

Civil | Structural | Forensic
Traffic | Flood Modelling

TOWNSVILLE | SUNSHINE COAST | BRISBANE
GLADSTONE | NEW ZEALAND
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Document Set ID: 26612929

Version: 1, Version Date: 16/12/2024

In Association With:

PARKSIDE GROUP

0 40 80 120 160 200 m

1:4,000



Legend

TCC Land Parcels	Existing Box Culverts	HT Boundary
Site Boundary	Model Inflow Locations	QT Boundary
	Existing Pipes	Model Outline (Code)

Pump Station Site

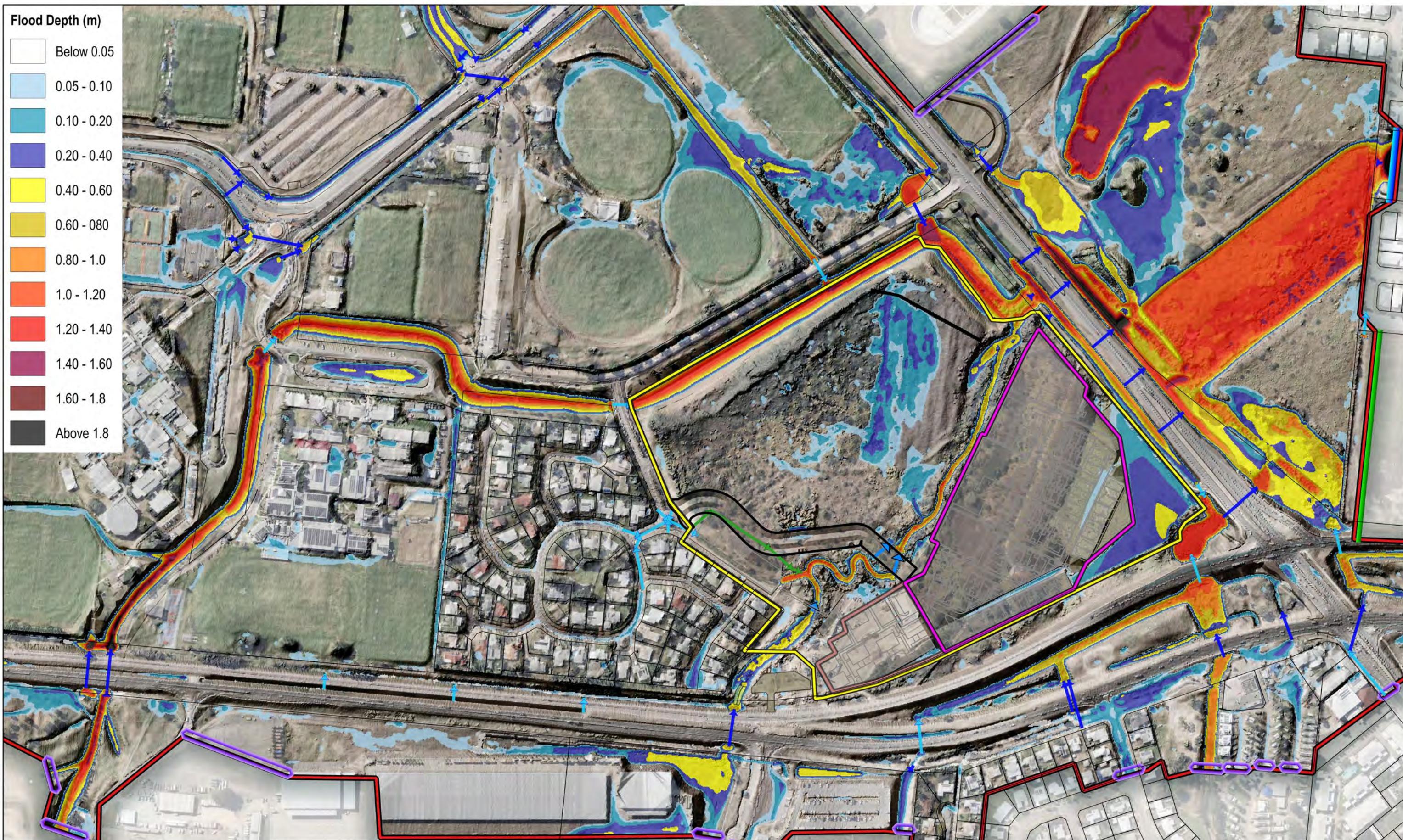
ANNANDALE RETIREMENT VILLAGE

**50% AEP Maximum Baseline
Flood Depths**

Prepared By: AW
Reviewed by: AW

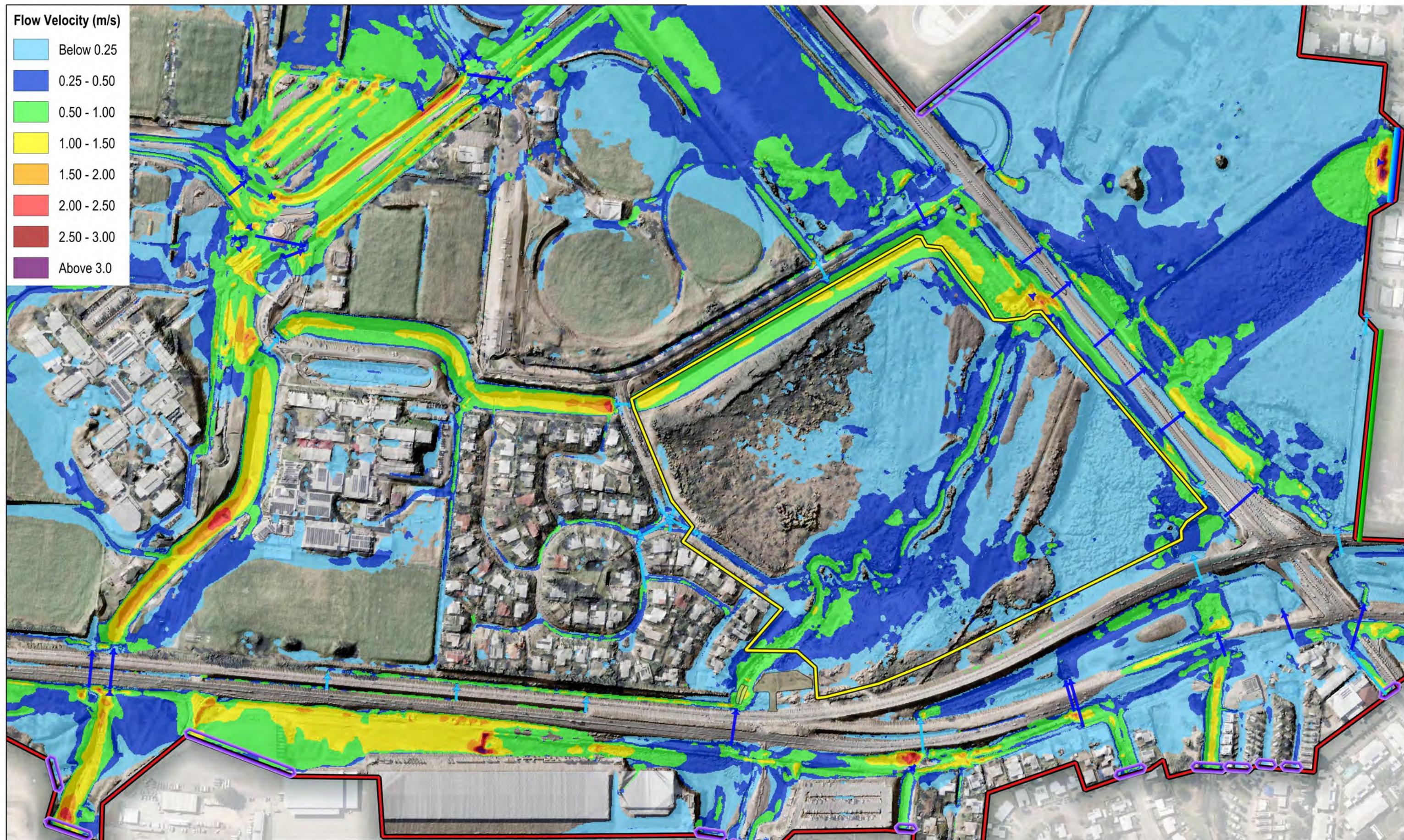
Date: 03/12/2024
Revision: A
NCE Ref: PARK0014

