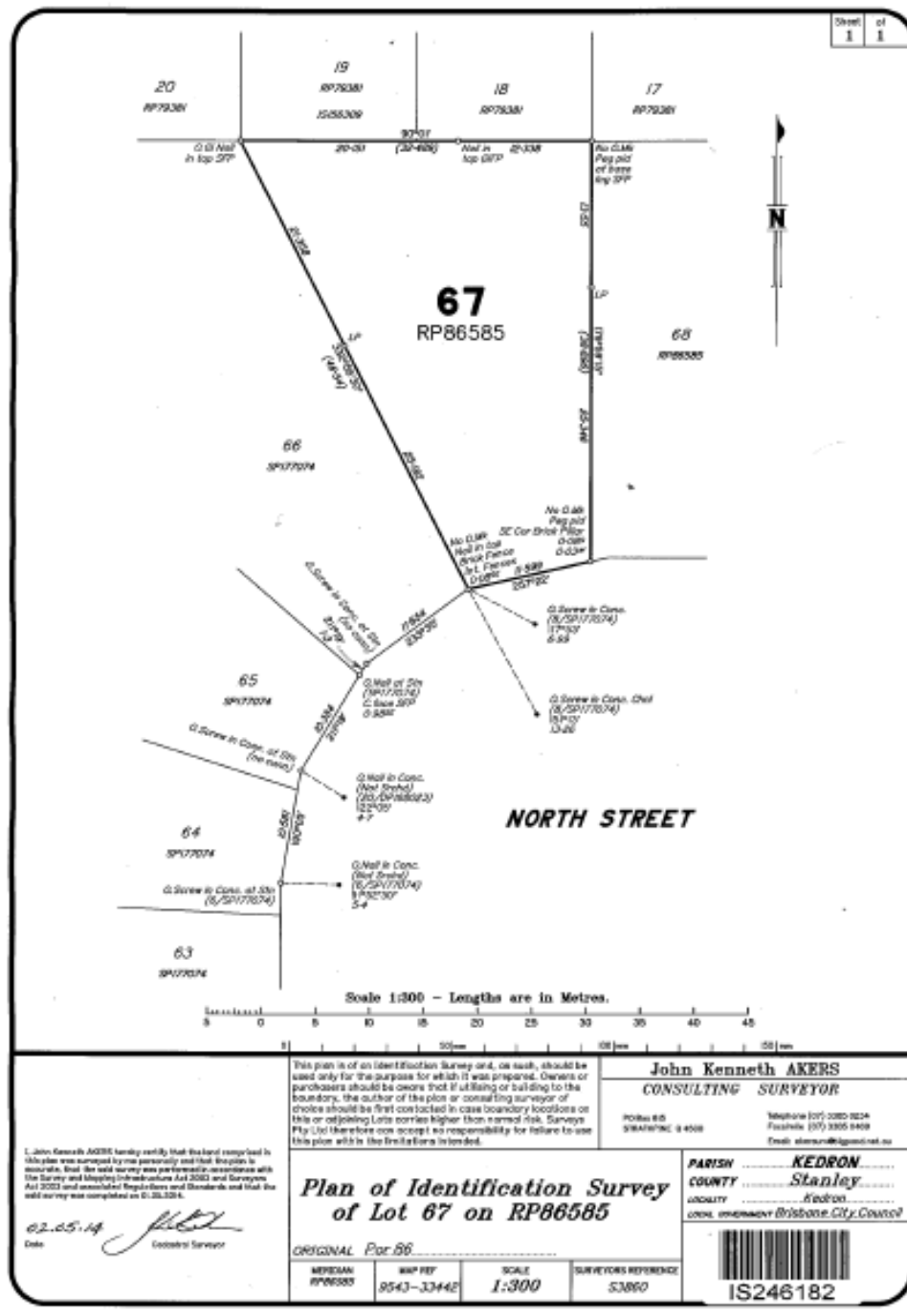
- Exact slope 49.9 – 43.5 = 6.4m
- Exact boundary dimensions
- No boundary encroachment
- Power pole, Telstra pit, water meter, fire hydrant position
- House dimensions
- Land size???
- Aspect
- Trees to remove



