

From: Ramon Samanes <ramon@uitownplan.com.au>
Sent: Thursday, 12 December 2024 12:10 PM
To: Planning & Environment Team; Mail Cook
Subject: DA/4755 - Response to Information Request - Material Change of Use - Dual Occupancy (Landslide Hazard Overlay) - 20 Webber Esplanade, Cooktown
Attachments: Geotech report Dec 2024[1].pdf; 20 Webber Esp. V1. TownP Review 9.12.24 (2) [2].pdf

12 December 2024

Our Ref: M2-24

Chief Executive Officer
Cook Shire Council
10 Furneaux Street
Cooktown, QLD, 4895

Attention: Planning Department

**SUBJECT: Response to Information Request
Material Change of Use – Dual Occupancy
Located at – 20 Webber Esplanade, Cooktown
Formally Described as – Lot 14 on C17946**

Dear Sir/Madam,

We refer to Council's request for further information received on the 27 May 2024. Council in their request deemed it necessary to request further additional information to allow them to complete the assessment of the application.

Each of the items have been individually addressed and are listed as follows:

ENGINEERING

Geotechnical Requirements

1. Noting the existing steep grades uphill and within the site, the Applicant is requested to provide a land specific Geotechnical Assessment prepared by a Registered Professional Engineering Queensland (RPEQ). The report must assess the risk of the land, proposed site access and development in accordance with the AGS Guidelines 2007.

The Report must demonstrate that the site is suitable for development and achieves a low or very low risk for landslide from hazards both internal to the site and from sloping land around the site.

Response:

Our client has commissioned ETS Geotechnical to complete a geotechnical investigation for the proposed residential development at 20 Webber Esplanade, Cooktown.
A copy of the report is attached to the email for Council's reference.

Retaining Wall Drainage

The LiDAR Surface Elevation and Contours indicates that stormwater runoff falls south to north, and is discharged to the road frontage. Noting the steep nature of the site and batter/retaining wall along the property frontage, concerns are raised regarding potential impact to stormwater runoff if flows are concentrated as a result of the proposed development.

2. The Applicant is requested to demonstrate provision is made for the proposed retaining walls to include adequate drainage behind the top of the wall to ensure surface stormwater flows do not flow over the top of the wall but are contained in a designed system to pass the wall.

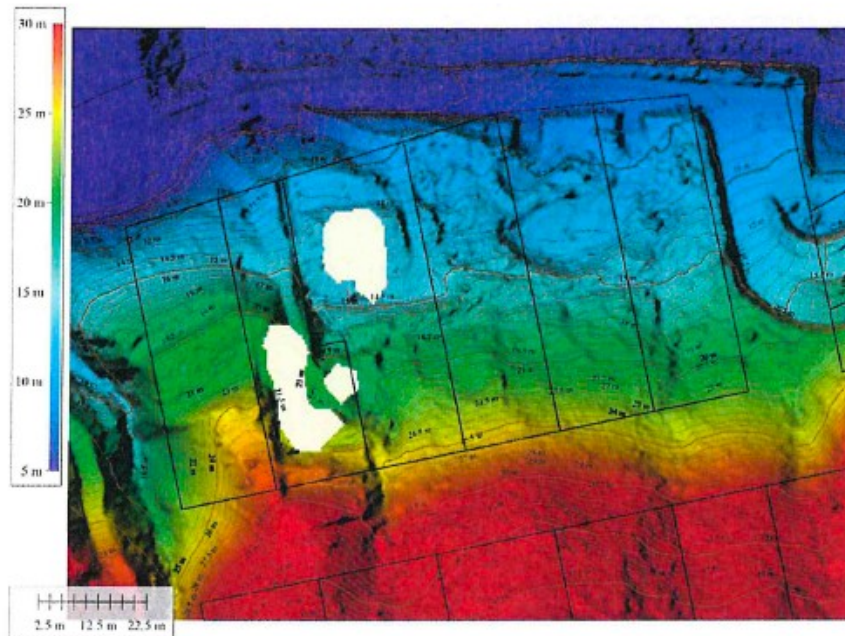


Figure 1: LiDAR Surface Elevation and Contours (0.5m contour spacing)

Response:

The plans have been amended to include the provision of a retaining wall to enhance the safety and prevent vehicles from reversing off the driveway edge, also to stop any stormwater along that section of the driveway. In terms of the remainder of the proposed stormwater controls, as noted on the plans all the roof water will be captured and piped to legal point of discharge within the road reserve. The proposed driveway will be designed to fall to the west along the existing driveway stormwater and not over the top of the wall. We hope that satisfies councils concerns regarding stormwater in item 2.

Site Access

Concerns are raised that the proposal plans have not addressed safety concerns of vehicles reversing near the steep drop off hazard represented by the existing batter/retaining wall within the site frontage. The Applicant must provide amended plans of the site access and car parking area, prepared by a Registered Professional Engineering Queensland (RPEQ), which enable definition of safety concerns and demonstrate provision in accordance with the AS 2890.1:2004 Parking facilities – Off-street car parking. The plans must address but not be limited to the following:

3. The Applicant is requested to clarify the spacing between the proposed building posts. Officers note the proposal plans appear to indicate a spacing of 2.4 metres between the proposed building posts which may impact the vehicular manoeuvring areas;
4. Provide amended plans indicating the dimensions and grading of the proposed access driveway, vehicle turn around area and potential steep drop off hazard;
5. Provide a vehicle swept path analysis to demonstrate that there is sufficient space on-site for vehicles to enter the site, turn around and exit in a forward gear in accordance with the AS 2890.1:2004 Parking facilities – Off-street car parking; and
6. Clarify the need for protection for reversing vehicles to mitigate safety concerns of vehicles reversing near the steep drop off hazard represented by the existing batter/retaining wall.

Response:

The layout of the development including the driveways and car parking areas have all been redesigned with the above items in mind and carefully integrated into the design.

Item 3 no longer applies given the update design and layout plans.

The levels across the site have been shown and marked on the plans which address items 4.

The turnaround and swept paths have been shown on page 6 of the plans which addresses item 5.

The plans have been amended to include the provision of a retaining wall to enhance the safety and prevent vehicles from reversing off the driveway edge to address item 6.

Low density residential zone code

The subject site is affected by the *Low density residential zone code* of the *Cook Shire Planning Scheme 2017*. The overall purpose of the code includes built form that provides a pleasant living environment with a high standard of amenity and provides appropriate levels of infrastructure.

It is noted that the parking bay for unit 2 is located within the building footprint of unit 1 and will impact the habitable the quality of amenity to each unit;

7. Demonstrate how the location of the proposed parking bays below unit 1 will not impact on the standard of amenity of each unit.
8. Demonstrate that unit 2 is receiving appropriate levels of infrastructure considering the exclusion of direct access to an internal driveway and parking bay.

Response:

Items 7 and 8 are considered no longer applicable given the revised layout and design for the proposed dual occupancy. The amended layout and design for each unit is much more pleasant and considerate of the amenity for each unit.

To allow this layout to function with parking and access, the slope considerations at the rear to remove the need for any earthworks at the rear, the stairwell into proposed unit 1 does extend 1.24m into the front 6m setback. It is acceptable and anticipated as in most steep slope locations that setbacks and siting relaxations in these slope sites its appropriate and accepted. Typically, the concern is around protection views in this area, however the dwelling at 19 Webber Esplanade is built higher than the proposed unit 1, therefore not

affecting their views. Also, the fact that it is for an open staircase, and not an enclosed structure also supports the proposed relaxation.

Parking and access Code

The subject site is affected by the *Parking and access code of the Cook Shire Planning Scheme 2017*. The overall outcome of the code is to ensure that parking provided is sufficient to its prescribed use, parking and access facilities are safe and efficient, and that they do not compromise the transport network.

Although the town planning report broadly addresses the code, it does not address how the proposed parking arrangement mitigate impacts on the amenity of each unit considering that unit 2 is excluded from direct access to a parking bay and unit 1 will include a parking bay within the building footprint that is not related to its use. This is reflected in the code's performance outcome PO2, PO4, & PO6. In additions, officers note that to facilitate the proposed driveway, owner's consent will be required to enable an access easement over the north-eastern corner of the neighbouring lot formally described as Lot 2 on RP729455.

9. Demonstrate how the existing parking arrangements mitigate impacts on the amenity of each unit.
10. Provide details of an access easement arrangement and owners consent, to enable access over the north-eastern corner of the neighbouring lot formally described as Lot 2 on RP729455.

Response:

Items 9 and 10 are considered no longer applicable given the revised layout and design for the proposed dual occupancy.

The plans illustrate how access is being achieved and delivered into the proposed dual occupancy development.

Additionally, it is also noted that a survey was completed as a condition of the sale that access could be obtained into the proposed development site. That was confirmed by the surveyor and the property was purchased.

Works, Services and infrastructure code

11. The subject site is affected by the *Works, services and infrastructure code of the Cook Shire Planning Scheme 2017*. The purpose of the code is to ensure that infrastructure is built to a suitable standard, works and services avoid environmental degradation or heightened natural hazard risks, and development minimises impacts on receiving waters. Considering the level of excavation and fill required to position the building pad for unit 1 and the proposed access driveway, the application does not address performance outcomes fill and excavation.

12. The application is to address the performance outcomes of the code relevant to the proposed fill and excavation on the site.

Response:

Items 11 and 12 are considered no longer applicable given the revised layout and design for the proposed dual occupancy.

The proposed units both proposed to be built on stumps, with little to no earthworks required for that component.

There is a small section of earthworks proposed to accommodate the construction of the car parking area and the construction of a small retaining wall, of which given the minor nature may be best controlled as part of the building permit.

Other than that, there is no earthworks prescribed, and should any earthworks of significance be triggered, then we would understand under the tables of assessment that an Operational Works permit for filling and excavation would be required.

Land slide hazard overlay code

The subject site is affected by the *Works, services and infrastructure code of the Cook Shire Planning Scheme 2017*. The code aims to ensure that development is compatible with landslide risk levels, responds appropriately to risk through siting and layout to minimise personal safety risks, remains resilient to landslide events by accounting for potential risks in design, and avoids any unacceptable increase in landslide hazard severity.

The planning report excludes geotechnical details required to determine that the site is suitable for development and achieves a low or very low risk for landslide. This is reflected on the overall outcomes and performance outcomes, in particular PO1 of the code.

13. The applicant is to address PO1 of the code and provide geotechnical information by a suitably qualified geotechnical engineer.

Response:

Our client has commissioned ETS Geotechnical to complete a geotechnical investigation for the proposed residential development at 20 Webber Esplanade, Cooktown.
A copy of the report is attached to the email for Council's reference.

Site Details

14. Please provide an updated site plan to reflect any changes as a result of the details outlined in this Information Request.

Advice Note: Officers acknowledge that the various plans submitted contain some necessary information, but the absence of a comprehensive and consolidated site plan is required in order to make an informed assessment. In addition, the site plan forms part of the approved plan of development and must be consistent with the proposed development outcomes.

Response:

The attached plans include updated sets of plans with a complete redesign of the layout and any changes made as a result of the information request.

Conclusion

That concludes our response to Council's Information Request, in which a response has been provided in relation to all matters raised by Council. We trust this application can now be progressed for assessment.
Should you require further information or clarification on any matter regarding this application, please do not hesitate to contact our officer on the email provided below.

Kind regards,
Ramon Samanes,
Director, U&i Town Plan



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MC DEVELOPMENTS

SLOPE STABILITY ASSESSMENT

20 WEBBER ESPLANADE

COOKTOWN QLD 4895

REPORT NO: GT24-393-001R REV 1

DECEMBER 2024

REVISION 1

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APPENDIX A – TEST PIT LOGS & DCP REPORT

APPENDIX B – SLIDE OUTPUTS

**APPENDIX C – UNDERSTAND THE LIMITATIONS OF YOUR
GEOTECHNICAL REPORT**

1. INTRODUCTION

ETS Geotechnical (ETS) has conducted a geotechnical investigation for a proposed residential development at 20 Webber Esplanade, Cooktown. This geotechnical investigation has been undertaken to address the Geotechnical Requirements in Cook Shire Councils (CSC) Information Request. The Geotechnical Requirements include the following, which was provided by the client.

“Noting the existing steep grades uphill and within the site, the Applicant is requested to provide a land specific Geotechnical Assessment prepared by a Registered Professional Engineering Queensland (RPEQ). The report must assess the risk of the land, proposed site access and development in accordance with the AGS Guidelines 2007.

The Report must demonstrate that the site is suitable for development and achieves a low or very low risk for landslide from hazards both internal to the site and from sloping land around the site”

The geotechnical investigation was undertaken in accordance with the above Information Request and ETS proposal GT23-347-001P REV 1, dated 27th November 2023. The scope of the geotechnical investigation included: -

- Visual assessment of the site.
- Investigation of the subsurface soil and rock profiles across the site (including groundwater).
- Global slope stability assessment and analysis including landslide risk assessment in accordance with AGS2007
- Shallow foundation recommendations and Site Classification in accordance with Australian Standard 2870-2011 “Residential Slabs and Footings – Construction”.
- Batter angle recommendations.
- Earthworks recommendations.
- Site drainage recommendations.

Details of the existing site are shown in Table 1 below

Table 1 – Summary of Site Details

ITEM	DETAILS
Street Address	20 Webber Esplanade
State	Queensland
Locality	Cooktown
Lot Number	Lot 14 on C17946
Lot Area	1,348 m ²
Tenure	Freehold

2. PREVIOUS REPORTS

The client provided the following investigation report which had been completed at the site.

Earth Test Report No SI 488-24 Report dated August 2024

The site investigation carried out by Earth Test included the drilling of two boreholes and three DCP tests. From the borehole drilling, Sandy SILT was present up to 0.3m depth that overlies Sandy Silty CLAY. Depth of investigation was a maximum of 1.8m. Atterberg testing of the Sandy Silty CLAY material revealed a Liquid Limit of 28% and Plastic Index of 10%.