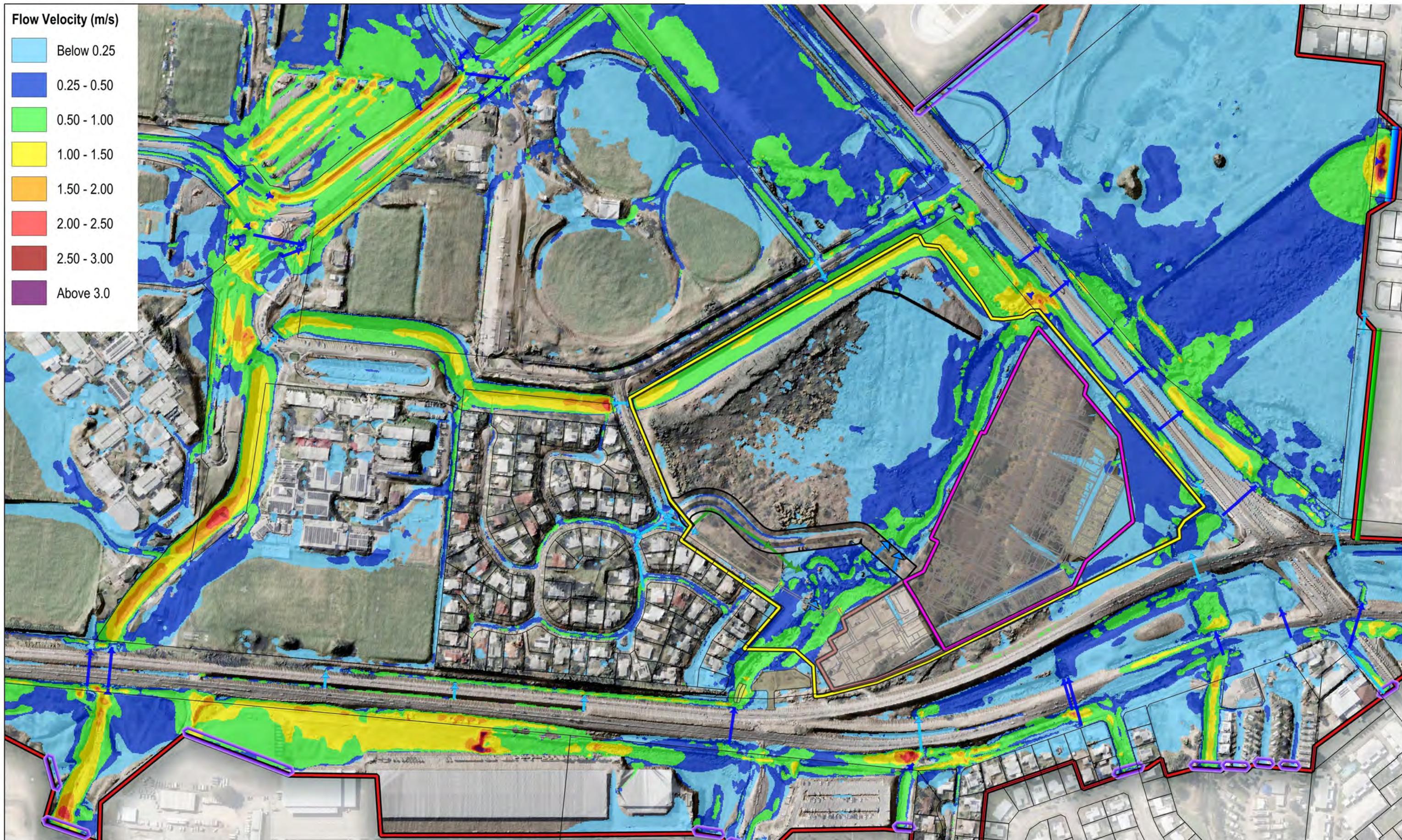
Size
A3
Map
D03