PLATINUM

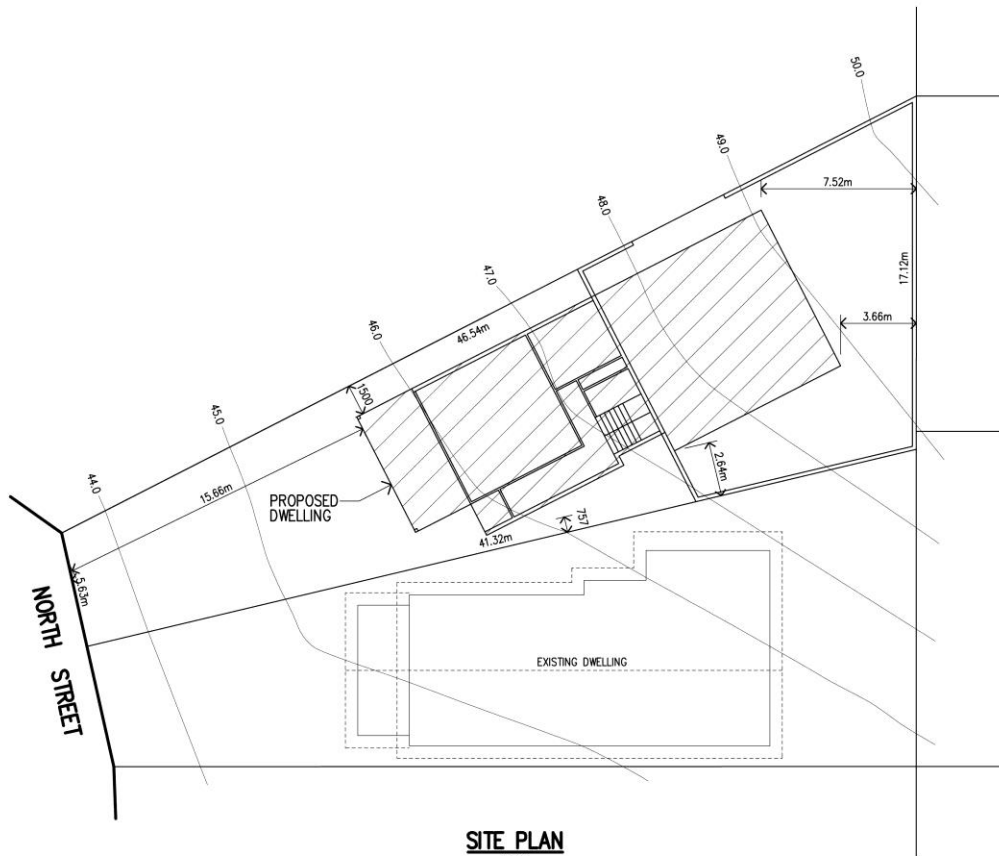
Identification (Ident) Survey -

- Exact boundary markers (latitude & longitude)
- Plan lodged with Titles Department
- More expensive than site contour & detail survey
- Need to decide if required at beginning or only at end after subdivision



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.



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

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

No.	DESCRIPTION	BY	DATE
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

Part C - Quotes Review

- 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 -

DESIGNER FEES
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

CONSULTANTS FEES
Feature Survey & Re-Establishment Plan - Levels to A.H.D. ✦
DDA Consultant
Landscaping Consultant
Arborist
Acoustic Engineer
Traffic
Heritage
ESD (Environmentally 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 ✦

✦ Standard items

Quotes Review Matrix -

COUNCIL & AUTHORITY FEES
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

Example Surveyor Quote – 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, BYD?
- Calc of proposed **subdivision areas**?
- Lead **time**?
- **Delivery** timeframe?
- **Payment** terms? – Deposit then balance on completion (avoid paying 100% upfront)
- **Printing** costs?

Example 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?

Example 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?