3. SITE HISTORY

Historical aerial photography from Google Earth and QLDGlobe was reviewed for the site. Imagery from 2006 shows that the site has not been affected by any major earthworks, landslips or dilapidation within this period. A small building structure was observed at the site up to 2016 (refer to Figure 1) The building structure is no longer present at the site.



FIGURE 1 – View of Site (May 2011)

The topograph of the site which forms the basis of the slope stability analysis, as discussed in Section 7.2 of this report, was determined based on onsite measurements and Lidar data from 2018 as displayed in Figure 2.

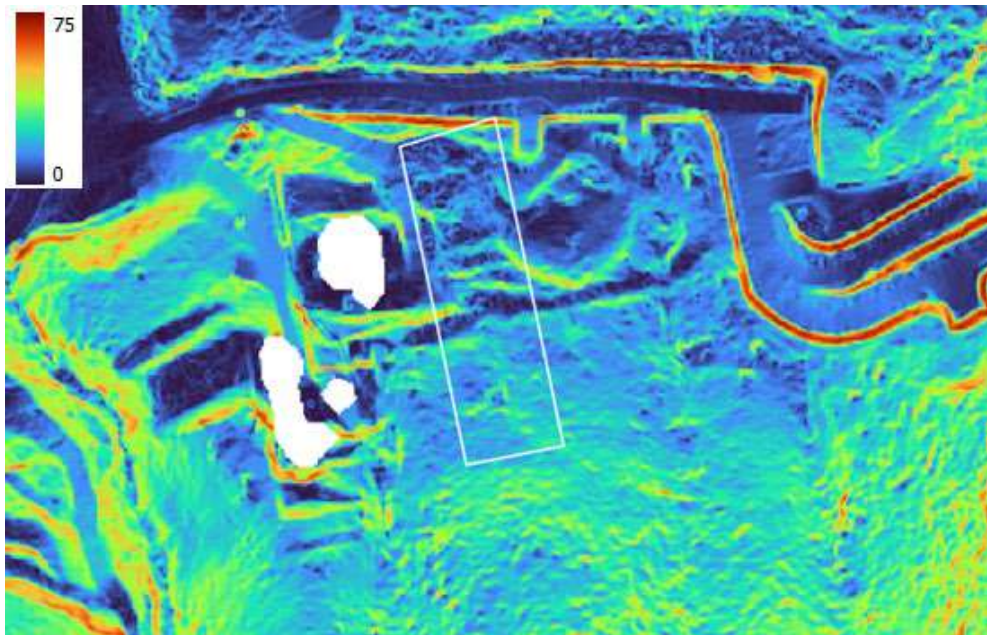


FIGURE 2 – Mapping of Slopes (0 to 75 degrees)

4. SITE GEOLOGY & SOILS

4.1 Published Geological Soil Units

The Queensland Geotechnical Database (QGD) shows that the site is underlain by Cooktown Granite. Refer Figure 3 and Table 2.



FIGURE 3 – Site location relative to Regional Geology

TABLE 2 – Summary of lithology

AGE	SYMBOL	LITHOLOGICAL SUMMARY
Permian	Pgco	Cooktown Granite <i>White to pale grey, sparsely porphyritic to equigranular (cordierite-) (tourmaline-) muscovite-biotite granite.</i>

5. FIELDWORK

Fieldwork was conducted by ETS on the 31st of October 2024 that comprised two (2) test pits excavated to a maximum depth of 1.5m (or refusal) using a mini excavator. Dynamic Cone Penetrometer (DCP) testing was carried out across the site to determine the consistency of subsurface materials.



PHOTOGRAPH 1 – View of Subject Site

The test locations and cross-section used in the slope stability analysis are presented in Figure 4.



FIGURE 4 – Test Locations and Cross Section

6. SUBSURFACE CONDITIONS

From the investigation, stiff (and better) low plasticity CLAY (CL) overlying extremely weathered ROCK (inferred GRANITE) was encountered. These materials are consistent with the expected geological conditions for the site. TOPSOIL comprised of Silty SAND (SM) was encountered up to 0.3m depth.

At the time of investigation, the ground water table was not encountered. However, it should be noted that groundwater levels are affected by climatic conditions and by soil permeability, therefore groundwater levels may vary with time.

Test Pit logs and DCP results are presented in Appendix A.

7. ENGINEERING ASSESSMENT & RECOMMENDATIONS

7.1 Geotechnical Design Parameters

Based on the fieldwork results and experience with similar materials, the geotechnical parameters listed in Table 3 were adopted for the analysis.

TABLE 3 - Geotechnical Design Parameters

Material – Description	Consistency	ϕ'	c' kPa	γ_d kN/m ³
CLAY	Stiff	26	6	19
Extremely Weathered Rock	-	30	10	22

Where: -

- ϕ' Effective Friction Angle
- c' Effective Cohesion (kPa)
- γ_d Dry Density (kN/m³)

7.2 Slope Stability Assessment

7.2.1 Cross sections

A slope stability analysis has been completed on one (1) inferred cross section (i.e., cross section A-A') using the Limit Equilibrium Analysis software program *Slide2* and adopting the geotechnical design parameters presented in Table 3. No signs of large-scale instability were observed during the fieldwork.

The cross section that was investigated are presented in Figure 4.

7.2.2 Cases Considered

Two (2) cases were considered for each cross section: -

1. Dry (Normal) conditions – no groundwater table within the slope.
2. Saturated (Extreme) conditions as might be developed during periods of prolonged rainfall. For saturated conditions it has been assumed that any soil

above 1.0m becomes saturated but the soils and rock below remains at natural moisture content.

An R_u value of 0.3 was adopted for the saturated soil conditions represented in the analysis.

For new building structures up to two storeys, 20kPa was applied along the proposed building platforms at 0.5m depth. Residential structures constructed outside the scope of AS2870 have not been considered in this assessment. The cross sections used in the slope stability analysis were based on Lidar and onsite measurements.

The SLIDE output images are displayed in Appendix B.

In general terms the factor of safety (FOS) is calculated by dividing the forces resisting instability (i.e. the strength of the soil/rock or the strength of discontinuities within the soil/rock) by the forces driving instability (i.e. the weight of the soil/rock, plus groundwater/seepage, plus surcharges/loads on the slope). A calculated FOS of 1.0 indicates the forces are balanced, whereas a calculated factor of safety <1.0 indicates instability will likely occur.

The global stability analysis results demonstrate that the existing slopes are generally stable, this is consistent with the site observations. The results found that the proposed development will not reduce the global stability of the existing slopes. The FOS for the existing slopes were found to be lower than what is typically accepted for new developments. It is therefore possible that slope stabilisation works, such as the construction of retaining walls, etc may be required in the future to prevent slope instability. Upon completion of an allotment specific development plan, the stability should be reevaluated.

As is the case for all hillside development in the Cooktown region, some instability of batters should be expected. This may be in the form of minor slumps, slips or erosion within the soils during or after prolonged periods of rainfall. This instability is generally accepted in the Far North Queensland region and must be accepted by all parties involved in residential development of the allotments.

8. LANDSLIDE RISK ASSESSMENT

A landslide risk assessment of the existing and developed slopes has been conducted in accordance with the Australian Geomechanics Society Landslide Risk Management Concepts and Guidelines, 2007 and is a qualitative risk assessment for risk to property. A copy of this document can be found at www.australiangeomechanics.org. Appendix C of the document describes the terminology used.

Provided that all control measures and recommendations contained in this report are adopted, the development is assessed in accordance with Appendix A – Qualitative Measures of Consequences to Property, as having a **LOW** risk of damage to property. This level of risk is typically considered acceptable to local and state government authorities as well as potential residential landowners.

TABLE 4: Qualitative Assessment of Risk to Property

Potential Hazard	Element at Risk	Initial Risk Rating			Engineering Control Measures to Reduce Risk	Controlled Risk Rating		
		Likelihood of Occurrence	Consequence	Qualitative Risk		Likelihood of Occurrence	Consequence	Qualitative Risk
Landslide in natural hillslopes and batters	Residential structures & driveway	Medium	Possible	Moderate	Loose cobbles and boulders along steep slopes to be removed or supported. Implementation of appropriate drainage and erosion control measures (i.e. surface water diversion drains, hydromulching, etc)	Rare	Medium	Low

9. SUITABILITY OF BUILDING ENVELOPE LOCATIONS

Based on the results of this assessment, the proposed development is considered to be suitable from a geotechnical perspective provided that all recommendations in this report are adhered to.

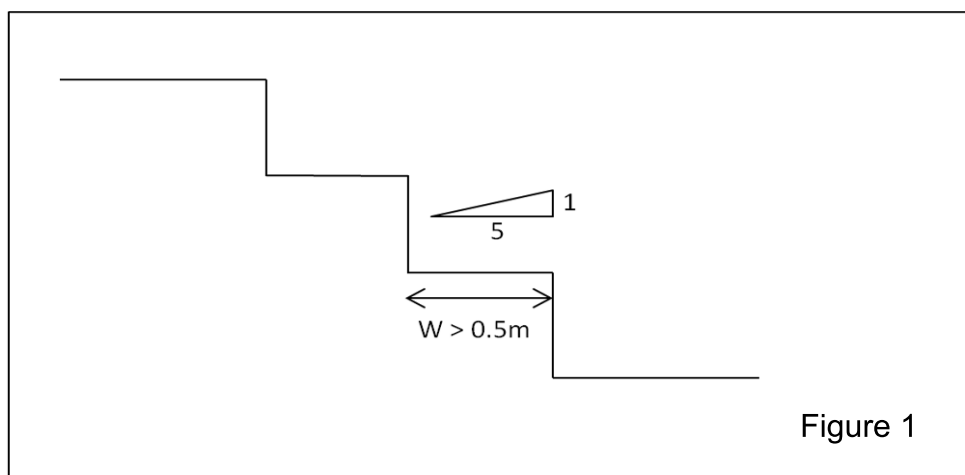
Should any alterations be made to the allotment following this report, it is recommended the changes are referred to ETS for revision.

10. EARTHWORKS RECOMMENDATIONS

The following general procedures are suggested for site preparation and earthworks:

- Strip & remove topsoil, soil containing significant amounts of organic materials, 'uncontrolled' filling and also any deleterious soft, wet or highly compressible materials if encountered at foundation levels;
- Any exposed founding cohesive soils should be compacted to a minimum dry density ratio of 98% using Standard compaction and moisture treated to a moisture range of -2% (dry) to +2% (wet) of OMC;
- Any exposed subgrade soils, at or close to foundation level, should be sealed or covered as soon as practicable, in order to reduce the opportunity for desiccation cracking (due to drying and shrinking), or softening and swelling (due to wetting) with moist conditions;
- Where the foundation levels are to be raised or subgrade materials are to be excavated (i.e., remove & replace), the foundation soils should be prepared as detailed above;
- Approved filling should be undertaken by placing fill in uniform horizontal layers not exceeding 200mm loose thickness and compacted to achieve a dry density ratio of at least 98% using Standard compaction for cohesive soil or to at least 65% density index for sand. The moisture content of any cohesive soil fill materials should be maintained at -2% to +2% of OMC, during and after compaction;
- Fill material should be placed at least two (2) metres beyond the design profile and then trimmed to the design profile.

- Where unsuitable materials are to be excavated it is recommended these are removed from the site and approved select fill is placed and compacted in the excavation.
- Any sloped fill (embankment) areas should be benched to “key in” the select fill material and optimise compaction. The benches should slope back at 1V:5H and be at least 0.5m wide, refer to Figure 1.



- Approved filling (general fill) should be a well graded material free from organic materials, have a Liquid Limit less than or equal to 35%, and should not contain any individual particles greater than 150mm in size.
- In order for fill material to be considered ‘controlled’ any earthworks that are undertaken beneath any of the proposed structures or pavements are to be performed under full time ‘Level 1’ inspection and testing as described and in accordance with AS3798:2007.

The above procedures will necessitate geotechnical inspections and testing during earthworks operations.

11. BATTER ANGLES

Temporary and permanent safe batter angles as presented in Table 5 may be adopted as a general guideline for this site. At the time of the sub-surface investigation the ground water table was not observed in any of the test pit excavations. However, water table depth may vary depending on the weather and season. Should the groundwater table be encountered, ETS should be contacted immediately to reassess the recommended batter angles. Short term angles apply during construction duration (i.e., on a day-to-day basis).

All cut batters $\geq 1.0\text{m}$ in vertical height formed in naturally occurring soils or weathered rock shall be inspected by an ETS geotechnical engineer to confirm that the exposed soil or rock conditions in the batter face are consistent with the descriptions and conditions provided in Table 5

Table 5 is presented on the next page

TABLE 5: Recommended Batter Angles

Material Description	Batter Angle		Maximum Vertical Height	Comments
	Short Term	Long Term		
Engineered (Controlled) Fill (CLAY/SILT Soils)	2V:1H	1V:1H	2.0m	Limited to a single batter only. Fill batter >2.0m in vertical height will require further geotechnical assessment and advice. Engineered fill supported by natural hillslopes steeper than 20° are subject to a site-specific geotechnical slope stability assessment.
Engineered (Controlled) Fill (CLAY/SILT Soils)	2V:1H	1V:1H	>2.0m	Subject to geotechnical assessment, a 1.0m wide intermediate benching is likely required between individual batters that are greater than 2m high (as necessary). Limited to two batters only. Batter heights may be increased subject to a site-specific geotechnical slope stability assessment.
Natural CLAY Soils – Stiff	2V:1H	1V:1H	1.5m	Limited to a single batter only. Natural <u>stiff</u> clay soil batter >1.5m in vertical height will require further geotechnical assessment and advice.
Natural CLAY Soils – Very Stiff or better	2V:1H	1V:1H	3.0m	1.0 metre wide intermediate benching is required between individual batters that are greater than 3m high (as necessary). Limited to two batters only. Batter heights may be increased subject to a site-specific geotechnical slope stability assessment.