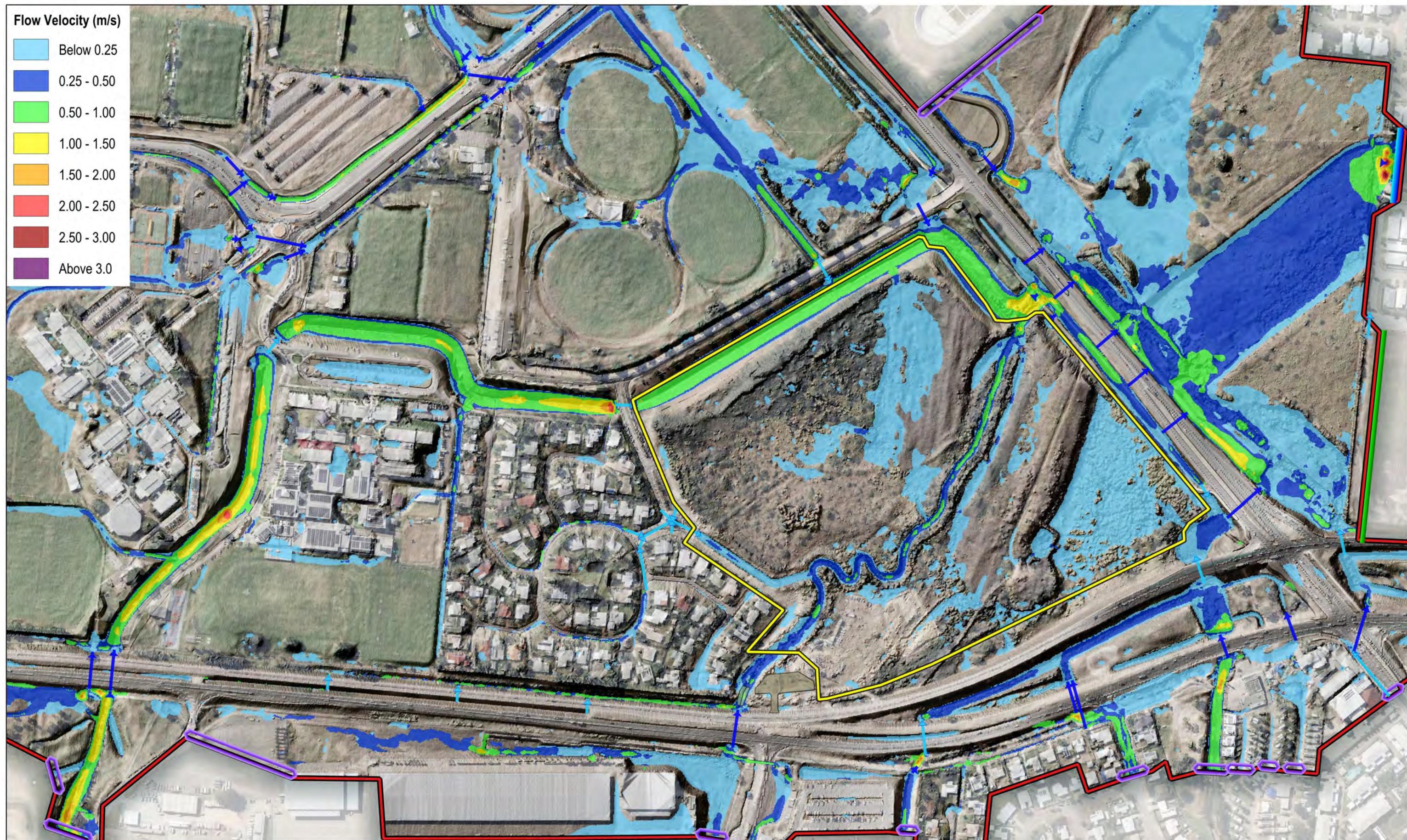


