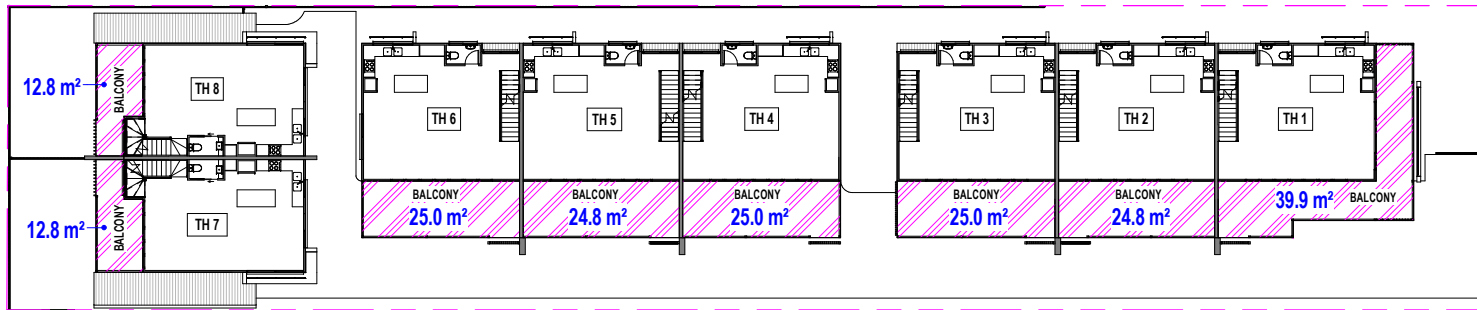
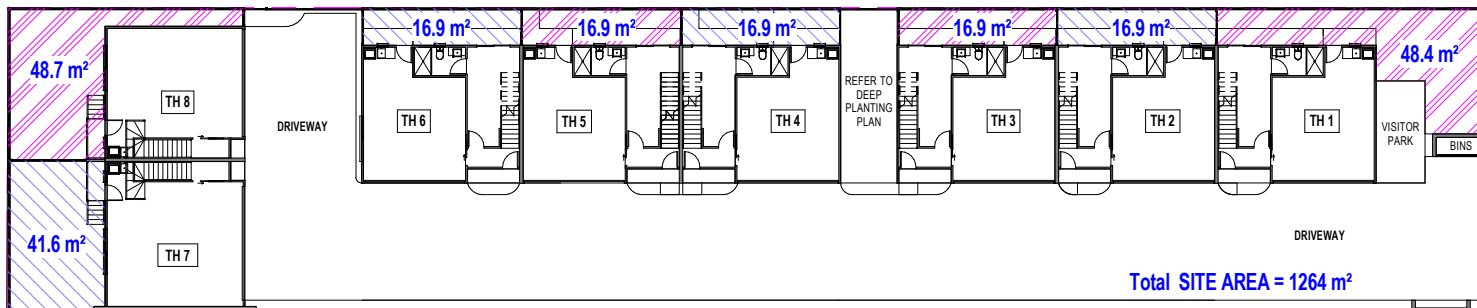