12. DRAINAGE

Particular attention should be given to drainage and erosion control measures during site development. Areas where surface groundwater seepage currently exists or becomes apparent during or immediately after periods of heavy rainfall may require sub-soil drains.

Drainage measures to be implemented at this site include:

- Provision of concrete lined cut-off drains (or similarly lined drains) at the crest of batters over 3.0 m in height with slope angles of $>30^\circ$.
- Provision of subsurface drainage behind any retaining walls.
- Provision of kerbing and drainage structures on all driveways.
- All stormwater to be collected and discharged from the site via pipes into designated drainage paths so as not to flow on to the ground around founding structures.

13. FOUNDATION DESIGN GUIDELINES

13.1 Site Classification

The proposed allotment is classified as a **Class P** site in accordance with AS2870-2011¹ “Residential Slabs and Footings – Construction” due to the presence of steep slopes.

The cohesive soil of low plasticity across the allotment is considered slightly reactive to changes in moisture content. The predicted ground surface movement (y_s) is estimated between 0mm to ≤ 20 mm in accordance with AS2870-2011¹ “Residential Slabs and Footings – Construction”. This classification is based on the allotment in its current undeveloped state.

Should any changes to the proposed earthworks be undertaken at the nominated building locations the estimated predicted ground surface movement (y_s) should be re-assessed as the reported site classification may change.

¹ Australian Standard AS 2870-2011 “Residential Slabs and Footings – Construction”, Standards Australia

The ground surface movement (y_s) estimated in this report does not consider the effects of future trees planted for landscaping purposes. It is recommended that any proposed landscaping is reviewed by ETS well prior to construction phase to ensure that the given site classification is not affected.

Footing design should be completed in accordance with the recommendations listed in Section 13.2 of this report.

13.2 Footing Consideration

Footings for new building structures should be founded in stiff (or better) CLAY and setback a minimum of 3m from crests. For footings founded in stiff CLAY, an allowable bearing capacity of 100kPa can be adopted for design. Where footings are founded in weathered ROCK, an allowable bearing capacity of 300kPa can be adopted for design.

14. GEOTECHNICAL INSPECTIONS & CERTIFICATION

Prior to commencement of earthworks and prior to issuing the final construction drawings, it is recommended that all designed batters are reviewed by ETS to ensure adequate Factors of Safety are achieved with respect to slope stability.

Regular geotechnical inspections should be undertaken by ETS during earthworks to ensure the ground conditions encountered are consistent with those presented in this report, and that all geotechnical recommendations and guidelines are adhered to. The geotechnical inspections will consist of checking batter angles and heights, soil / ground conditions, verifying the effective implementation of engineering control measures and addressing any geotechnical related queries raised by the earthworks contractor.

At the completion of the earthworks and 'as constructed' survey, a final geotechnical inspection will be undertaken by ETS of all batters over one (1) metre in vertical height to verify they have been constructed in accordance with the geotechnical recommendations and guidelines for the project. The final geotechnical inspection will also verify that the recommended engineering control measures have been suitably adopted to address the instability at the driveway crest.

The final geotechnical report shall certify that the earthworks have been designed and constructed in accordance with the relevant guidelines, standards and good

engineering practice to ensure that the risk for the developed allotments is within the 'low' risk categories as defined by the AGS Guidelines – 2007.

15. CONCLUSION

The site observations and ground conditions determined by ETS are consistent across the proposed development. The slope stability analysis revealed the existing slopes across the site are marginally stable. However, loading from the proposed residences does not impose a negative impact to the steep slopes. Based on the results of the investigation and in accordance with the AGS Guidelines, Appendix A – Qualitative Measures of Consequences to Property, the development is assessed to have a **LOW** risk of damage to property. This is provided that the control measures in Table 5 are implemented, along with the recommendations contained in this report. This level of risk is typically considered to be acceptable to local and state government authorities as well as potential residential landowners. Building specific geotechnical investigations should be carried out once details of each building structure and earthworks are known.

16. LIMITATIONS

We have prepared this report for the use of **MC DEVELOPMENTS** for design purposes in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has not been prepared for use by parties other than **MC DEVELOPMENTS** or their design consultants, i.e., Architect & Civil/Structural Engineers. It may not contain sufficient information for the purposes of other parties or for other uses.

Your attention is drawn to the document - "Understand the Limitations of Your Geotechnical Report", which is included in Appendix C of this report. This document has been prepared to advise you of what your realistic expectations of this report should be, and to present you with recommendations on how to minimise the risks associated with the ground works for this project. The document is not intended to reduce the level of responsibility accepted by ETS, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

APPENDIX A – TEST PIT LOGS & DCP REPORT

CLIENT: MC Developments
PROJECT: 20 Webber Esp, Cooktown

TEST PIT NO: TP1
LOGGED BY: GD
EQUIPMENT: 5.5T Excavator
PIT DIMENSIONS: 300mm

SHEET: 1 of 1
PROJECT NO: GT24-393
DATE: 2024-10-31
REVIEWER: CR
ELEVATION:
LATITUDE: -15.45743
LONGITUDE: 145.25494



Depth (m)	Symbol	Lithologic Description	DCP (Blows/100mm)			Comments / Additional Notes
			5	10	15	
Ground Surface at (m)						
0		<u>TOPSOIL: Sandy SILT (ML)</u> brown, low plasticity, fine to coarse grained sand, trace of fine to medium grained gravel, trace of fine to medium roots, trace of organics, dry. 0.2 m				Groundwater not encountered
		<u>Sandy CLAY (CL)</u> low plasticity, yellow brown, orange brown and off white, fine to coarse grained sand, moist. 0.3 m				
		<u>Extremely Weathered granite</u> 0.5 m				
		TP1 terminated at 0.5m depth (Refusal due to weathered rock)				
1						
2						

CLIENT: MC Developments
PROJECT: 20 Webber Esp, Cooktown

TEST PIT NO: TP2
LOGGED BY: GD
EQUIPMENT: 5.5T Excavator
PIT DIMENSIONS: 300mm

SHEET: 1 of 1
PROJECT NO: GT24-393
DATE: 2024-10-31
REVIEWER: CR
ELEVATION:
LATITUDE: -15.45762
LONGITUDE: 145.25497



Depth (m)	Symbol	Lithologic Description	DCP (Blows/100mm)			Comments / Additional Notes
			5	10	15	
Ground Surface at (m)						
0		TOPSOIL: Sandy SILT (ML) brown, low plasticity, fine to coarse grained sand, trace of fine to medium grained gravel, trace of fine to medium roots, trace of organics, dry.				Groundwater not encountered
		0.3 m				
		Sandy CLAY (CL) low plasticity, yellow brown, orange brown and off white, fine to coarse grained sand, moist.				
1						
		1.5 m				
		TP2 terminated at 1.5m (Target Depth)				
2						

Dynamic Cone Penetrometer Report

Client :	MC Developments	Report Number:	GT24-393-001 DCP
Client Address:	morgan@mcdevelopments.com.au	Report Date:	9/12/2024
Job Number :	GT24-393	Order Number:	-
Project :	Proposed Residential Development	Test Method:	AS1289.6.3.2
Location :	20 Webber Esplanade, Cooktown	Page 1 of 2	

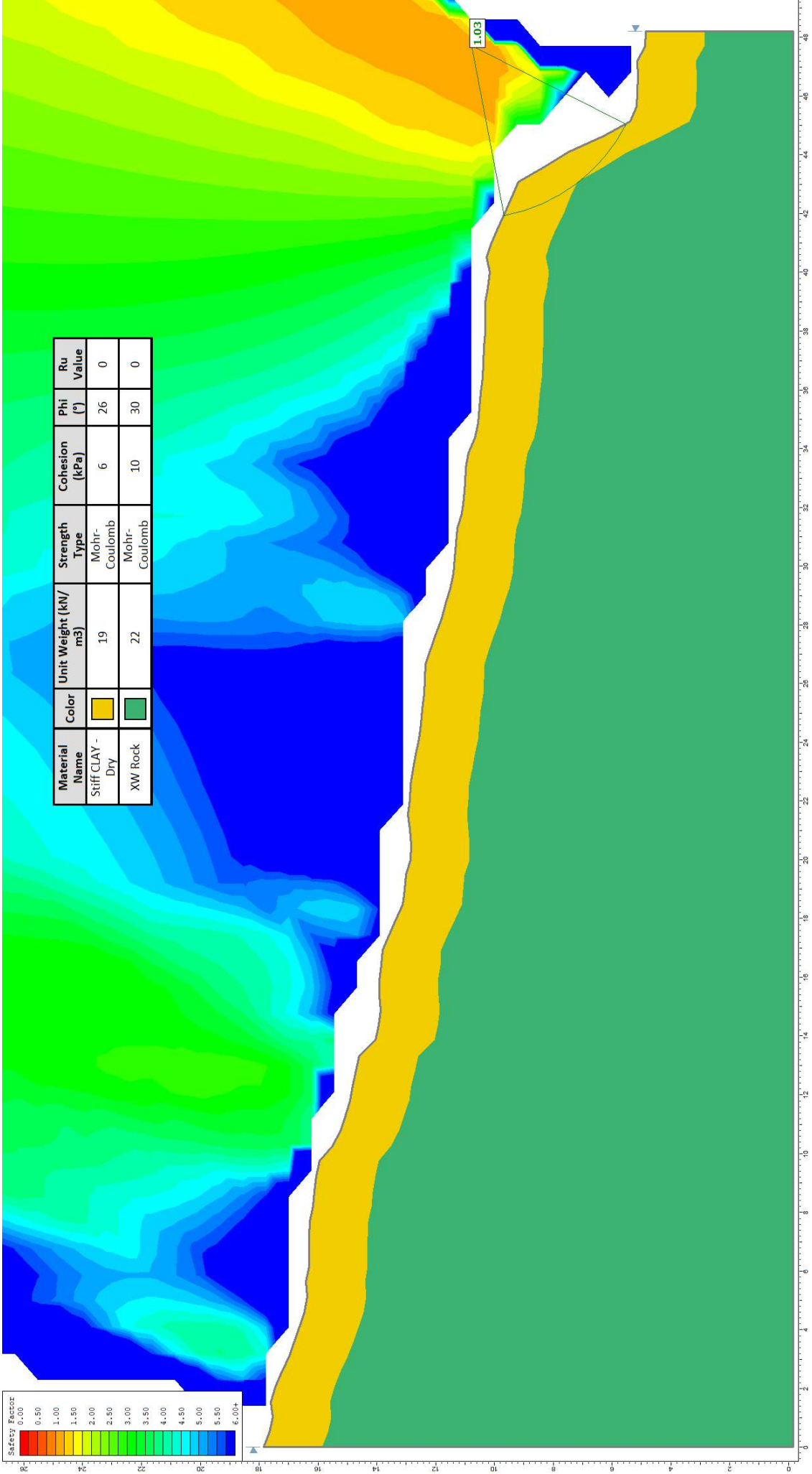
Sample Number :	-	-	-	-
Test Number :	P1	P2	P3	P4
Date Tested :	31/10/2024	31/10/2024	31/10/2024	31/10/2024
Lot Number :				
Sample Location :	Refer to Test Plan	Refer to Test Plan	Refer to Test Plan	Refer to Test Plan
Soil Condition :	Dry to Moist	Dry to Moist	Dry to Moist	Dry to Moist
Soil Description :	CLAY	CLAY	CLAY	CLAY
	Depth	Blows	Depth	Blows
	0.00 - 0.10	3	0.00 - 0.10	2
	0.10 - 0.20	10	0.10 - 0.20	3
	0.20 - 0.30	14	0.20 - 0.30	9
	0.30 - 0.40	13	0.30 - 0.40	20+
	0.40 - 0.50	12	0.40 - 0.50	Refusal
	0.50 - 0.60	20+	0.50 - 0.60	15
	0.60 - 0.70	Refusal	0.60 - 0.70	13
	0.70 - 0.80		0.70 - 0.80	12
	0.80 - 0.90		0.80 - 0.90	14
	0.90 - 1.00		0.90 - 1.00	20+
	1.00 - 1.10		1.00 - 1.10	Refusal
	1.10 - 1.20		1.10 - 1.20	
	1.20 - 1.30		1.20 - 1.30	
	1.30 - 1.40		1.30 - 1.40	
	1.40 - 1.50		1.40 - 1.50	
	1.50 - 1.60		1.50 - 1.60	
	1.60 - 1.70		1.60 - 1.70	
	1.70 - 1.80		1.70 - 1.80	
	1.80 - 1.90		1.80 - 1.90	
	1.90 - 2.00		1.90 - 2.00	
	2.00 - 2.10		2.00 - 2.10	
	2.10 - 2.20		2.10 - 2.20	
	2.20 - 2.30		2.20 - 2.30	
	2.30 - 2.40		2.30 - 2.40	
	2.40 - 2.50		2.40 - 2.50	
	2.50 - 2.60		2.50 - 2.60	
	2.60 - 2.70		2.60 - 2.70	
	2.70 - 2.80		2.70 - 2.80	
	2.80 - 2.90		2.80 - 2.90	
	2.90 - 3.00		2.90 - 3.00	
Remarks :				

