

GROSS FLOOR AREA M2			
	LIVING	VER	STAIRS
UNIT 1	72	10.9	4.3
UNIT 2	72	10.9	4.3
UNIT 3	72	10.9	4.3
UNIT 4	72	10.9	4.3
TOTAL	288		

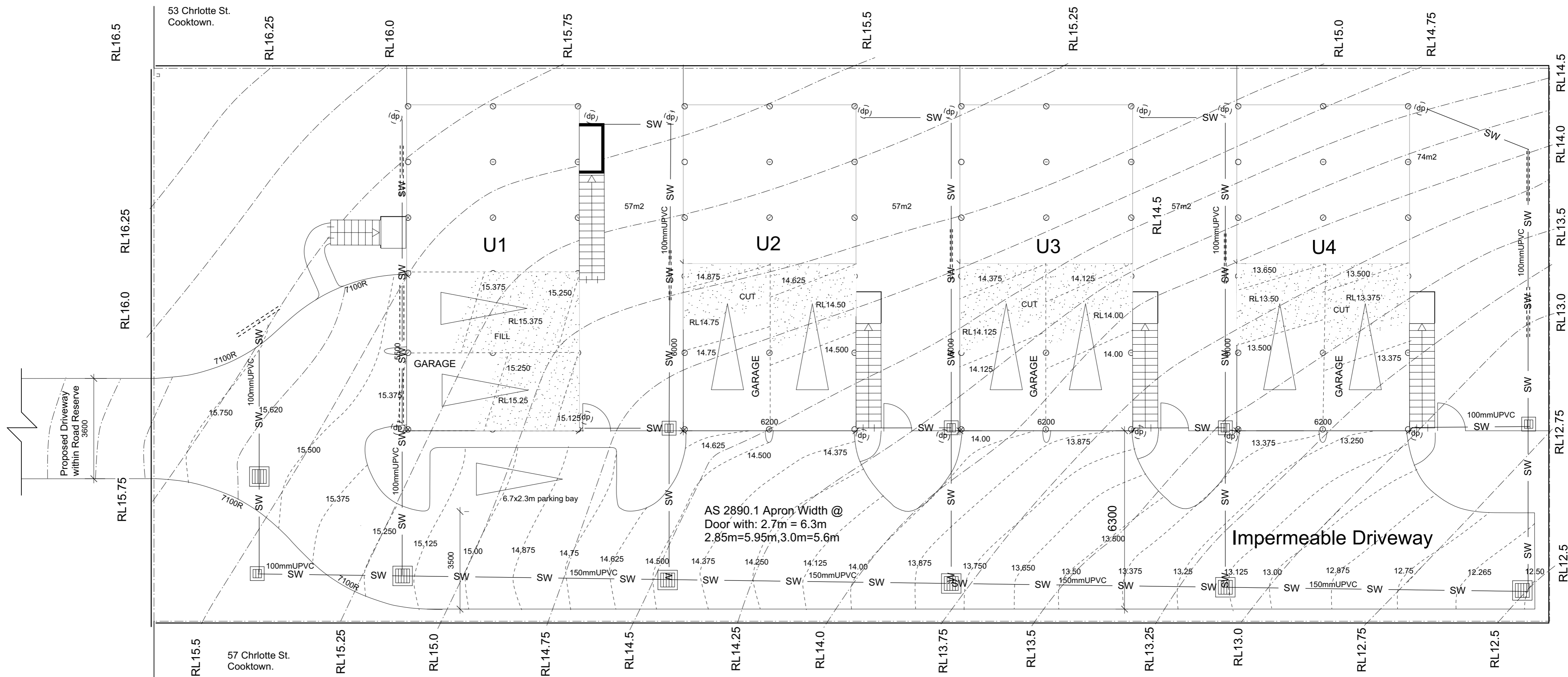
Lot Plan: 818C17912 (Area: 1012 m2)
 GROSS FLOOR AREA = 288M2
 SITE COVERAGE = 28.45%