1 Proposed Private Open Space Area Calculation Plan - Level 3
1:200



2 Proposed Private Open Space Area Calculation Plan - Level 2
1:200



3 Proposed Private Open Space Area Calculation Plan - Level 1
1:200

PROPOSED OPEN SPACE AREA CALCULATIONS

TOTAL SITE AREA = 1264 m²

Level 1 = 223.6 m²
Level 2 = 190.1 m²

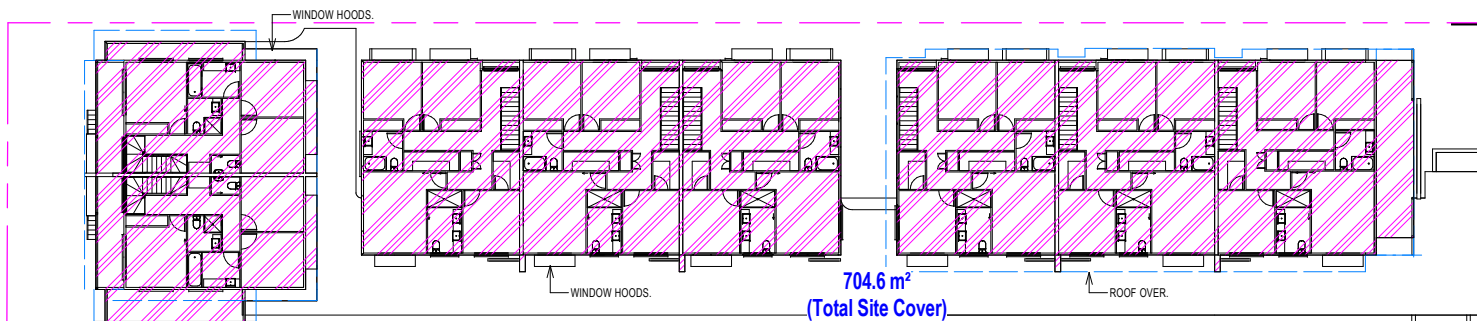
TOTAL OPEN SPACE = 413.7 m²
= 32.7 %

MINIMUM REQUIRED OPEN SPACE = 30%

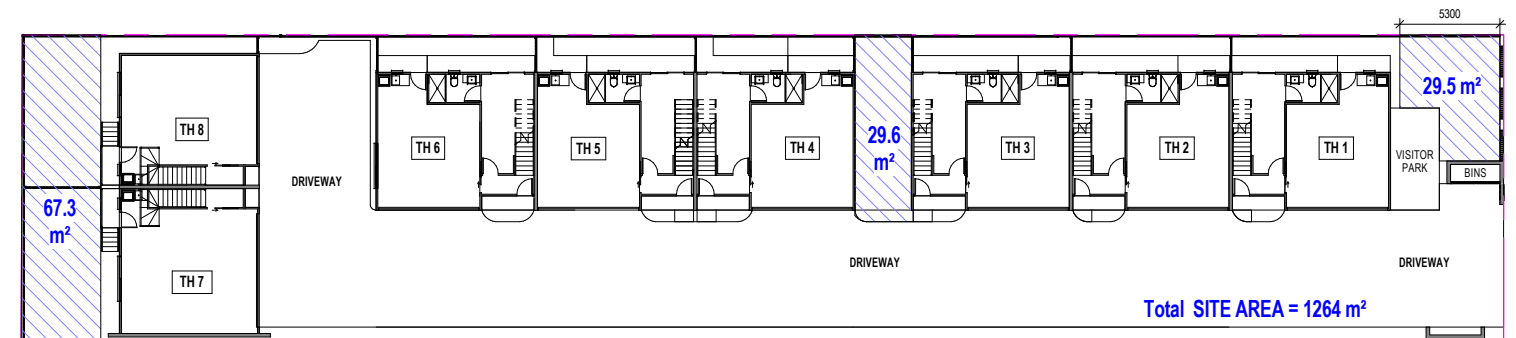
PROPOSED SITE COVER AREA

TOTAL SITE AREA = 1264 m²

TOTAL SITE COVER = 704.6 m²
= 55.7 %



4 Proposed Site Cover Area Calculation Plan
1:200



5 Proposed Deep Planting Area Calculation Plan - Level 1
1:200

PROPOSED DEEP PLANTING CALCULATIONS

TOTAL SITE AREA = 1264 m²

MINIMUM REQUIRED DEEP PLANTING = 10% = 126.4 m²

DEEP PLANTING PROVIDED = 126.4 m² = 10.0 %

Refer to Approved Plans for the approved site layout

AMENDED IN RED

24/01/2018

PROPOSED PRIVATE INDIVIDUAL OPEN SPACE TOWNHOUSE COURTYARD AREA CALCULATIONS

Townhouse 1: = 88.3 m²
Townhouse 2: = 41.7 m²
Townhouse 3: = 41.9 m²
Townhouse 4: = 41.9 m²
Townhouse 5: = 41.7 m²
Townhouse 6: = 41.9 m²
Townhouse 7: = 54.4 m²
Townhouse 8: = 61.5 m²



IAN WEBB ARCHITECT

60 BANKS ST. NEWMARKET Q. 4051
PH 07 3856 2855 FAX 07 3356 0419

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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

A Deep Planting Area updated. Private Open Space areas nominated for individual Courtyards.

C Additional view sheet replaced by Area Calculation Plan sheet.

Proposed Area Calculation Plans

DRAWN BY: LM
DATE: Feb 2017
SCALE at A1: As indicated
JOB No: 4058
SHEET No: SD11
REVISION: C

Appendix B

Aerial Imagery / Site Photographs



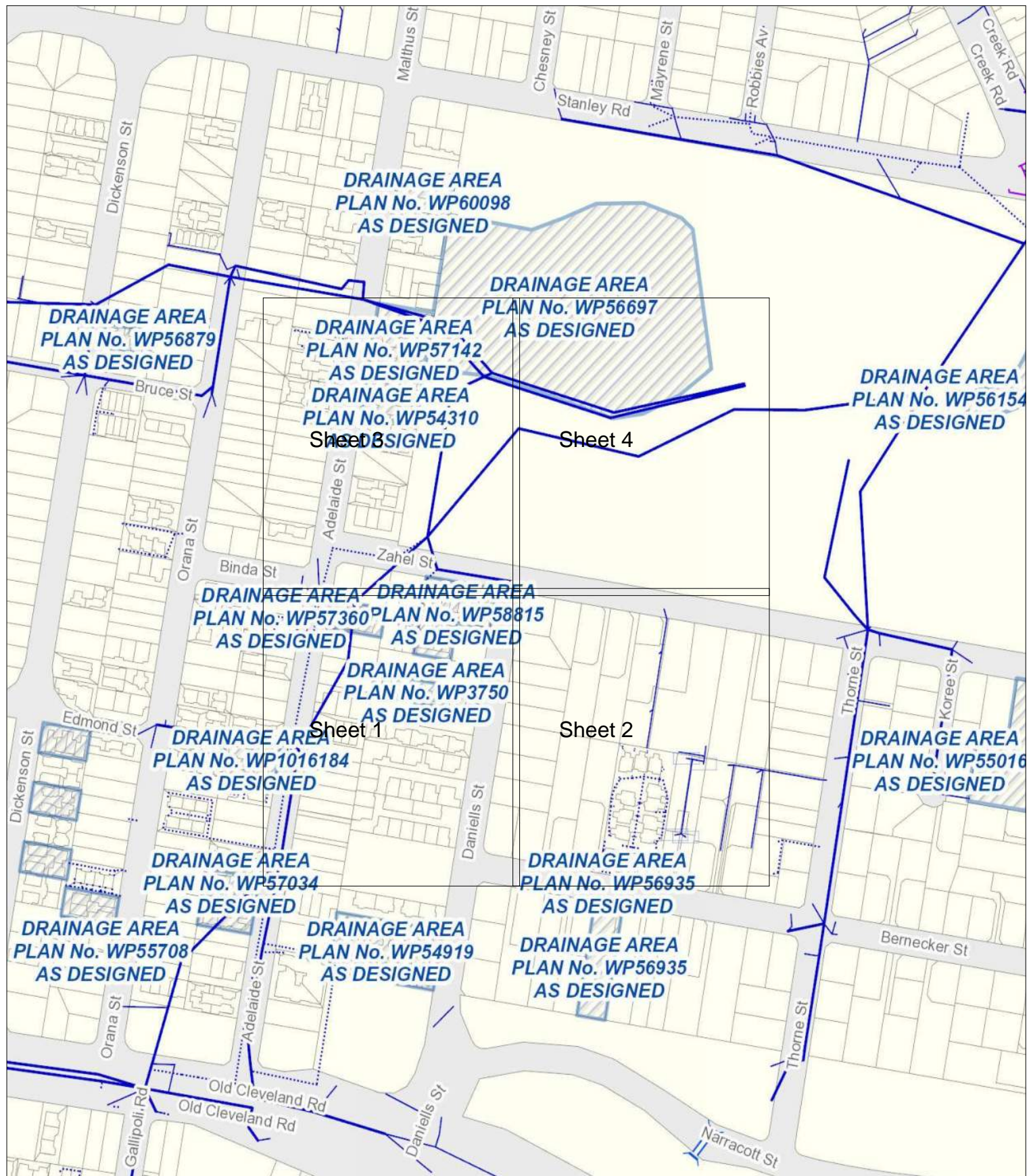






Appendix C

eBiMap Extracts



Map Sheet Overview

Sequence Number: 60195937

Disclaimer:

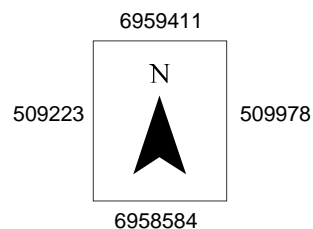
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BCC Stormwater and Cable Networks

Date: Apr 05, 2017



Copyright BCC, 2017



BCC Stormwater and Cable Networks

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Scale = 1:1000
Metres 20 40

Location:

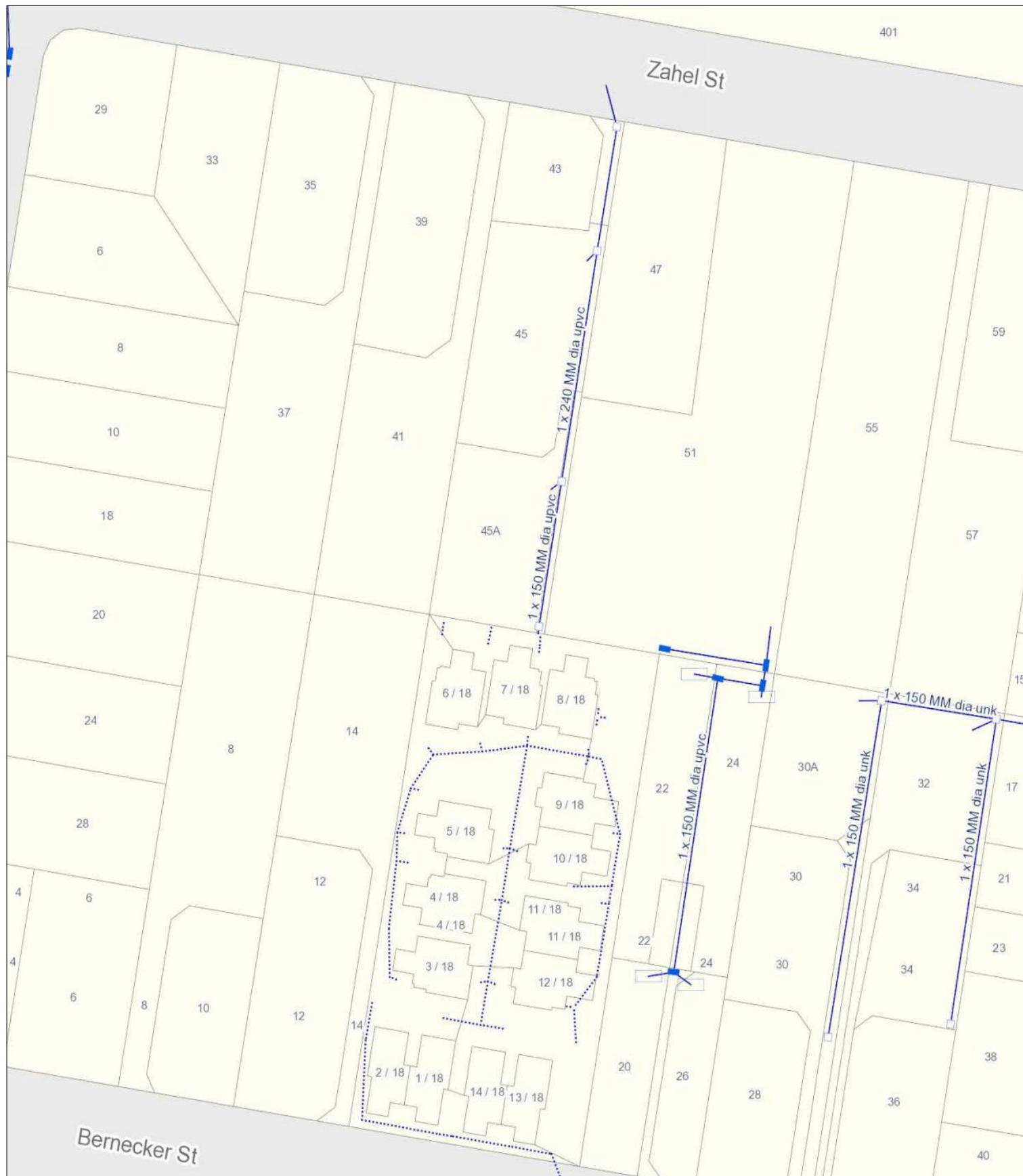
6959000
509412 509603
N
6958790

Date: Apr 05, 2017

Sheet 1



Copyright BCC, 2017



BCC Stormwater and Cable Networks

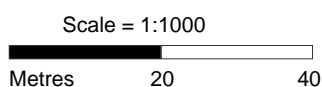
Sequence Number: 60195937

Disclaimer:

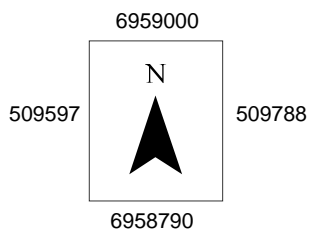
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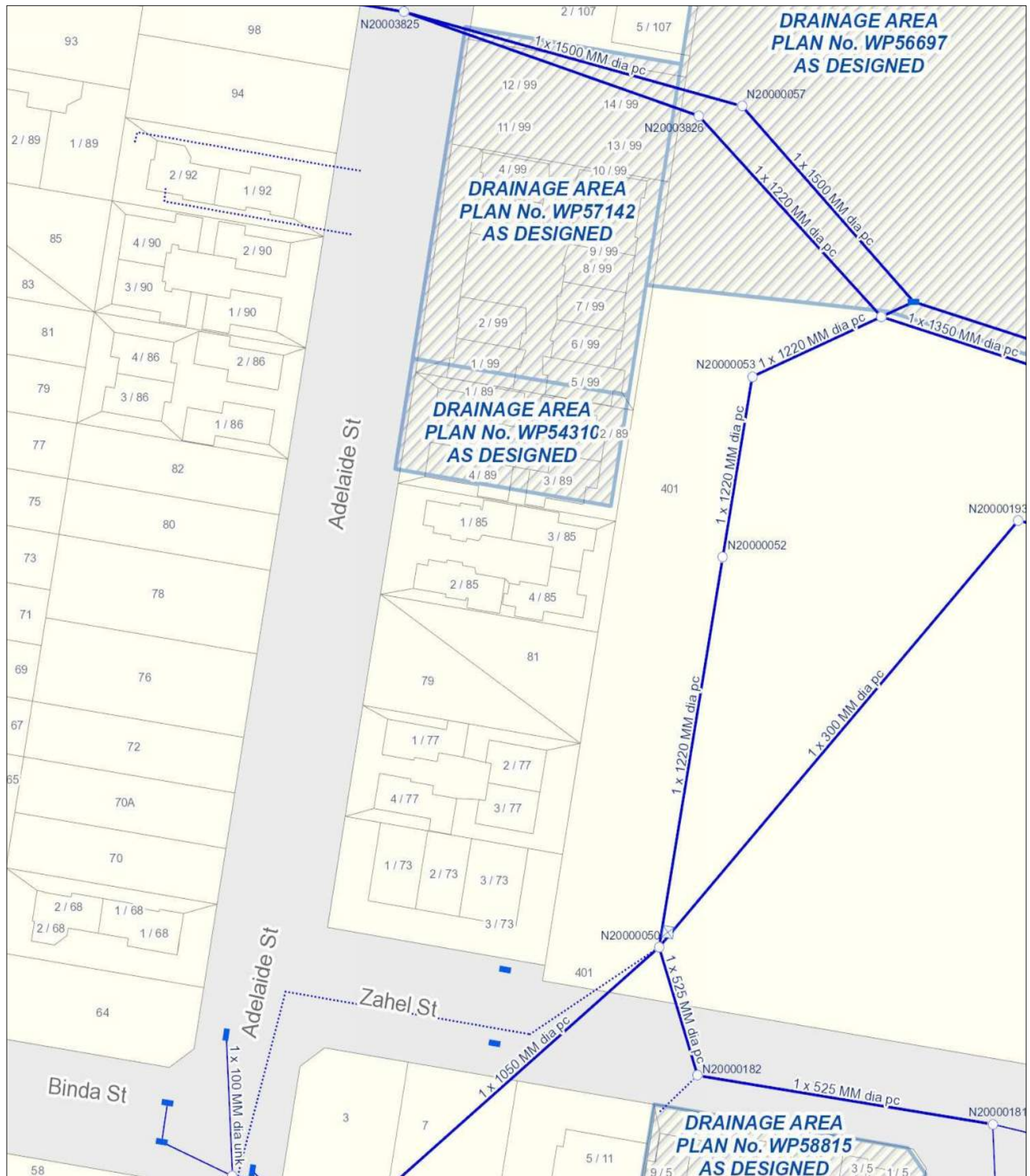
Location:



Sheet 2



Copyright BCC, 2017



BCC Stormwater and Cable Networks

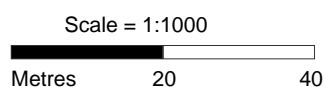
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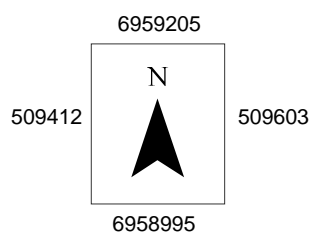
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Location:



Sheet 3



Copyright BCC, 2017

**DRAINAGE AREA
PLAN No. WP56697
AS DESIGNED**



BCC Stormwater and Cable Networks

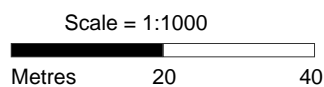
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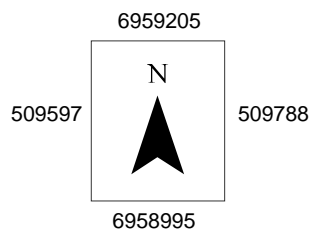
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Location:












Sheet 4










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Legend

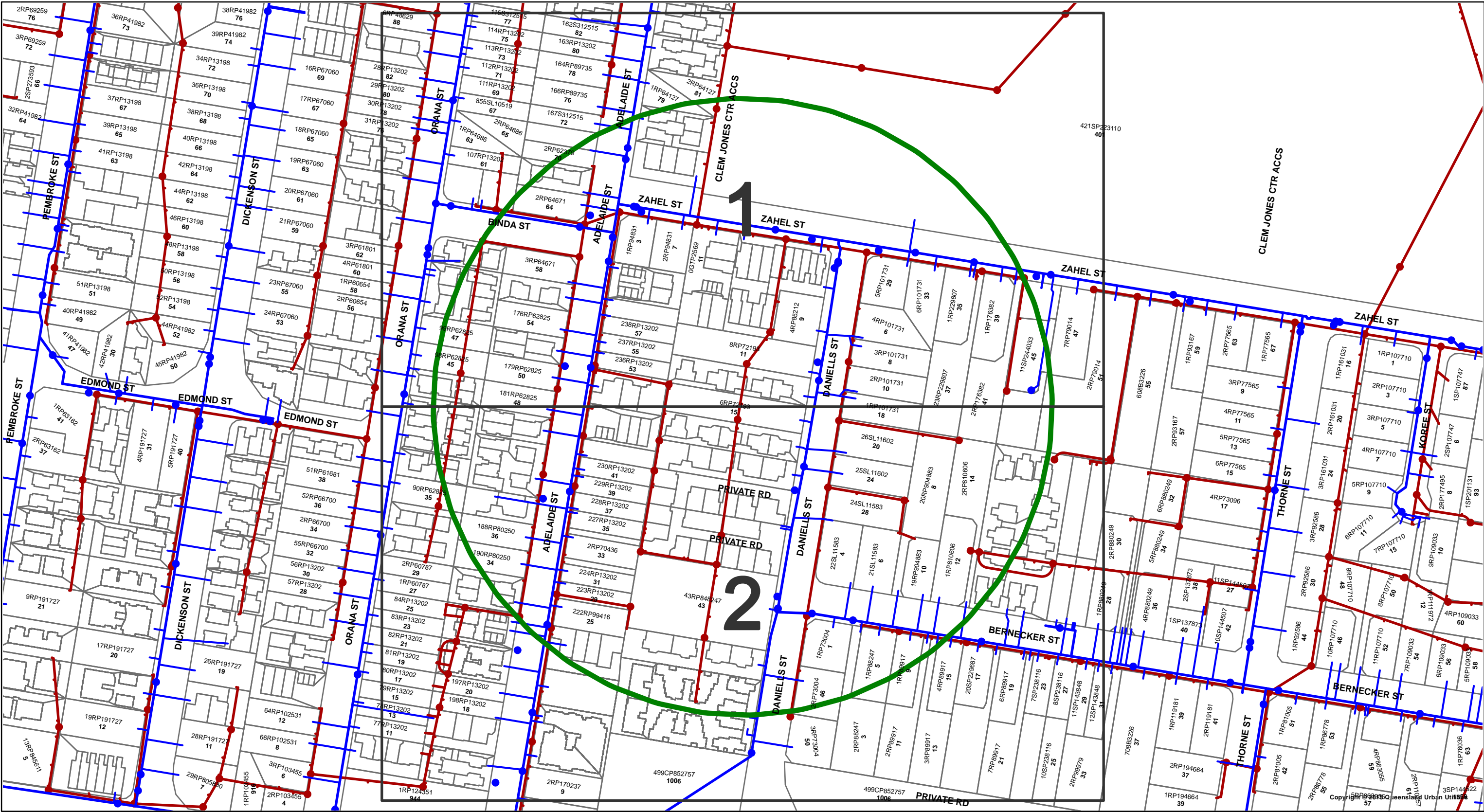
Stormwater Network




-  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

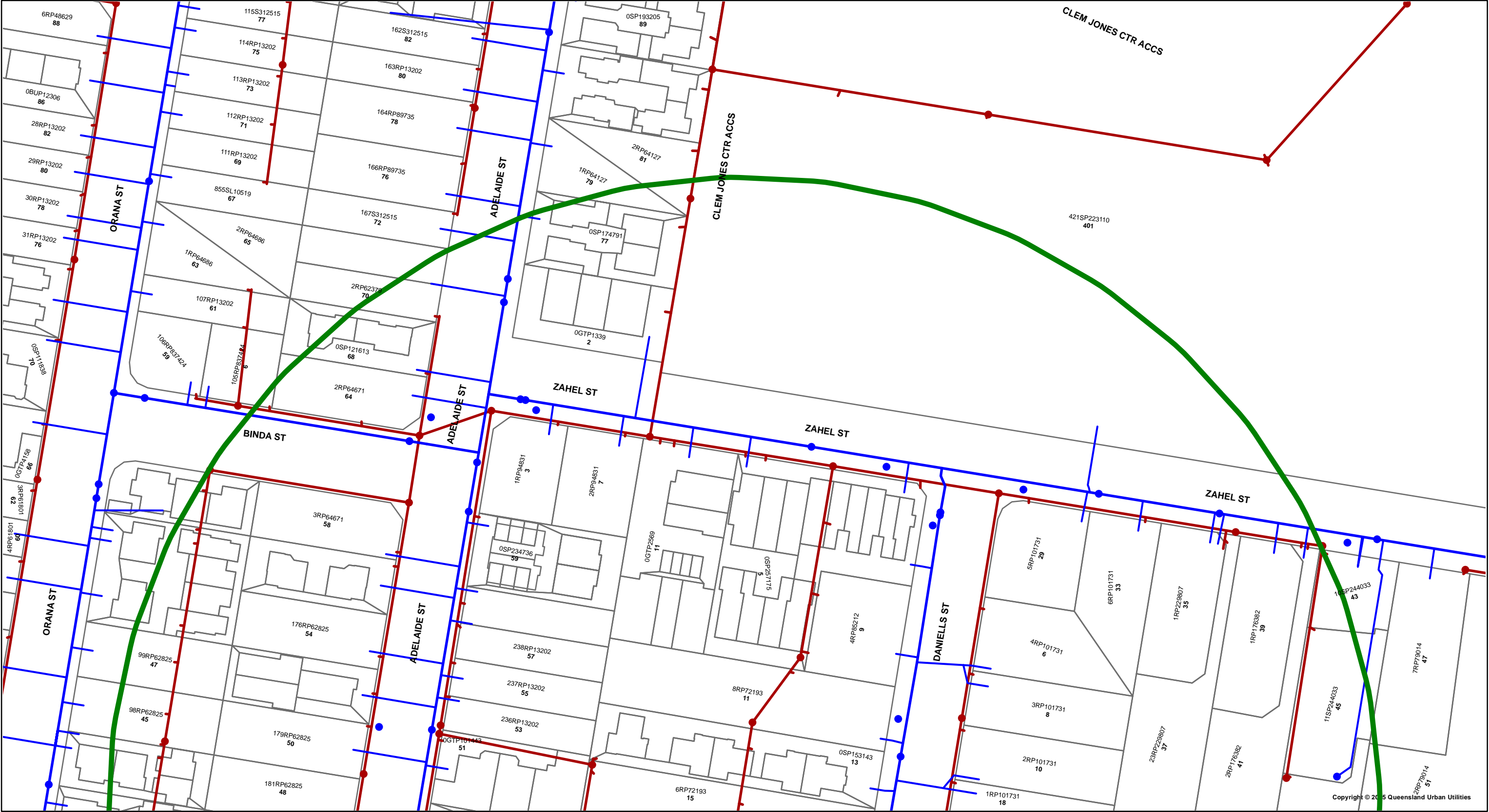
-  Traffic System Cable
-  Traffic Signal Ducting
-  Traffic Light Conduit
-  Fibre Optic Cable Location
-  Flood Telemetry Conduit
-  Parking Sensor Ducting
-  Fibre Optic Pit Location