Dynamic Cone Penetrometer Report

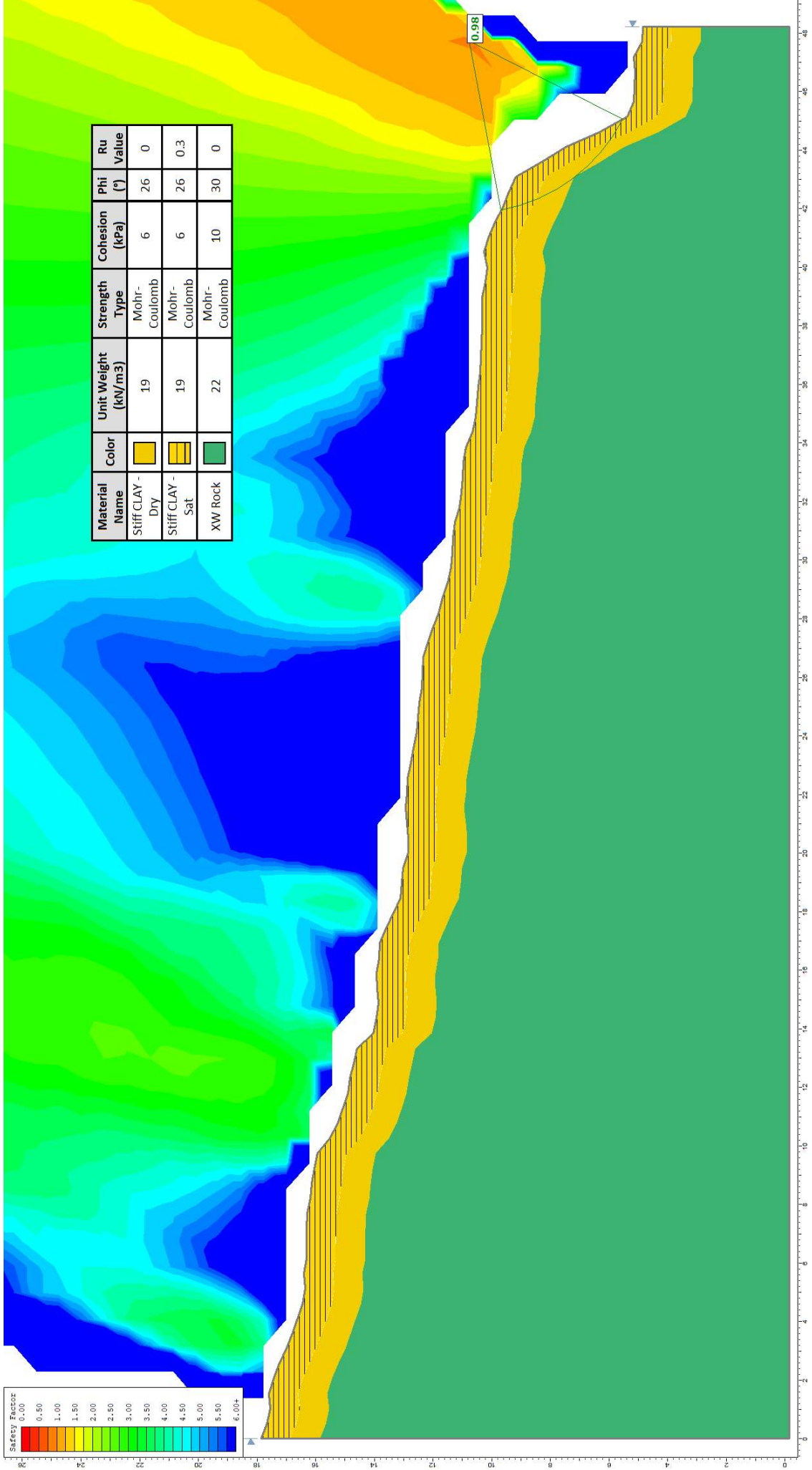
Client :	MC Developments	Report Number:	GT24-393-001 DCP
Client Address:	morgan@mcdevelopments.com.au	Report Date:	9/12/2024
Job Number :	GT24-393	Order Number:	-
Project :	Proposed Residential Development	Test Method:	AS1289.6.3.2
Location :	20 Webber Esplanade, Cooktown	Page 2 of 2	

Sample Number :	-	-	-	-
Test Number :	P5			
Date Tested :	31/10/2024			
Lot Number :				
Sample Location :	Refer to Test Plan			
Soil Condition :	Dry to Moist			
Soil Description :	CLAY			
	Depth	Blows	Depth	Blows
	0.00 - 0.10	2	0.00 - 0.10	
	0.10 - 0.20	6	0.10 - 0.20	
	0.20 - 0.30	5	0.20 - 0.30	
	0.30 - 0.40	7	0.30 - 0.40	
	0.40 - 0.50	13	0.40 - 0.50	
	0.50 - 0.60	16	0.50 - 0.60	
	0.60 - 0.70	19	0.60 - 0.70	
	0.70 - 0.80	20+	0.70 - 0.80	
	0.80 - 0.90	Refusal	0.80 - 0.90	
	0.90 - 1.00		0.90 - 1.00	
	1.00 - 1.10		1.00 - 1.10	
	1.10 - 1.20		1.10 - 1.20	
	1.20 - 1.30		1.20 - 1.30	
	1.30 - 1.40		1.30 - 1.40	
	1.40 - 1.50		1.40 - 1.50	
	1.50 - 1.60		1.50 - 1.60	
	1.60 - 1.70		1.60 - 1.70	
	1.70 - 1.80		1.70 - 1.80	
	1.80 - 1.90		1.80 - 1.90	
	1.90 - 2.00		1.90 - 2.00	
	2.00 - 2.10		2.00 - 2.10	
	2.10 - 2.20		2.10 - 2.20	
	2.20 - 2.30		2.20 - 2.30	
	2.30 - 2.40		2.30 - 2.40	
	2.40 - 2.50		2.40 - 2.50	
	2.50 - 2.60		2.50 - 2.60	
	2.60 - 2.70		2.60 - 2.70	
	2.70 - 2.80		2.70 - 2.80	
	2.80 - 2.90		2.80 - 2.90	
	2.90 - 3.00		2.90 - 3.00	
Remarks :				

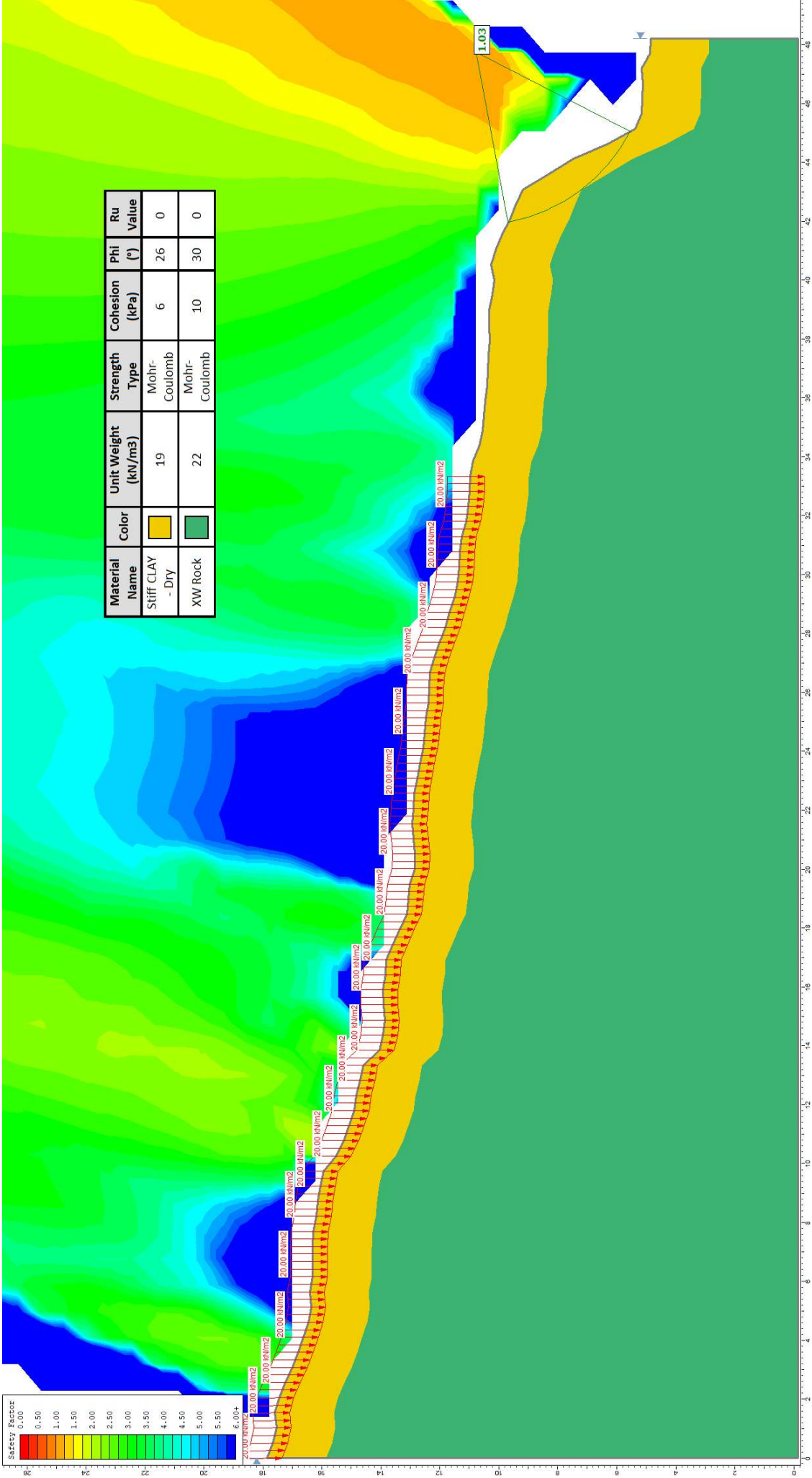
APPENDIX B – SLIDE OUTPUTS



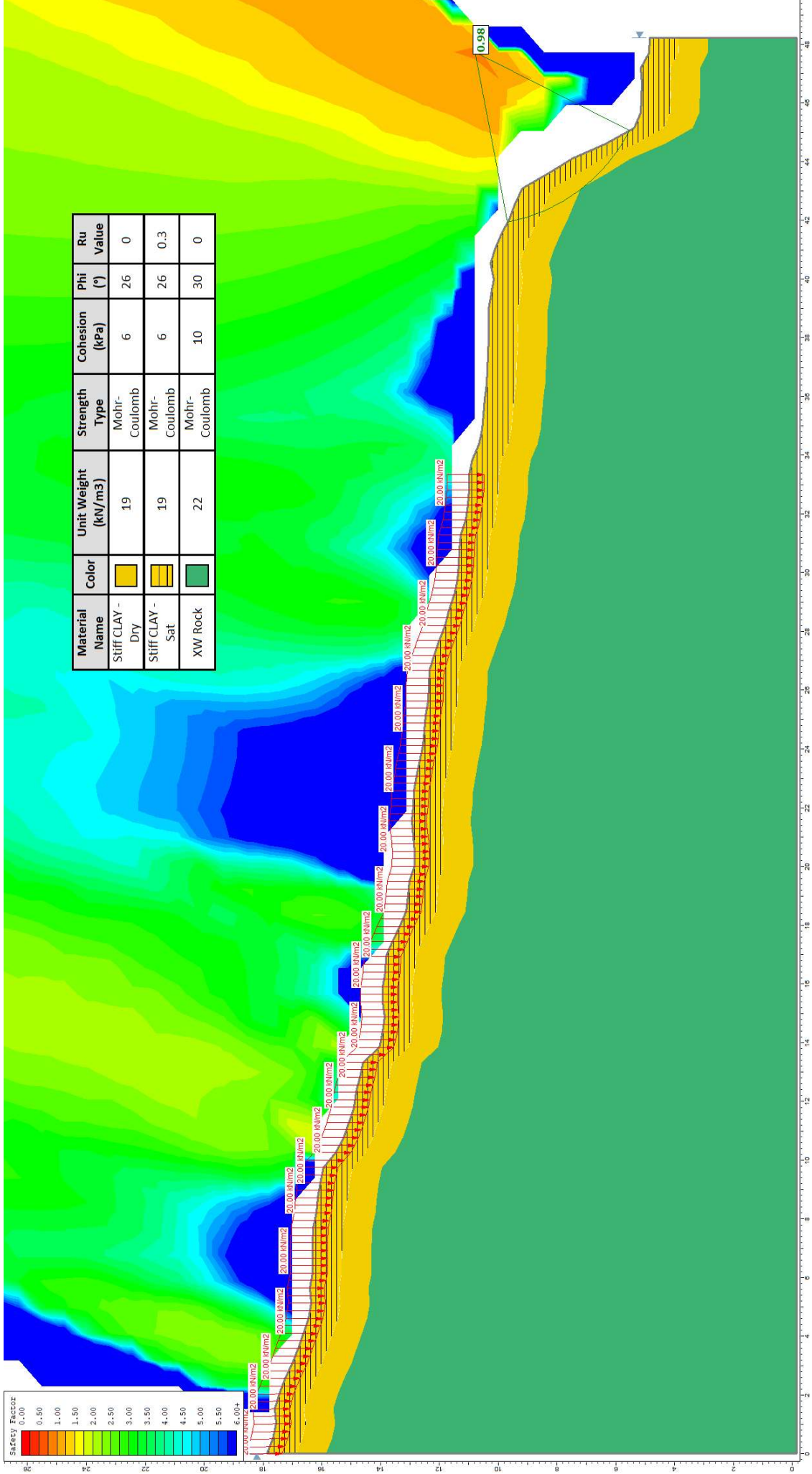
Section A-A' - Current, Dry



Section A-A' - Current, Sat



Section A-A' – Developed, Dry



Section A-A' – Developed, Sat

APPENDIX C – UNDERSTAND THE LIMITATIONS OF YOUR GEOTECHNICAL REPORT



HEAD OFFICE – CAIRNS
ETS GEO PTY LTD
ABN: 16 121 817 794
07 4047 8600
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PO Box 587
REDLYNCH QLD 4870

130 Buchan Street
Cairns QLD 4870

UNDERSTAND THE LIMITATIONS OF YOUR GEOTECHNICAL REPORT

This report is based on project details as provided to ETS Geo Pty Ltd at the time of commission. It therefore applies only to the site investigated, and to the specific set of project requirements as understood by ETS Geo Pty Ltd.