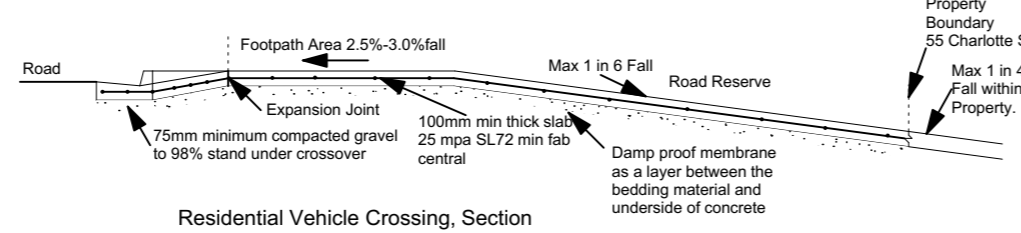
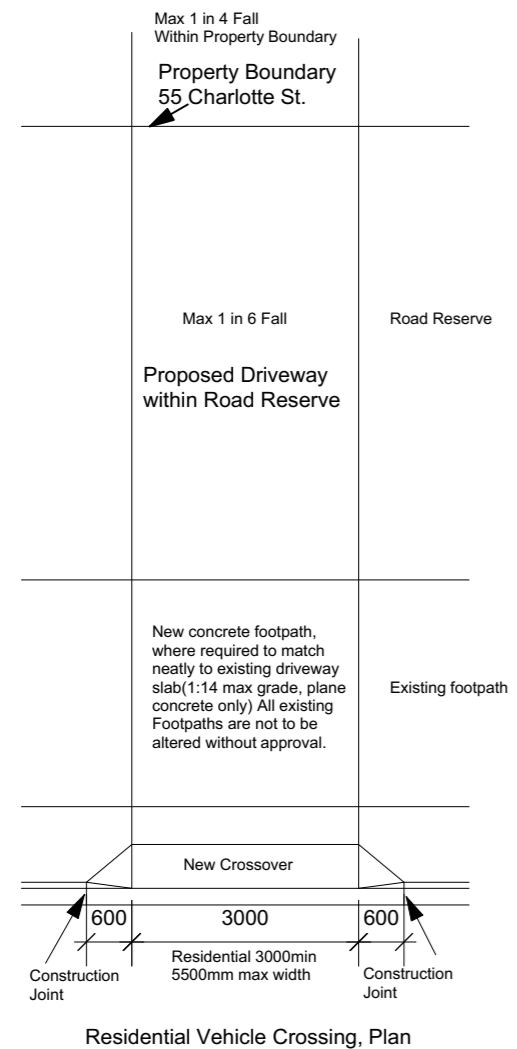
Floor Plan 1:100 on A2

1000 m2 / 150 = 6.6 units density allowable
 4 Units living area 72 m2 each
 total 288 m2 plus verandahs
 8 covered car spaces = 2 per dwelling
 Plus 1 uncovered

Proposed 4 units	Sheet 1
55 Charlotte St. Cooktown	Amd. 1.0 - 05/12/23



Substructure Plan 1:100 on A2



Queensland, driveway's gradient cannot exceed a maximum gradient level of 1:4 within your property boundary. This changes to one in six outside of your property boundary. This means your driveway can be steeper within your property than it can be in the crossover. 15 Feb 2023

Earthworks Calculations:

Unit 1 Garage 18m² "Fill" at 0.2m = 3.6m³ "Fill"
 Unit 2 Garage 13m² cut at 0.15m = 1.95m³ Cut
 Unit 3 Garage 18m² cut at 0.2m = 3.6m³ Cut
 Unit 4 Garage 15m² cut at 0.2m = 3.0m³ Cut
 Total Cut minus Fill = 4.95 m³ Fill approx.

Stormwater Calculations :

AS 3500.3 Part 3 Stormwater Drainage
 Rainfall intensity Table D.1 "Cooktown"
 5% APE (20 Years ARI) 227 mm/h
 Drains, Gutters or formed flow paths.
 1% APE (100 Years ARI) 277 mm/h
 For Box Gutter systems.
 $Q = EA \times Y\% / 3600$
 $Q = 1012 \times 227 / 3600 = 63.8$
 Adopt Fig 5.4.11.2 (a) Plastic Pipe
 Gradient 1:17 Hydraulic capacity
 DN 200 = 140 L/s
 DN 150 = 65 L/s
 DN 100 = 22 L/s
 DN 90 = 17 L/s
 All stormwater pipes UPVC min DN100 unless noted, to legal point of discharge.

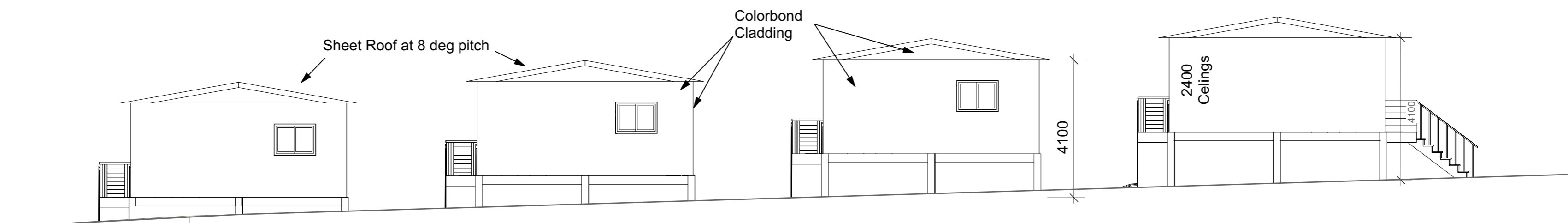
Stormwater layout KEY :