Queensland Urban Utilities - Water & Sewer Infrastructure



 <p>DBYD - Queensland Urban Utilities Water & Sewer Infrastructure</p> <p>DBYD Reference No: 60195940</p> <p><small>Date DBYD Ref Received: 5/04/2017 9:45:00 AM Date DBYD Job to Commence: 7/04/2017 12:00:00 AM Date DBYD Map Produced: 5/04/2017 This Map is valid for 30 days</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>1:2050</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>QUU 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 contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2012]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data 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 [2012]</small></p> <p><small>For further information, please call Queensland Urban Utilities on 13 26 57 (7am-7pm weekdays). Faults and emergencies 13 23 64 (24/7). www.urbanutilities.com.au ABN 86 673 835 011</small></p>
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Queensland Urban Utilities - Water & Sewer Infrastructure



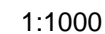
Copyright © 2015 Queensland Urban Utilities

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	<p>DBYD - Queensland Urban Utilities Water & Sewer Infrastructure</p> <p>DBYD Reference No: 60195940</p> <p><small>Date DBYD Ref Received: 5/04/2017 9:45:00 AM Date DBYD Job to Commence: 7/04/2017 12:00:00 AM Date DBYD Map Produced: 5/04/2017 This Map is valid for 30 days</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>N</p> <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, correctness, currency or fitness for purpose.</small></p> <p><small>QOU 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 contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2012]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data 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 [2012]</small></p> <p><small>For further information, please call Queensland Urban Utilities on 13 26 57 (7am-7pm weekdays). Faults and emergencies 13 23 64 (24/7). www.urbanutilities.com.au ABN 86 673 835 011</small></p>
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For further information, please call Queensland Urban Utilities on 13 26 57 (7am-7pm weekdays). Faults and emergencies 13 23 64 (24/7). www.urbanutilities.com.au ABN 86 673 835 011

Appendix D

Floodwise Property Report



Brisbane City Council FloodWise Property Report

Report Reference

1491337341842

05/04/2017 06:22:21

Dedicated to a better Brisbane

THIS REPORT IS FOR BUILDING AND DEVELOPMENT PURPOSES ONLY

The FloodWise Property Report provides property or lot-based flood information for building and development requirements. This report provides information on estimated flood levels, habitable floor level requirements and more technical information on the four sources of flooding: river, creek / waterway, storm tide and overland flow. Refer to the Useful Definitions section for a glossary of terms.

To find out more about how the contents of this report may affect building or development on this property, please visit www.brisbane.qld.gov.au/planning-building. For more general information about understanding your flood risk and how to prepare your property, family or business for potential flooding visit www.brisbane.qld.gov.au/beprepared

THIS IS A REPORT FOR:

Rateable Address: 15 DANIELLS ST, CARINA QLD 4152

Lot Details: L.6 RP.72193

This property has flags for building or development purposes only

Brisbane City Council has not assigned flood level information for this property for building or development purposes. However, mapping indicates that it is affected by one or more flood or property development flags. Please refer below for details.

For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

For general information on your flood risk and how to prepare your home or business for potential flooding visit www.brisbane.qld.gov.au/beprepared.

FLOOD AND PLANNING DEVELOPMENT FLAGS

DEVELOPMENT FLAG(S)

This property may also be affected by one or more flood or property development overlays or flags. These include: LARGE ALLOTMENT

Please review the technical summary over page and refer to Council's planning scheme for further information.



Brisbane City Council FloodWise Property Report

Report Reference

1491337341842

05/04/2017 06:22:21

Dedicated to a better Brisbane

TECHNICAL SUMMARY

This section of the FloodWise Property Report contains more detailed flood information for this property so surveyors, builders, certifiers, architects and engineers can plan and build in accordance with Council's planning scheme. For more information about building and development in Brisbane please visit www.brisbane.qld.gov.au/planning-building or talk to a Development Assessment Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

THIS IS A REPORT FOR:

Rateable Address: 15 DANIELLS ST, CARINA QLD 4152

Lot Details: L.6 RP.72193

FLOOD PLANNING DEVELOPMENT INFORMATION

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

FLOOD OVERLAY CODE

There are currently no River, Creek/Waterway, or Overland Flow Flood Planning Areas that apply to this property.

COASTAL HAZARD OVERLAY CODE

There are currently no Coastal Hazard Overlays that apply to this property.

PROPERTY DEVELOPMENT FLAGS

Large Allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site. For more information or advice, it is recommended you engage a Registered Professional Engineer of Queensland.



Brisbane City Council FloodWise Property Report

Report Reference

1491337341842

05/04/2017 06:22:21

Dedicated to a better Brisbane

Useful Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

Defined Flood Level (DFL) - The DFL for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m³/s.

Maximum and Minimum Ground Level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum Habitable Floor Level - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

Council's Planning Scheme - The City Plan (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Residential Flood Level (RFL) - Residential flood level (RFL) for Brisbane River flooding equates to the flood level applicable to the extent of January 2011 floods as depicted by mapping on the Queensland Reconstruction Authority website or the Council's defined flood level (DFL) for the Brisbane River, whichever is higher.

Rateable Address - A Lot or Property may have more than one street address. The address shown on this report is the address used by Council for the Lot or property selected.