If there are changes to the project, you need to advise us in order that the effect of the changes on the report recommendations can be adequately assessed. ETS Geo Pty Ltd cannot take responsibility for problems that may occur due to project changes if we are not consulted.

It is important to remember that the subsurface conditions described in the report represent the state of the site at the time of investigation. Natural processes and the activities of man can result in changes to site conditions. For example, ground water levels can change, or fill can be placed on a site after the investigation is completed. If there is a possibility that conditions may have changed with time, ETS Geo Pty Ltd should be consulted to assess the impact on the recommendations of the report.

The site investigation only identifies the actual subsurface conditions at the location and time when the samples were taken. Geologists and engineers then extrapolate between the investigation points to provide an assumed three-dimensional picture of the site conditions. The report assumes that the site conditions as identified at the investigation locations are representative of the actual conditions throughout an area. This may not be the case and actual conditions may differ from those inferred to exist. This will not be known until construction has commenced. Your geotechnical report and the recommendations contained within it can therefore only be regarded as preliminary.

In the event that conditions encountered during construction differ from those described in the report, ETS Geo Pty Ltd should be consulted immediately. Although little can be done to change the actual site conditions which exist, steps can be taken to ameliorate the impact of unexpected conditions. For this reason, the services of ETS Geo Pty Ltd should be retained throughout the development stage of the project.

Problems can occur when other design professionals misinterpret a report. To help avoid this, ETS Geo Pty Ltd should be retained for liaison with other design professionals to explain the implications of the report.

This report should be retained as a complete document and should not be copied in part, divided, or altered in any way.

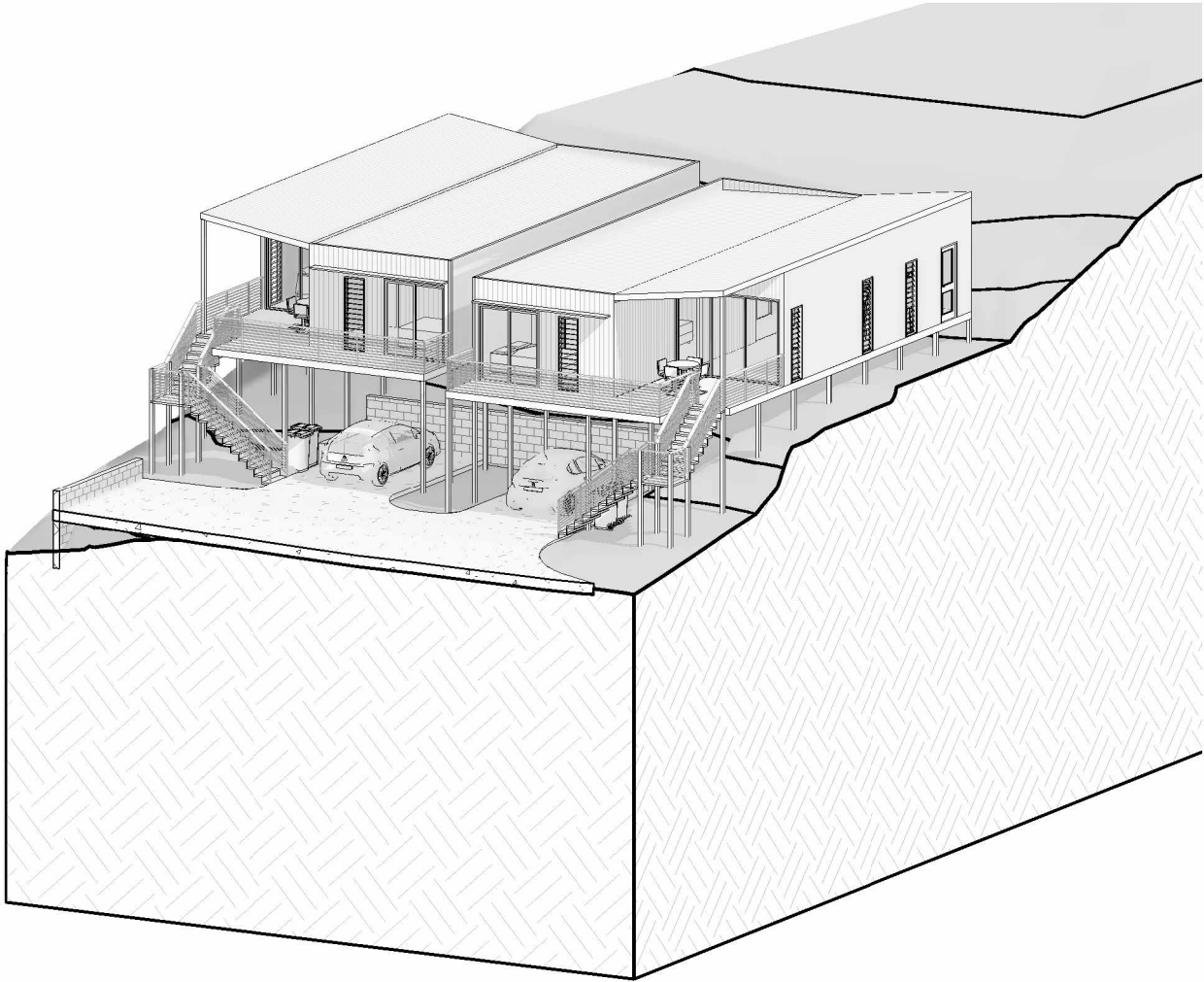
It is recommended that the services of ETS Geo Pty Ltd are retained during the construction phase to confirm that conditions encountered are consistent with design assumptions. For example, this may involve assessment of bearing capacity for footings, stability of natural slopes or excavations or advice on temporary construction conditions.

This document has been produced to help all parties involved recognise their individual responsibilities.

MODULAR UNIT CONCEPT DESIGN - COOKTOWN

PROPOSED UNIT DEVELOPENT
CLIENT: MORGAN COLEMAN
ADDRESS: 20 WEBBER ESPLANADE, COOKTOWN QLD 4895
LOT 14
RP C17946
LOCAL COUNCIL: COOK SHIRE
SITE AREA :1350M²

Sheet List	
Sheet Number	Sheet Name
A00.00	COVER SHEET
A00.09	LOCATION PLAN
A00.10	SITE PLAN
A10.00	FLOOR PLAN
A10.01	ROOF PLAN
A10.02	SWEPT PATH ANALYSIS
A20.01	NORTH ELEVATION
A20.02	EAST ELEVATION
A20.03	SOUTH ELEVATION
A20.04	WEST ELEVATION
A30.01	SECTION A
A30.02	SECTION B
A30.03	SECTION C



NOT FOR CONSTRUCTION

Notes

DOCUMENT DISCLAIMER

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NGL - NATURAL GROUND LINE
FGL - FINISHED GROUND LINE

ISSUE

No.	Description	Date	By
1.	PELIMINARY CONCEPT	7/11/2024	HANC
2.	CLIENT AND TP REVIEW	28/11/2024	HANC
3.	CLIENT AND TP REVIEW	09/12/2024	HANC



All construction is to be in accordance with current NCC, QDC, Australian Standards, Building Act and Regs, Plumbing and Drainage Act, Local Government planning schemes and policies

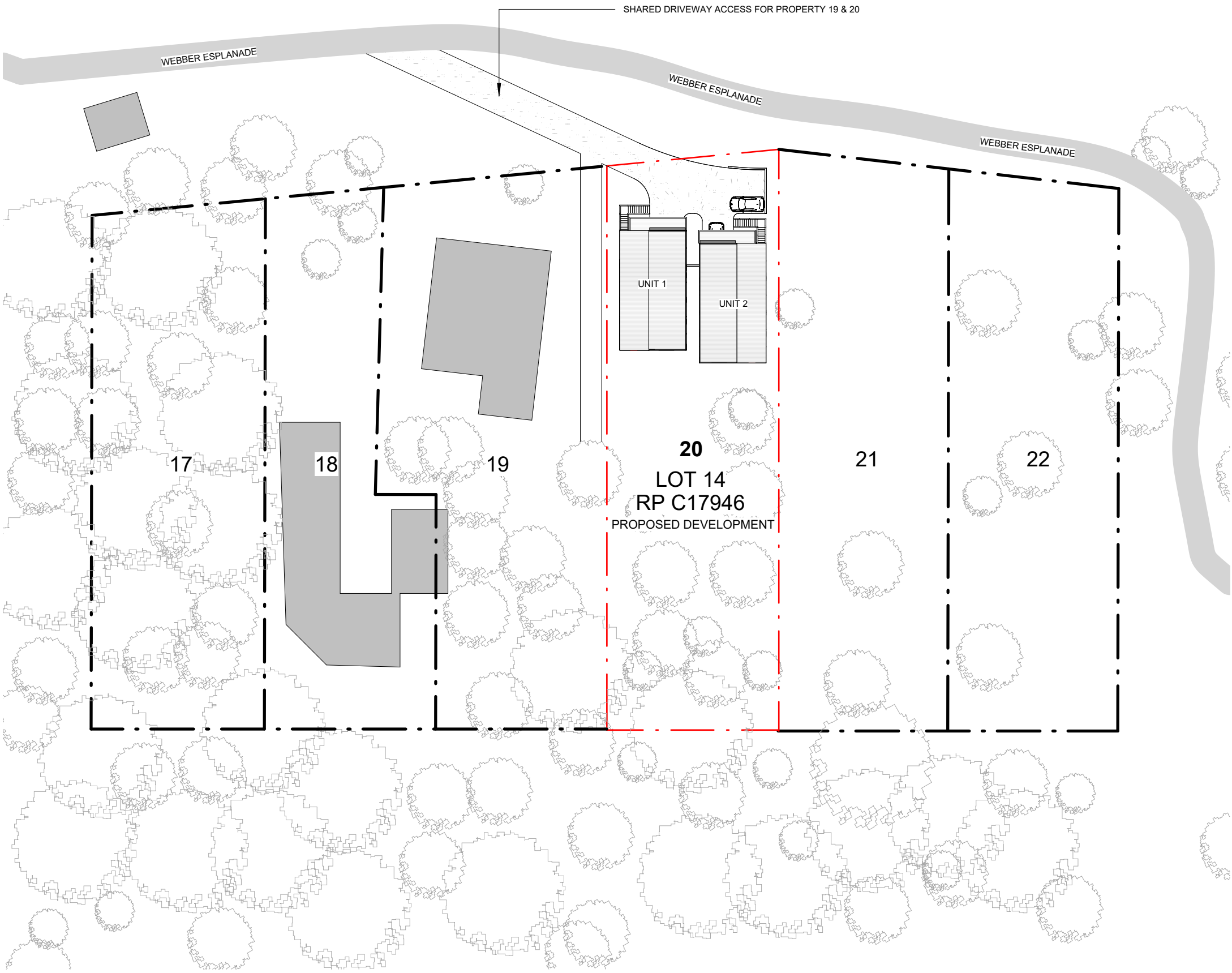
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QBCC Licence # 15267555
ABN 96 652 699 093

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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	COVER SHEET
Number	A00.00
Scale	@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24



1

LOCATION PLAN

1 : 500

PROPOSED UNIT DEVELOPMENT
CLIENT: MORGAN COLEMAN
ADDRESS: 20 WEBBER ESPLANADE, COOKTOWN QLD 4895
LOT 14
RP C17946
LOCAL COUNCIL: COOK SHIRE
SITE AREA :1350M²

NOT FOR CONSTRUCTION

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FGL - FINISHED GROUND LINE

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2.	CLIENT AND TP REVIEW	28/11/2024	HANC
3.	CLIENT AND TP REVIEW	09/12/2024	HANC



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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	LOCATION PLAN
Number	A00.09
Scale	1 : 500@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24

GENERAL NOTES:

A SEWER PLAN IS NOT AVAILABLE AT THE TIME OF THIS DRAWING. PLEASE VERIFY ON-SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
ENSURE WATER PRESSURE DOES NOT EXCEED 500KPA OR INSTALL A PRESSURE LIMITING DEVICE TO MAINTAIN SAFE CONDITIONS.
SITE NOTES:
A LICENSED PLUMBER MUST VERIFY AND CONFIRM THE FINAL ALIGNMENT OF THE HOUSE SEWER AND STORMWATER SYSTEMS.
ALL FALLS SHOULD ALSO BE CHECKED BEFORE WORK BEGINS.

THE CLIENT IS REQUIRED TO PROVIDE A DETAILED SKETCH OF ANY FUTURE ALTERATIONS, EXTENSIONS, OR ADDITIONS (SUCH AS SWIMMING POOLS) SO THAT SEWER AND STORMWATER SYSTEMS CAN BE ADJUSTED ACCORDINGLY.

ALL PLUMBING AND DRAINAGE WORK MUST BE COMPLETED IN ACCORDANCE WITH THE SEWERAGE AND WATER SUPPLY ACT 1949-1982, INCLUDING ALL RELEVANT AMENDMENTS AND APPLICABLE AUSTRALIAN STANDARDS.

DURING AND AFTER CONSTRUCTION, ENSURE ALL WATER IS DIRECTED AWAY FROM THE BUILDING. COMPLIANCE WITH AS2870 FOR RESIDENTIAL SLABS AND FOOTINGS IS REQUIRED.

THE FINISHED SLAB LEVEL MUST BE AT LEAST 250MM ABOVE THE FINAL GROUND LEVEL.

ALL EARTHWORKS MUST ADHERE TO THE GUIDELINES OUTLINED IN AS3798-1996 FOR BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.

EXISTING VEGETATION WITHIN THE PROPOSED BUILDING FOOTPRINT OR WITHIN A REASONABLE DISTANCE FROM THE BUILDING'S FOUNDATIONS MUST BE REMOVED WELL IN ADVANCE OF CONSTRUCTION. THIS ENSURES THAT THE SOIL'S MOISTURE LEVELS CAN STABILISE BEFORE WORK BEGINS.