- Grate and channel
- 300x300 Stormwater pit
- 450 x 450 Road grade stormwater pit
- Storm Water Pipe SW
- (dp) Down Pipe

Proposed 4 units	Sheet 2
55 Charlotte St. Cooktown	Amd. 1.0 - 05/12/23 file 55 charlotte amendment 1

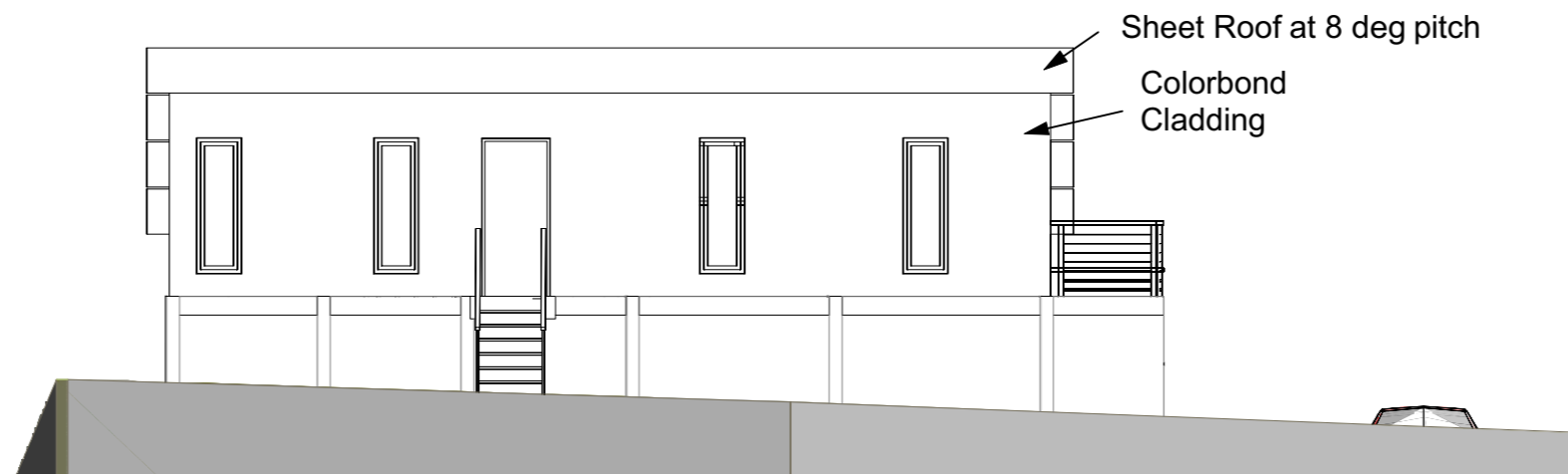


West Elevation

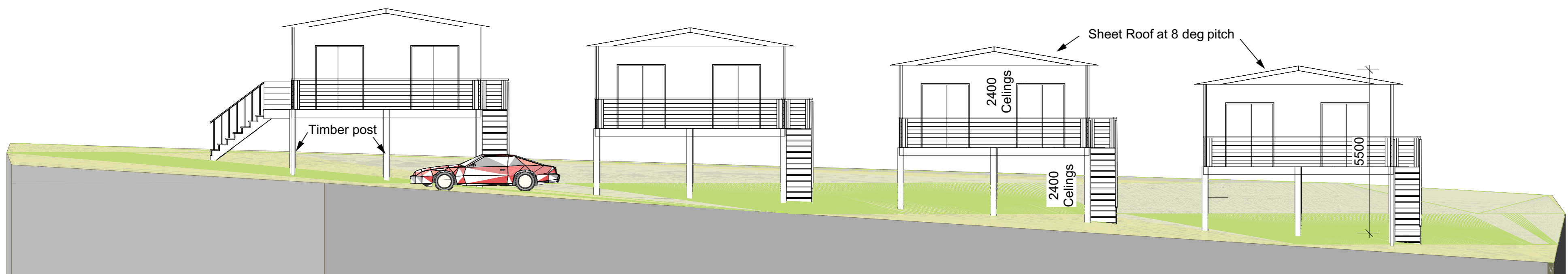


South Elevation

Proposed 4 units	A2 1:100	Sheet 3
55 Charlotte St Cooktown	Amd. 1.0 05/12/23	



East Elevation



North Elevation



SINGLE STORY IRON
PITCHED ROOF
BRICK VENEER
RESIDENCE

DRIVEWAY

CARPORT

55 CHARLOTTE
STREET
COOKTOWN

PROPOSED
CROSSING

SINGLE STORY
PTICHED IRON
ROOF TIMBER
CLAD RESIDENCE

DRIVEWAY

CARPORT