Property - A property will contain 1 or more lots. The *Multiple Lot Warning* is shown if you have selected a property that contains multiple lots.

Brisbane City Council's Online Flood Tools

Council provides a number of online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Planning and Development Online Flood Tools

Council's online flood tools for planning and development purposes include:

- FloodWise Property Report
- Flood Overlay Code

For more information on Council's planning scheme and online flood tools for planning and development:

- phone 07 3403 8888 to talk to a Development Assessment Customer Liaison Officer
- visit www.brisbane.qld.gov.au/planning-building
- visit a Regional Business Centre.

Helping residents and businesses be prepared for flooding

Council has a range of free tools and information to help residents and businesses understand potential flood risks and how to be prepared. This includes:

- Flood Awareness Maps
- Flooding in Brisbane – A Guide for Residents
- Flooding in Brisbane – A Guide for Business
- Early Warning Alert Service. Visit www.brisbane.qld.gov.au/earlywarning to register for email, home phone or SMS severe weather alert updates.

Note: The Flood Awareness Maps show four levels of flood risk from high risk (flooding is very likely to occur) through to very low risk (very rare and extreme flood events). Flooding in the low and very low risk areas has no planning and development requirements and is therefore not reflected in the FloodWise Property Report.

For more information on Council's online flood tools for residents and business:

- Visit www.brisbane.qld.gov.au/beprepared
- Phone (07) 3403 8888.



Brisbane City Council FloodWise Property Report

Report Reference

1491337341842

05/04/2017 06:22:21

Dedicated to a better Brisbane

Disclaimer

1. Defined Flood Levels and Residential Flood Levels, and the Minimum Habitable Floor Levels are determined from the best available information to Council at the date of issue. These flood levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit www.brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help with your building and development plans.

Appendix E

Overlay Maps

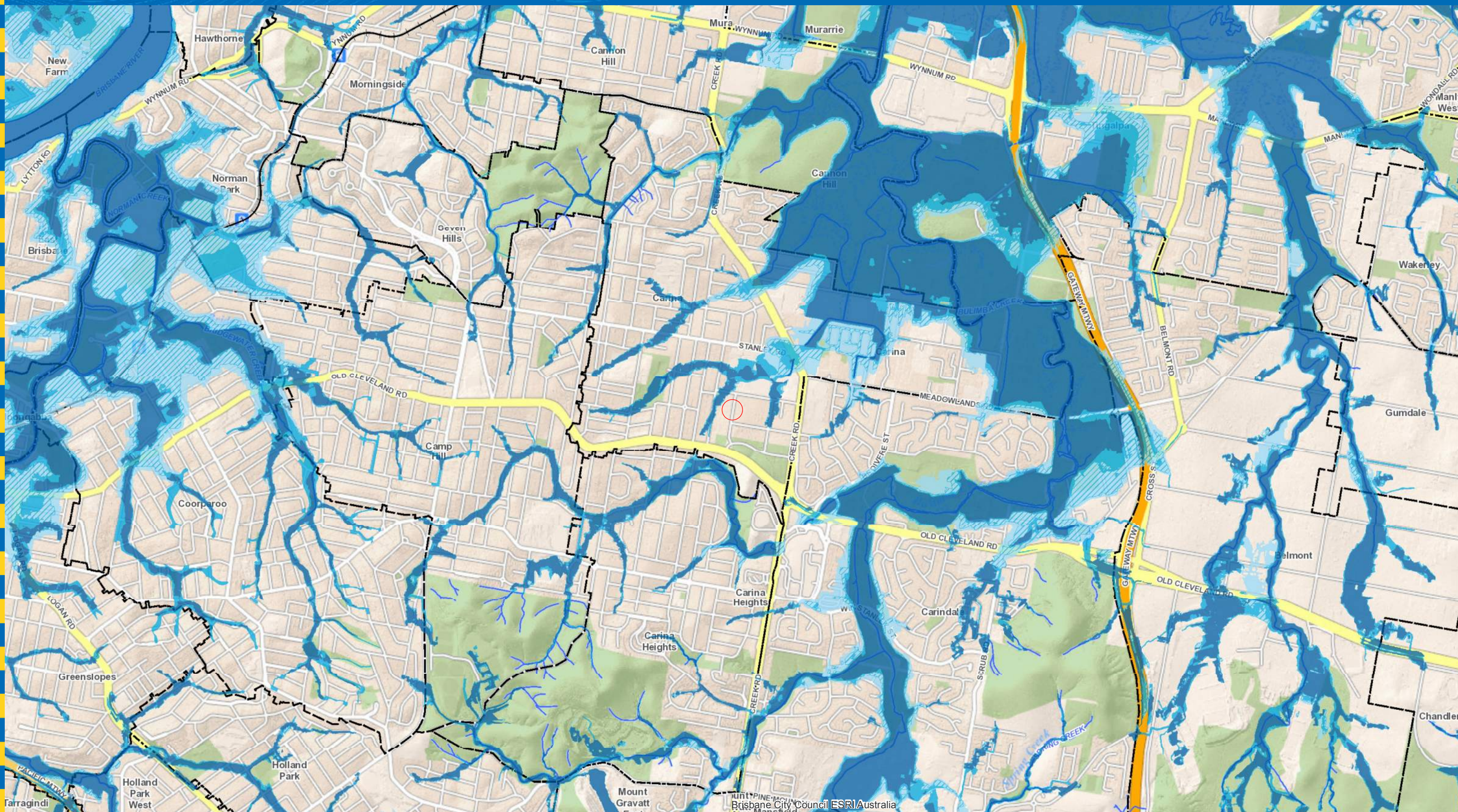


Dedicated to a better Brisbane

Map produced on 5/4/2017 at 6:31 AM

FLOOD AWARENESS MAP 15 DANIELLS ST, CARINA (6RP72193)

Be Aware.
Be Prepared.