ANY HOLES OR DEPRESSIONS CAUSED BY THE REMOVAL OF VEGETATION, OR ANY WEAKENED SOIL, SHOULD BE CLEARED AND BACKFILLED WITH WELL-COMPACTED SELECT FILL MATERIAL.

ADDITIONAL NOTES:

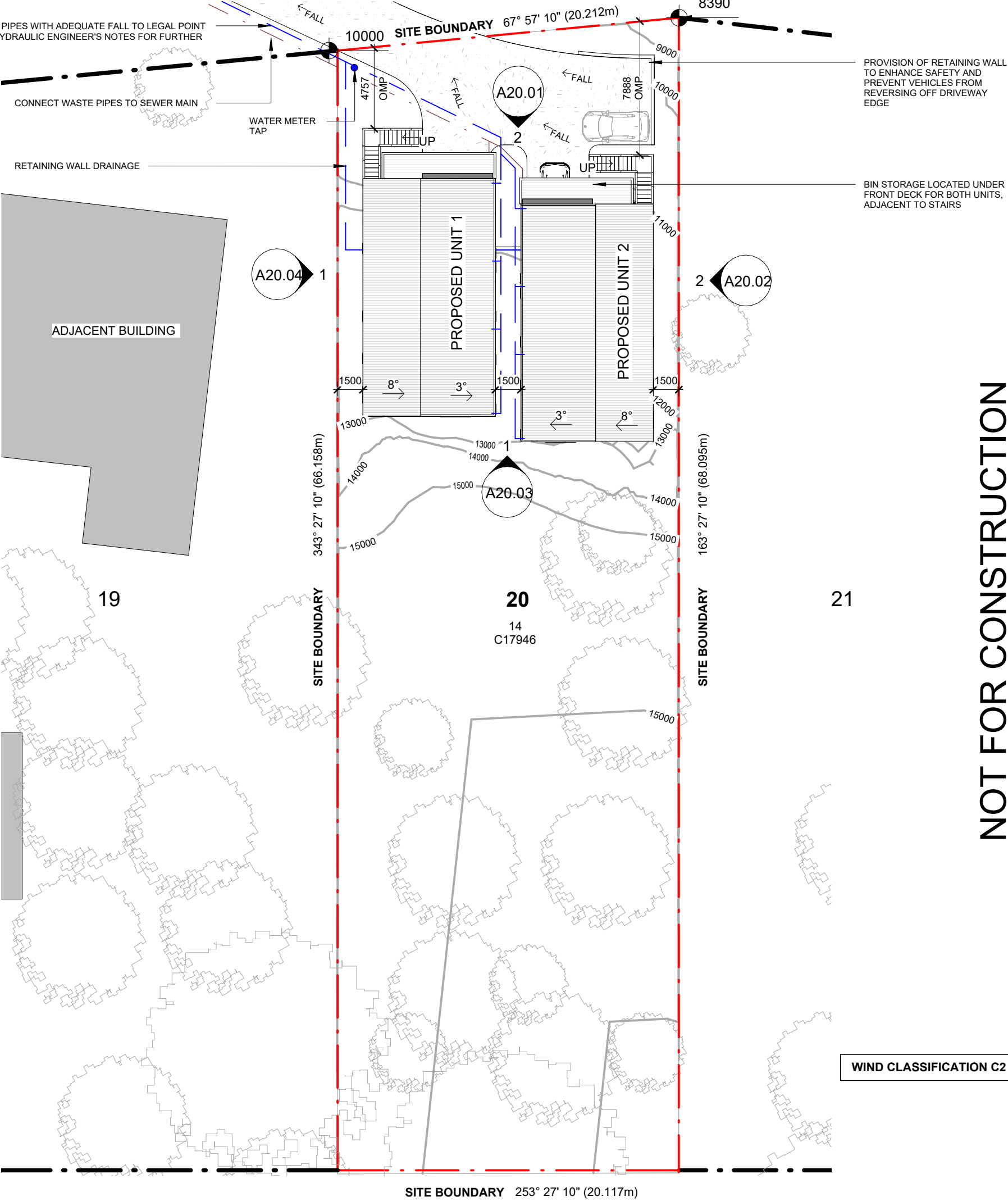
INSTALL AG DRAINS AS NEEDED TO DIRECT WATER AWAY FROM THE SLAB AND FOUNDATIONS.
USE 90MM DIA UPVC STORMWATER PIPES WITH SUFFICIENT FALL TOWARD THE KERB, CHANNEL, OR DRAINAGE EASEMENT.
ENSURE CONNECTION OF ALL SERVICES TO THE MAIN SEWER SYSTEM.

ALL STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH AS3500.3. ALL STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS TO MINIMISE EROSION AND SCOURING. STORMWATER FLOW OTHER THAN NATURAL OVERLAND FLOW SHALL NOT BE DISCHARGED ONTO NEIGHBOURING PROPERTY. CONNECT DOWNPIPES TO RAINWATER TANK AS REQUIRED. ALL STORMWATER TO BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT LOCAL AUTHORITIES APPROVAL. LOCATION OF ALL ROOF EQUIPMENT TO BE VERIFIED ON SITE PRIOR TO INSTALLATION.

CONCRETE DRIVEWAYS AND PATHS SHOWN IN THE DRAWINGS ARE INDICATIVE ONLY; FINAL LAYOUT WILL BE CONFIRMED ON SITE. DRIVEWAYS MUST MEET THE REQUIREMENTS OF AS2890, PART 1, WHICH COVERS OFF-STREET PARKING FACILITIES.

PROPOSED UNIT DEVELOPENT
CLIENT: MORGAN COLEMAN
ADDRESS: 20 WEBBER ESPLANADE, COOKTOWN QLD 4895
LOT 14
RP C17946
LOCAL COUNCIL: COOK SHIRE
SITE AREA :1350M²

Ø90MM UPVC STORMWATER PIPES WITH ADEQUATE FALL TO LEGAL POINT OF DISCHARGE. REFER TO HYDRAULIC ENGINEER'S NOTES FOR FURTHER DETAILS



Notes

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NGL - NATURAL GROUND LINE
FGL - FINISHED GROUND LINE

ISSUE

No.	Description	Date	By
1.	PELIMINARY CONCEPT	7/11/2024	HANC
2.	CLIENT AND TP REVIEW	28/11/2024	HANC
3.	CLIENT AND TP REVIEW	09/12/2024	HANC

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Project COOKTOWN MODULAR CONCEPT

Client MORGAN COLEMAN

Title SITE PLAN

Number A00.10

Scale 1 : 250@A3

Revision B

Description PRELIMINARY

Status PRELIMINARY

Drawn HANC

Date 9/12/24

WATER METER
TAP

BOUNDARY LINE

FALL

FALL

FALL

NEW DRIVEWAY

A
A30.01

A20.01

C
A30.03

10570

VISITOR

12332

UP

4035

CARPARK 1 UNDER

CARPARK 2 UNDER

FRONT DECK

MASTER BED

MASTER BED

ENSUITE

ENSUITE

BED ONE

BED ONE

LAUNDRY

LAUNDRY

BATHROOM

BATHROOM

BED TWO

BED TWO

LIVING / DINING

LIVING / DINING

KITCHEN

KITCHEN

BOUNDARY LINE

BOUNDARY LINE

B
A30.02

NOT FOR CONSTRUCTION

Notes

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ISSUE

No.	Description	Date	By
1.	PELIMINARY CONCEPT	7/11/2024	HANC
2.	CLIENT AND TP REVIEW	28/11/2024	HANC
3.	CLIENT AND TP REVIEW	09/12/2024	HANC



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Project COOKTOWN MODULAR CONCEPT

Client MORGAN COLEMAN

Title FLOOR PLAN

Number A10.00

Scale 1 : 100@A3

Revision B

Description

Status PRELIMINARY

Drawn HANC

Date 9/12/24

1 PROPOSED FLOOR PLAN
1 : 100

UNIT 1

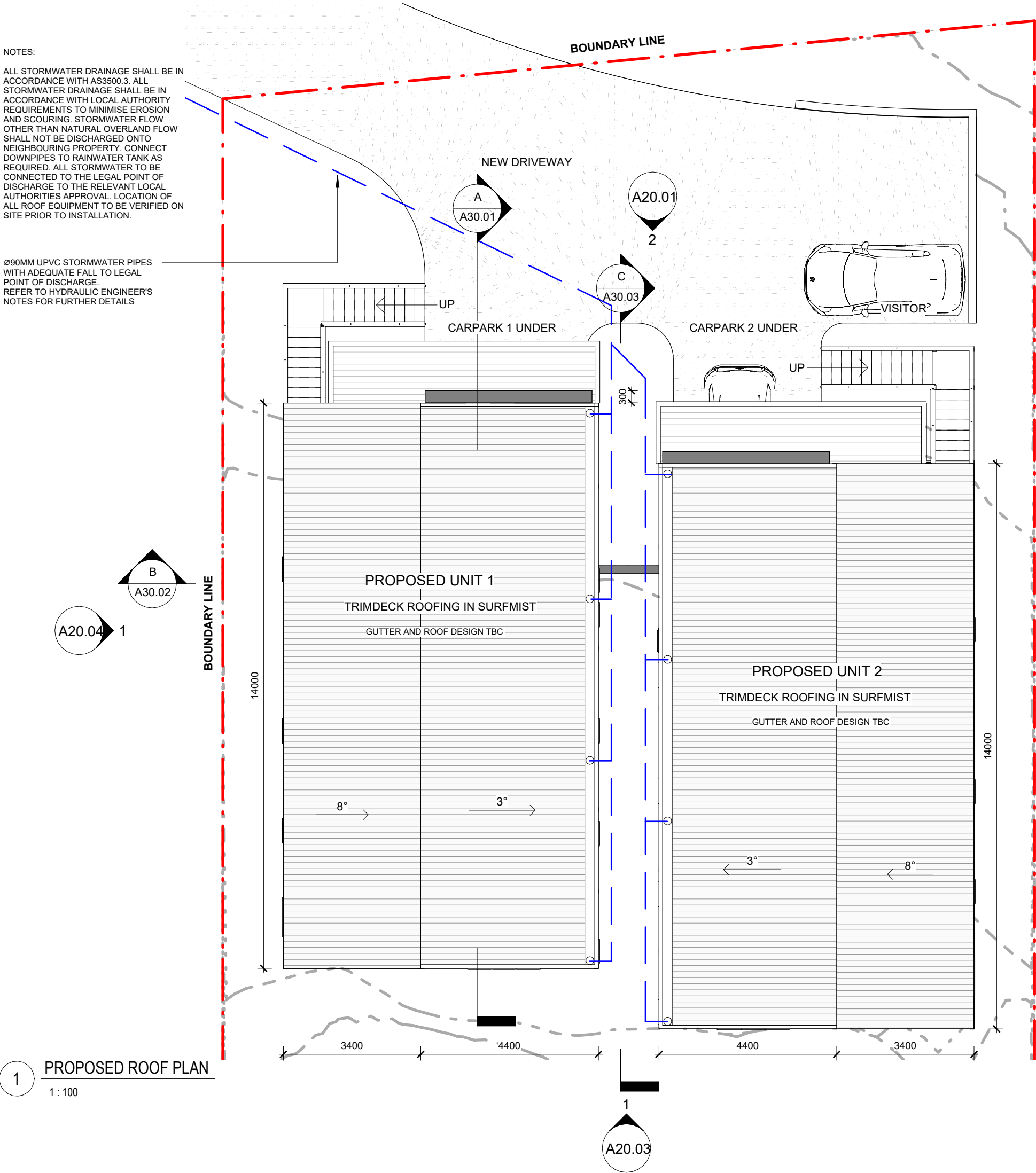
UNIT 2

A20.03

NOTES:

ALL STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH AS3500.3. ALL STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS TO MINIMISE EROSION AND SCOURING. STORMWATER FLOW OTHER THAN NATURAL OVERLAND FLOW SHALL NOT BE DISCHARGED ONTO NEIGHBOURING PROPERTY. CONNECT DOWNPIPES TO RAINWATER TANK AS REQUIRED. ALL STORMWATER TO BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT LOCAL AUTHORITIES APPROVAL. LOCATION OF ALL ROOF EQUIPMENT TO BE VERIFIED ON SITE PRIOR TO INSTALLATION.

