

unconstrained, vehicle body sweep envelopes (specifically front and rear overhang tracking) are entirely clear of physical conflict hazards. Vehicles can turn cleanly directly into the spaces from the **One Way** traffic stream of Sherwood Road.

- **Forward-Gear Site Egress:** The combination of the permanently clear central hatchway apron and the unconstrained 10m open frontage functions as an optimal on-site turning envelope. Vehicles reversing out of Spaces 1 or 2 can pivot within the central hatch zone, completing a safe multi-point turn entirely on-site. This satisfies council provisions by ensuring vehicle egress onto Sherwood Road occurs safely in a **forward-gear motion only**, completely eliminating the need to reverse onto the public road.

4. Compliance with Pedestrian Safety & Sightlines

- **Sight Splays:** **AS2890.1 Figure 3.2** mandates a **2.0m x 2.5m pedestrian sight triangle** at the property boundary where driveways meet the footpath [Australian Standard AS2890.1]. Because there is **no front fence structure**, visibility between exiting drivers and pedestrians on the Sherwood Road footpath is entirely unobstructed. The parallel parking arrangement of Car 3 and Car 4 does not introduce visual impediments within the critical sight triangles.

5. Conclusion

The proposed layout safely accommodates 4 off-street B85 design vehicles without crossing structural boundaries or risking collisions with buildings. The open 10m frontage eliminates the spatial constraints typical of fenced boundaries, validating the arrangement as highly functional under the BCC TAPS policy framework.

**BCC DS
LODGED**

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APPLICATION REF

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FLOOD RISK MANAGEMENT & EMERGENCY EVACUATION PLAN

Subject Property: 97 Sherwood Road, Rocklea QLD 4106

Proposed Development: Material Change of Use (MCU) – Class 1a to Class 1b
(Rooming Accommodation)

Applicable Framework: Brisbane City Plan 2014 Flood Overlay Code & Queensland Development Code (QDC) MP 2.1 [Brisbane City Council City Plan 2014, QDC MP 2.1 Rooming Accommodation Provisions]

1. Flood Risk Context & Structural Resilience

- **Location Risk Profile:** The subject property is located within a council-mapped flood planning area in Rocklea.
- **Structural Separation:** The building features a highly resilient multi-level architectural design. **All primary habitable zones—including all 6 residential bedroom suites and communal living spaces—are located exclusively on the Upper Floor Plan.**
- **Non-Habitable Ground Floor:** The Ground Floor Plan is restricted to non-habitable uses, consisting solely of a parking garage, utility storage, and a secondary bathroom. This layout guarantees that the primary high-occupancy residential zones remain safely insulated above the defined flood planning level.

2. Self-Managed Tenant Emergency Framework (No Caregiver Required)

To ensure safety without requiring an on-site manager or caregiver, the facility operates under a **Tenant Self-Management Protocol** integrated directly into the tenancy agreements:

- **Mandatory Early-Warning Enrollment:** As a mandatory condition of the standard Rooming Accommodation tenancy agreement, all adult residents are required to register their mobile devices with **Brisbane City Council's Early Warning Network (EWN)** and the **Bureau of Meteorology (BOM) Alert System**. This ensures every occupant receives real-time, location-specific SMS and email flood warnings simultaneously.
- **Visible Emergency Station:** A permanent, weather-proof **Emergency Flood Information Board** will be installed in the central ground-floor entry foyer and the upper-floor common area. This board will display clear, step-by-step instructions, local emergency contact numbers (SES/Triple Zero), and a mapped path to the nearest regional evacuation assembly point outside the flood zone.

3. Phased Evacuation Protocol

Because the maximum residential capacity is securely bounded to 6 couples, occupants can easily execute a self-directed, orderly evacuation. The protocol triggers

immediately upon a "Minor Flood Warning" or "Flood Watch" issued by the BOM for the local catchment:

[DETECT] --> Tenants receive automated BCC EWN / BOM SMS Alerts

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[PHASE 1] -> Tenants self-relocate the 4 parked vehicles to high ground

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[PHASE 2] -> Orderly walk-out egress via the 10m wide open front boundary

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[PHASE 3] -> Automated Upper-Level Structural Refuge if flash flooding occurs

- **Phase 1: Early Vehicle Relocation**

Upon receiving an initial regional flood alert, tenants will immediately drive the 4 on-site vehicles (Garage 1 & 2, Setbacks 3 & 4) out of the immediate Rocklea low-lying catchment area. Vehicles will be staged on known local high ground to ensure they do not become submerged assets or blockages.

- **Phase 2: Unobstructed Pedestrian Egress**

Residents will self-evacuate on foot down the internal stairs and exit directly through the ground floor. Because the **entire 10.0-metre frontage is completely open, unfenced, and clear of security gates**, there are no physical trapping hazards or crowd-crush risks. Occupants have a direct, wide-open path of travel straight to the Sherwood Road public footpath and roadway to seek higher ground.

- **Phase 3: Upper-Level Structural Refuge (Contingency)**

In the highly unlikely event of an unprecedented flash-flood occurring faster than regional evacuation windows allow, the building provides a secure **Upper Floor structural refuge**. Every single bedroom unit features its own attached ensuite, ensuring that residents have safe access to independent sanitation, fresh water, and shelter well above the flood level while awaiting emergency agency assistance.

4. Post-Event Operations & Safety Audits

Following any significant catchment inundation where water enters the lower garage area:

- The building will undergo a full inspection by a qualified building certifier before tenants are permitted to re-occupy the lower level.