High Flood Likelihood

Flooding is almost certain to occur during a single lifetime. A flood of this size or larger has a 5% chance of occurring in any year. Residents and businesses are strongly advised to learn about the flood risk for their property so they can be prepared to help minimise the impact on their home, business and family.

Medium Flood Likelihood

Flooding is likely to occur during a single lifetime. A flood of this size or larger has a 1% chance of occurring in any year. Residents and businesses are advised to learn about the flood risk for their property so they can be prepared to help minimise the impact on their home, business and family.

Low Flood Likelihood

A low likelihood area is likely to experience flooding in a rare event. A flood of this size or larger has a 0.20% chance of occurring in any year. Residents and businesses should consider how flooding may affect their local suburb, area or community.

Very Low Flood Likelihood

A very low flood risk area is unlikely to flood except in very rare or extreme flood events. A flood of this size or larger has a 0.05% chance of occurring in any year.

This map uses data produced via computer modelling. The information is for awareness purposes. Please consider that you may need individual professional advice. Council makes no warranty or representation regarding the accuracy or completeness of a Flood Awareness Map and disclaims all liability to any person arising directly or indirectly from using the Flood Awareness Maps. For flood information relating to building or renovating visit www.brisbane.qld.gov.au/planning-building

0 250 500 750 1,000
Meters
N
Brisbane City Council
5/4/2017
BM084699
Map Grid of Australia, Zone 56
Geodetic Datum of Australia
Cadastre © 2012 Department of Natural Resources and Mines
2010 NAVTEQ Street Data © 2010 NAVTEQ
© Brisbane City Council 2012 ESRI Australia

Learn more about how to plan for and respond to flood risks at www.brisbane.qld.gov.au/beprepared

How to prepare for flooding

Council is working hard to reduce the impact of flooding but we all have a responsibility to understand our flood risk and how to be better prepared to minimise the impact on our homes and businesses. **Once you have used Council's Flood Awareness Map to identify the flood likelihood for your property, use the tips in this table to put a plan in place for your home and family.**

 strongly advised  advised

Brisbane's weather

Understand Brisbane's climate and weather patterns

- Sign up for Council's Severe Weather Early Warning Alert Service. www.brisbane.qld.gov.au/earlywarning.
- Pay attention to radio, television and online weather updates.
- Visit www.bom.gov.au for the latest weather updates.

Flooding and your property

Understand how water flows in and around your property and street

- Observe where water flows from and to during heavy rain. This will indicate the path of potential floodwaters.
- Consider that properties near a river, creek, gully or tidal waterway are more likely to flood.
- Consider how fast moving flood waters may damage your home and interfere with evacuation plans.
- Consider loss of power, road closures and interruptions to public transport.
- Consider how close your property is to bordering other Flood Awareness Map likelihood areas.

Building or renovating

Check Brisbane's City Plan

- You must comply with City Plan planning requirements. Visit www.brisbane.qld.gov.au/planning-building.
- Download a FloodWise Property Report for information about building and development for a specific property. Visit www.brisbane.qld.gov.au/planning-building.

Insurance

Make sure you are appropriately insured

- Talk to your insurer about flood insurance and your property.

Have an evacuation plan

Create an emergency plan and emergency kit

- Prepare an emergency kit.
- Have emergency contact phone numbers easily accessible.
- Consider your pets. They may need temporary to long-term alternative shelter away from your home during a flood.
- Plan multiple evacuation routes. Some roads may be cut off by floodwaters.

Personal possessions





































































































Consider how and where to move valuables during a flood event

- Store valuables and possessions (jewellery, passports, financial statements etc) safely during a flood event.
- Consider where you can safely store your vehicle/s.

Your local area

Know your local area and talk with your neighbours

- Consider how potential loss of power, road closures and interruptions to public transport could affect you.
- Talk to your neighbours. Those living in the area for a long time may have experience of previous flood events.
- Consider how you can help your community. The elderly, disabled or families with young children may need your help to evacuate during a flood.

Flood Likelihood			
High	Medium	Low	Very low
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			

Flooding in Brisbane is natural and part of our environment therefore we need to be prepared for flooding and the impact it can have on our homes and families. Once you have used Council's Flood Awareness Map to identify the flood likelihood for your property use the tips in this table to put a plan in place. If you need an interpreter contact 131 450.

홍수는 브리스번에 일어나는 자연현상이며 지역환경의 한 특색입니다. 우리 생활과 가족에게 영향을 미치는 홍수와 그 피해에 대해 준비를 해 둘 필요가 있습니다. 시의회에서 마련한 홍수 인지 지도(Council's Flood Awareness Map)를 이용해 우리 가정이 피해 가능지역에 해당되는지 살펴보고 표에 나와 있는 실천방안을 이용해 계획을 세웁시다. 통역사가 필요하시면 131 450 번으로 연락해 도움을 받으실 수 있습니다.

Lũ lụt ở Brisbane là tự nhiên và cũng là một phần của môi trường của chúng ta. Vì vậy, chúng ta cần phải chuẩn bị sẵn sàng đón lũ và đối mặt với những ảnh hưởng nó có thể gây ra cho nhà cửa cũng như người thân trong gia đình. Khi quý vị đã sử dụng Bản đồ Nhận thức về Lũ lụt của Hội đồng Thành phố để nhận biết nguy cơ lũ lụt cho mảnh đất của mình, hãy sử dụng những mẹo ở trong bảng này để lập kế hoạch chuẩn bị. Nếu quý vị cần một thông dịch viên, xin liên hệ 131 450

布里斯本的洪水是一種自然現象，也是自然環境的一個組成部分。因此，我們不僅要為洪水來臨做好準備，也要為其對我們的住所和家人所造成的影響做好準備。當您使用布里斯本市政廳的洪水識別地圖確認您住所受洪水影響的可能性之後，您應使用表格中的建議與忠告設置一套可行計畫。若您需要口譯服務，請呼叫131 450。

ارمأ تاناضيفالاولويسال لكشت
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450 131 مقرلا يلغ لاصتالا يجرى



Dedicated to a better Brisbane