Ø90MM UPVC STORMWATER PIPES WITH ADEQUATE FALL TO LEGAL POINT OF DISCHARGE. REFER TO HYDRAULIC ENGINEER'S NOTES FOR FURTHER DETAILS



1 PROPOSED ROOF PLAN
1:100

Notes

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ISSUE

No.	Description	Date	By
1.	PELIMINARY CONCEPT	7/11/2024	HANC
2.	CLIENT AND TP REVIEW	28/11/2024	HANC
3.	CLIENT AND TP REVIEW	09/12/2024	HANC



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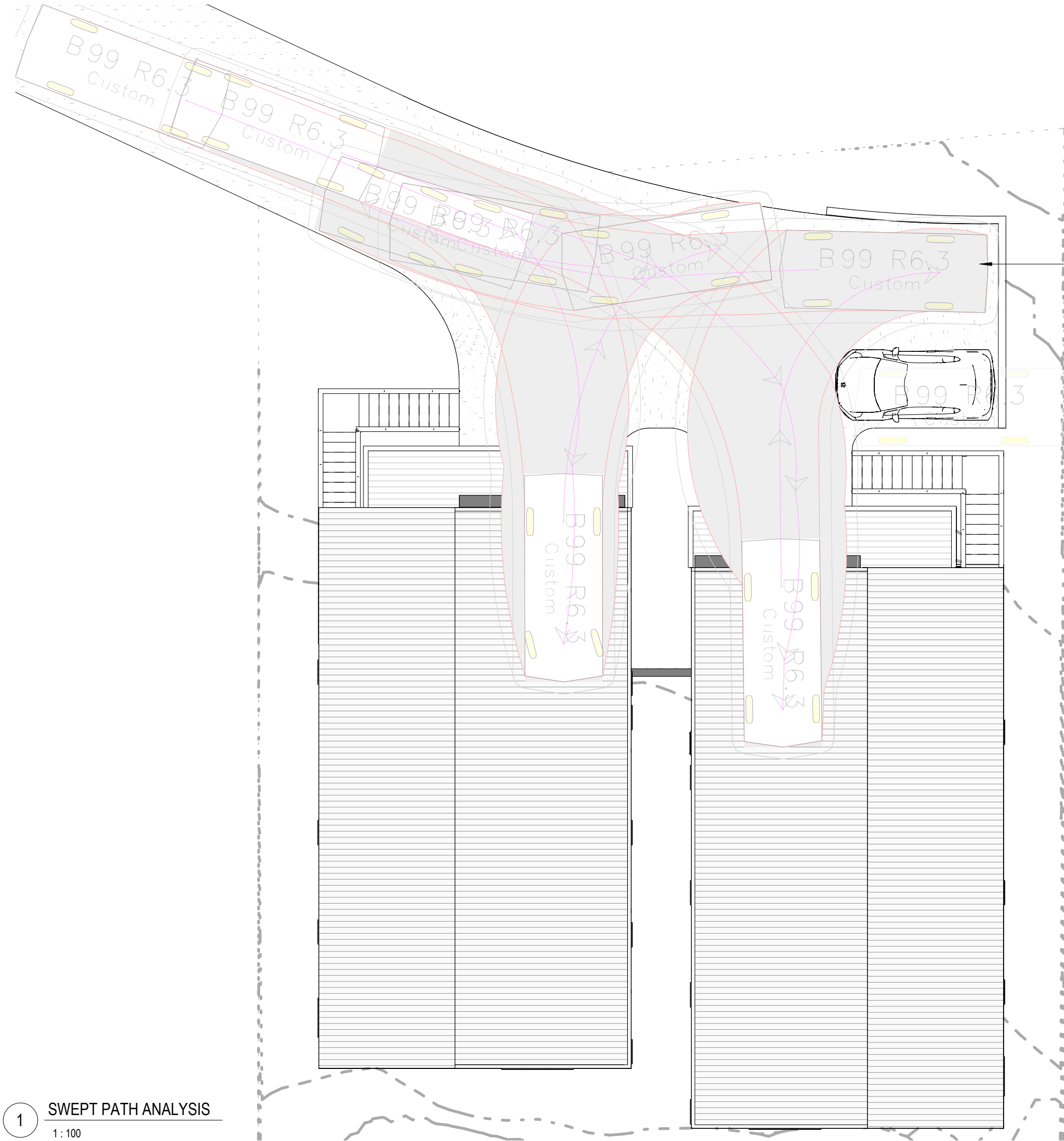
QBCC Licence # 15267555
ABN 96 652 699 093

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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	ROOF PLAN
Number	A10.01
Scale	1 : 100@A3
Revision	B
Description	PRELIMINARY
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24

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Notes

NGL - NATURAL GROUND LINE
FGL - FINISHED GROUND LINE

ISSUE

No.	Description	Date	By
1.	PELIMINARY CONCEPT	7/11/2024	HANC
2.	CLIENT AND TP REVIEW	28/11/2024	HANC
3.	CLIENT AND TP REVIEW	09/12/2024	HANC



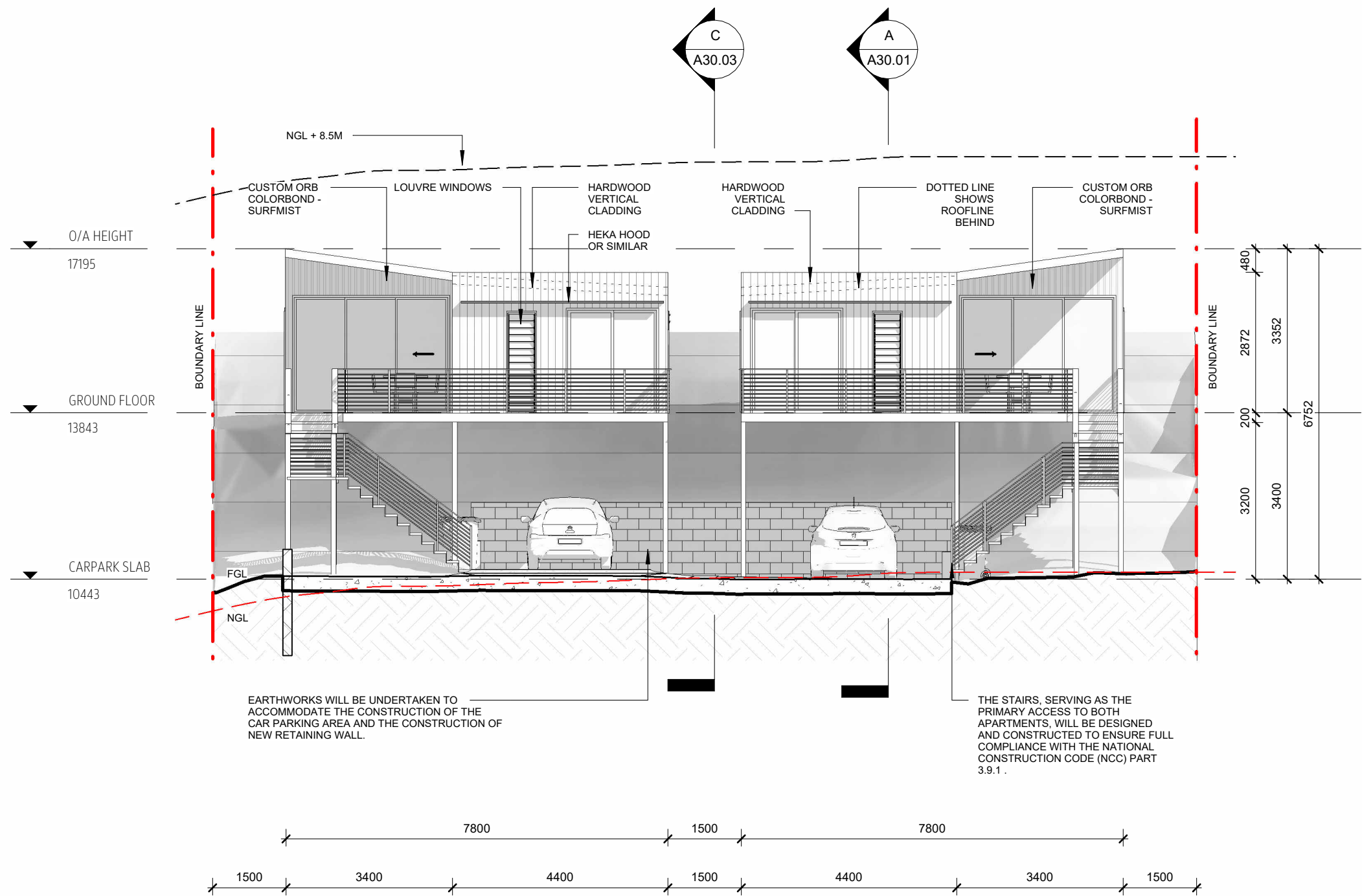
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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	SWEPT PATH ANALYSIS
Number	A10.02
Scale	1 : 100@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24



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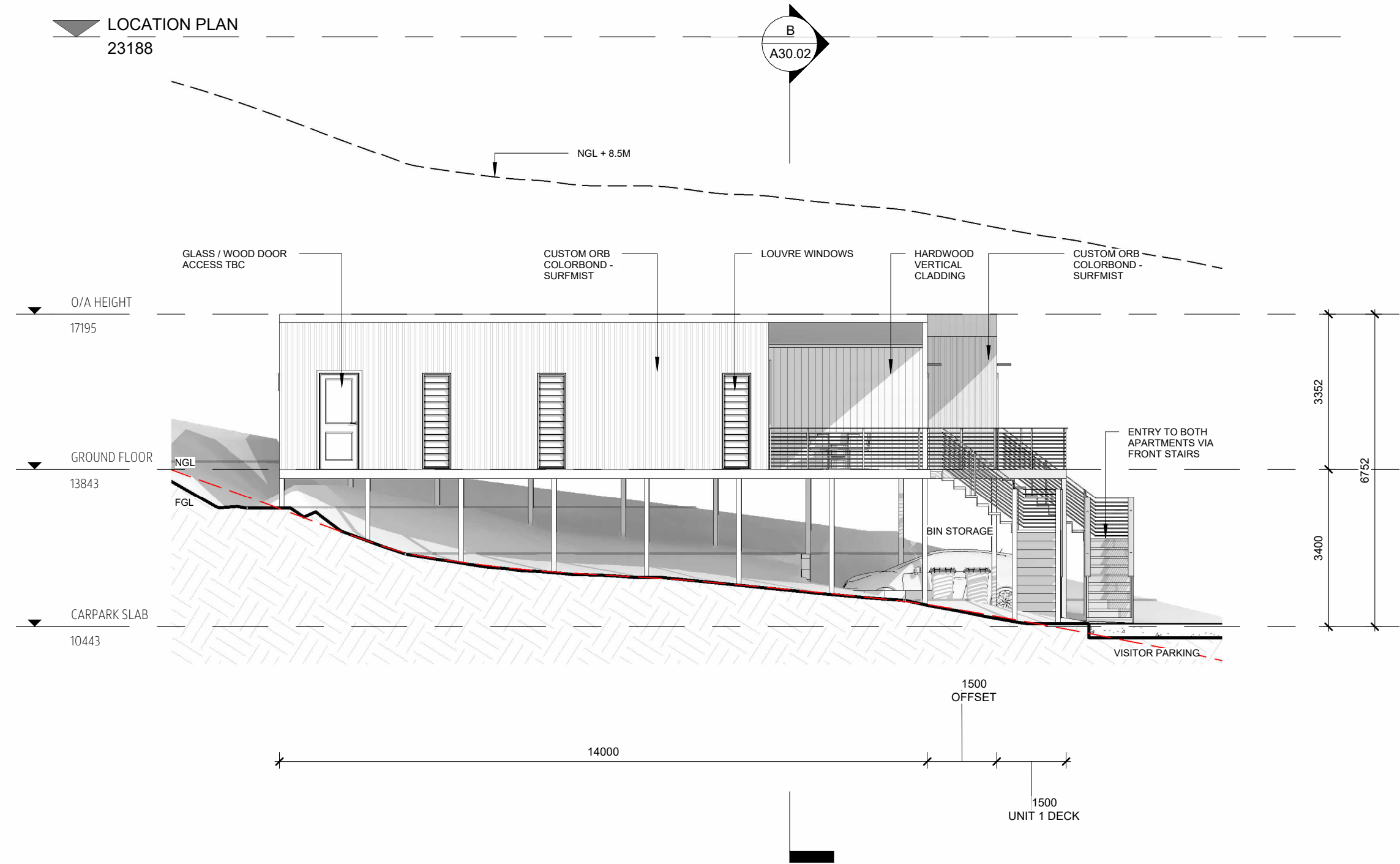
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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	NORTH ELEVATION
Number	A20.01
Scale	1 : 100@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24



2 EAST ELEVATION
1:100

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3.	CLIENT AND TP REVIEW	09/12/2024	HANC



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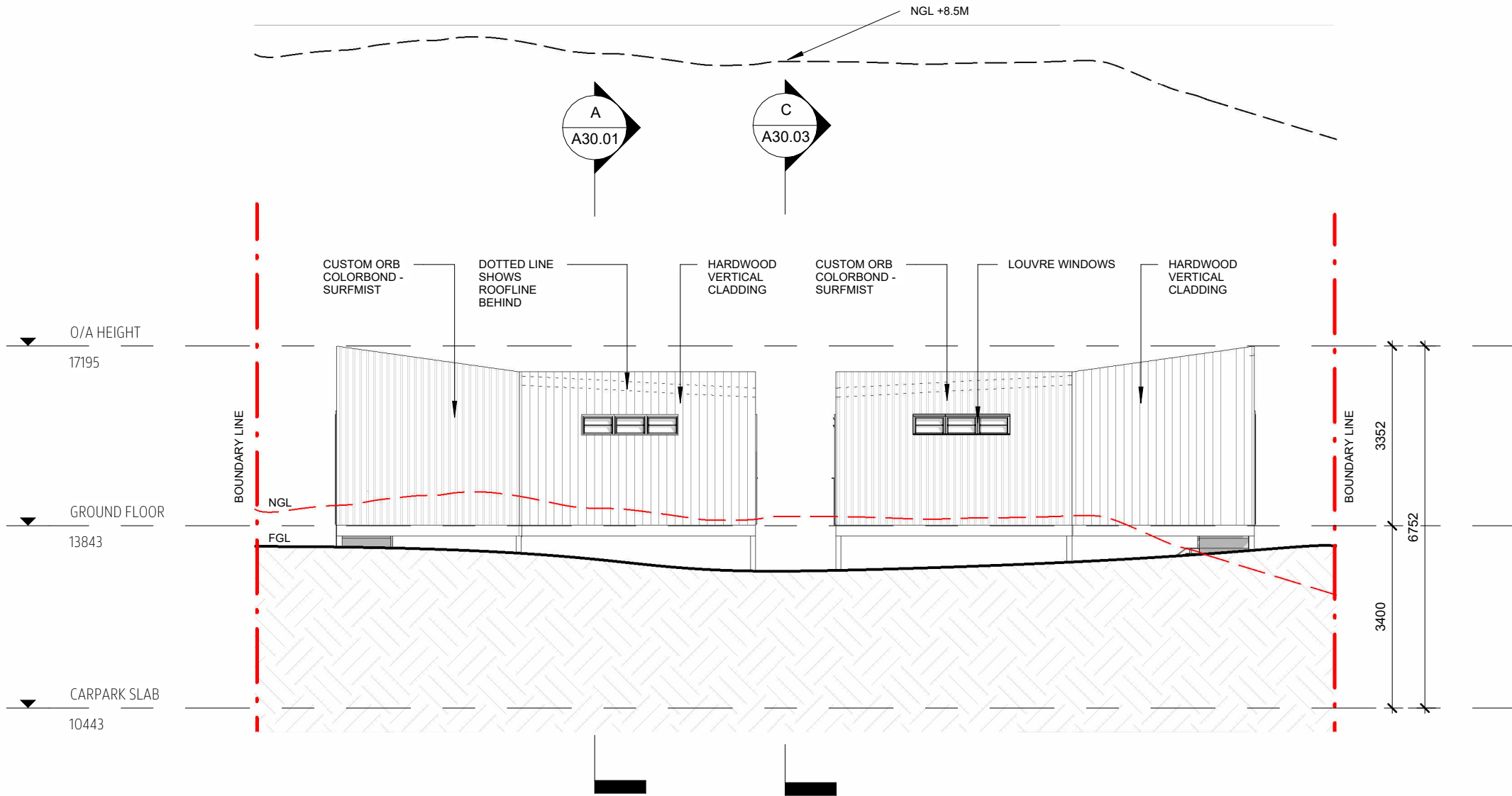
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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	EAST ELEVATION
Number	A20.02
Scale	1 : 100@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24



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3.	CLIENT AND TP REVIEW	09/12/2024	HANC



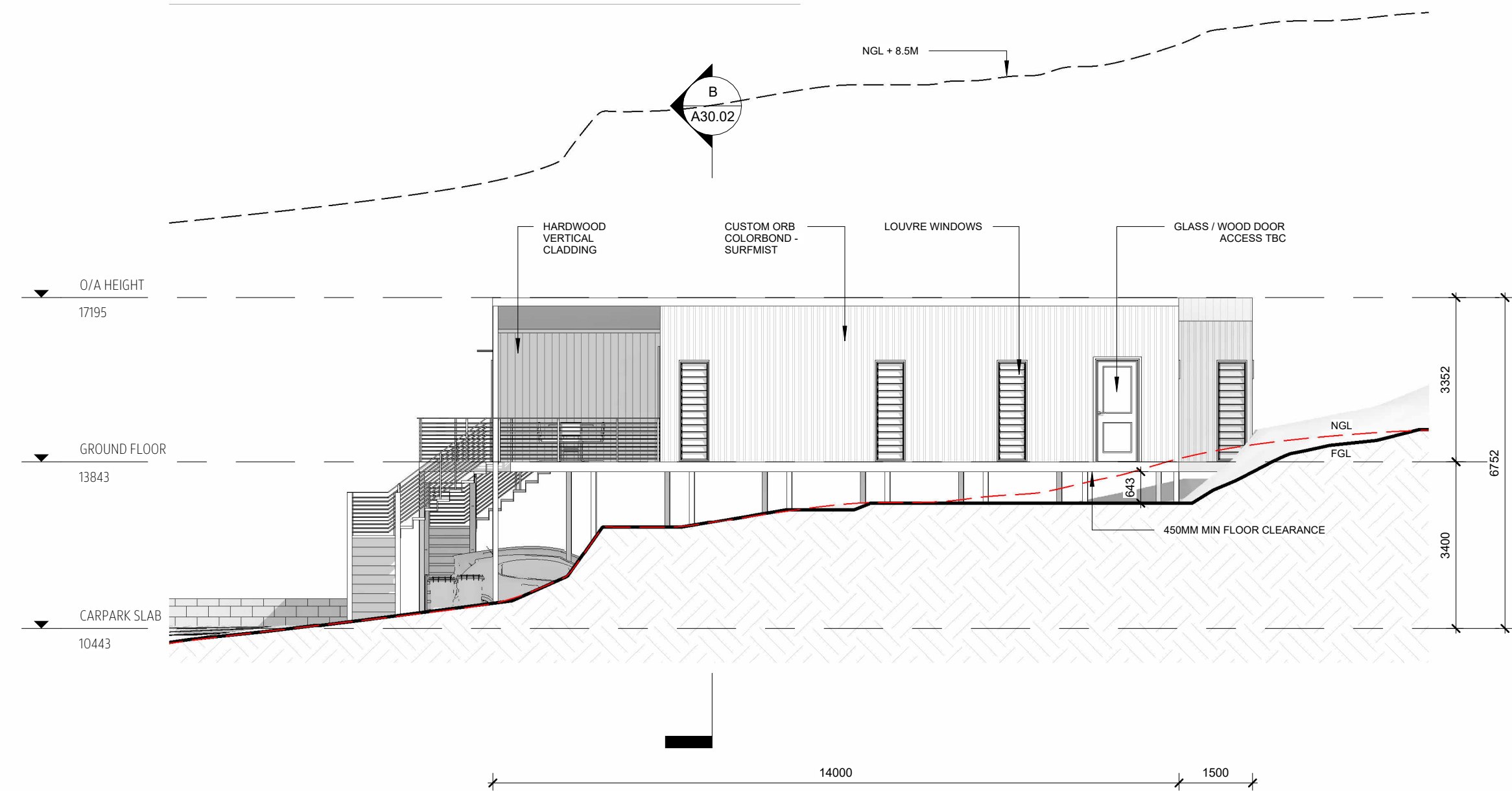
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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	SOUTH ELEVATION
Number	A20.03
Scale	1 : 100@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24



1 WEST ELEVATION
1 : 100

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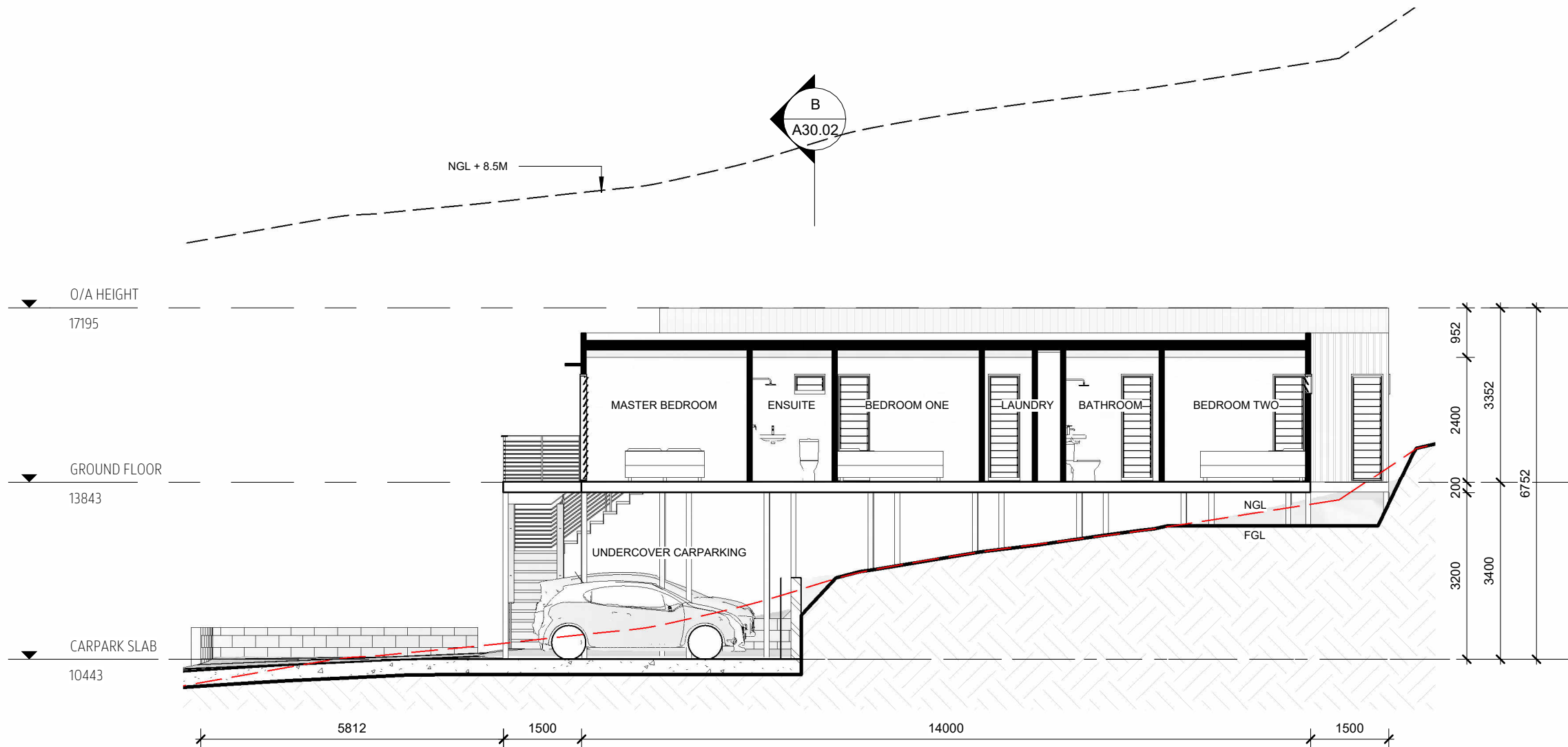
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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	WEST ELEVATION
Number	A20.04
Scale	1 : 100@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24



SECTION A
1:100

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No.	Description	Date	By
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3.	CLIENT AND TP REVIEW	09/12/2024	HANC



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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	SECTION A
Number	A30.01
Scale	1 : 100@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24

B SECTION B
1:100



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ISSUE		
No.	Description	Date By
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2.	CLIENT AND TP REVIEW	28/11/2024 HANC
3.	CLIENT AND TP REVIEW	09/12/2024 HANC



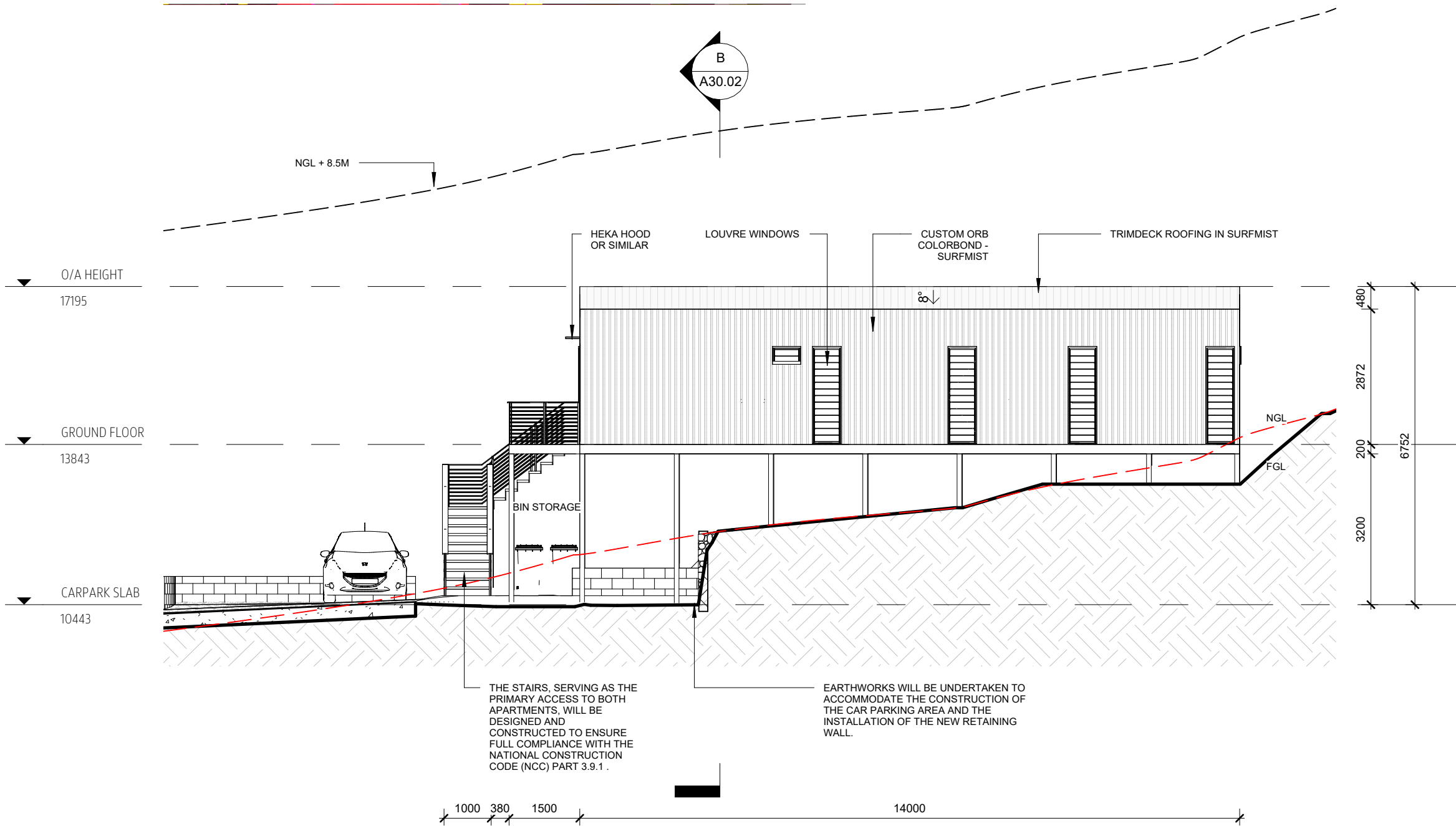
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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	SECTION B
Number	A30.02
Scale	1 : 100@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24



C SECTION C
1:100

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Project	COOKTOWN MODULAR CONCEPT
Client	MORGAN COLEMAN
Title	SECTION C
Number	A30.03
Scale	1 : 100@A3
Revision	B
Description	
Status	PRELIMINARY
Drawn	HANC
Date	9/12/24