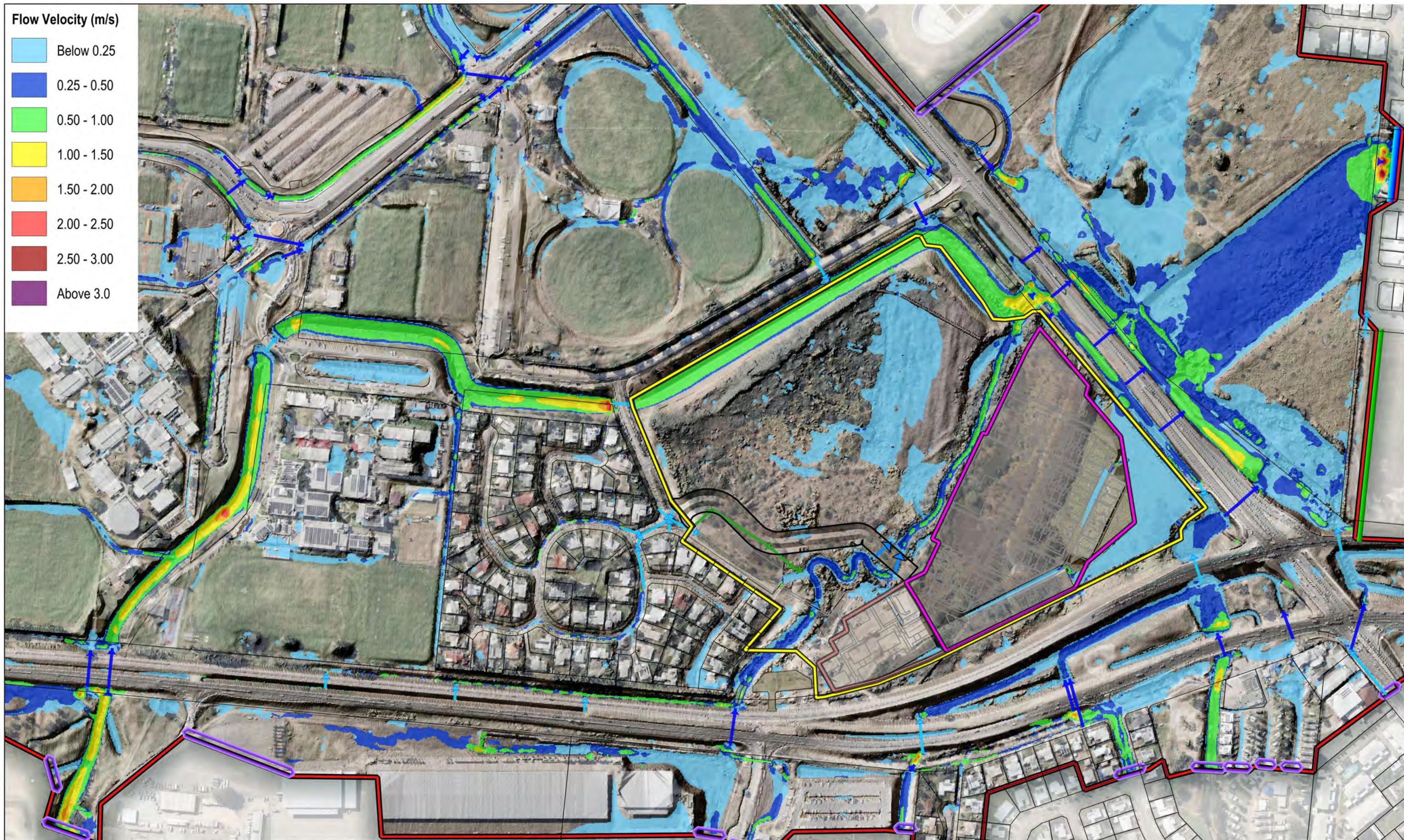
APPENDIX E

Flow Velocity Results



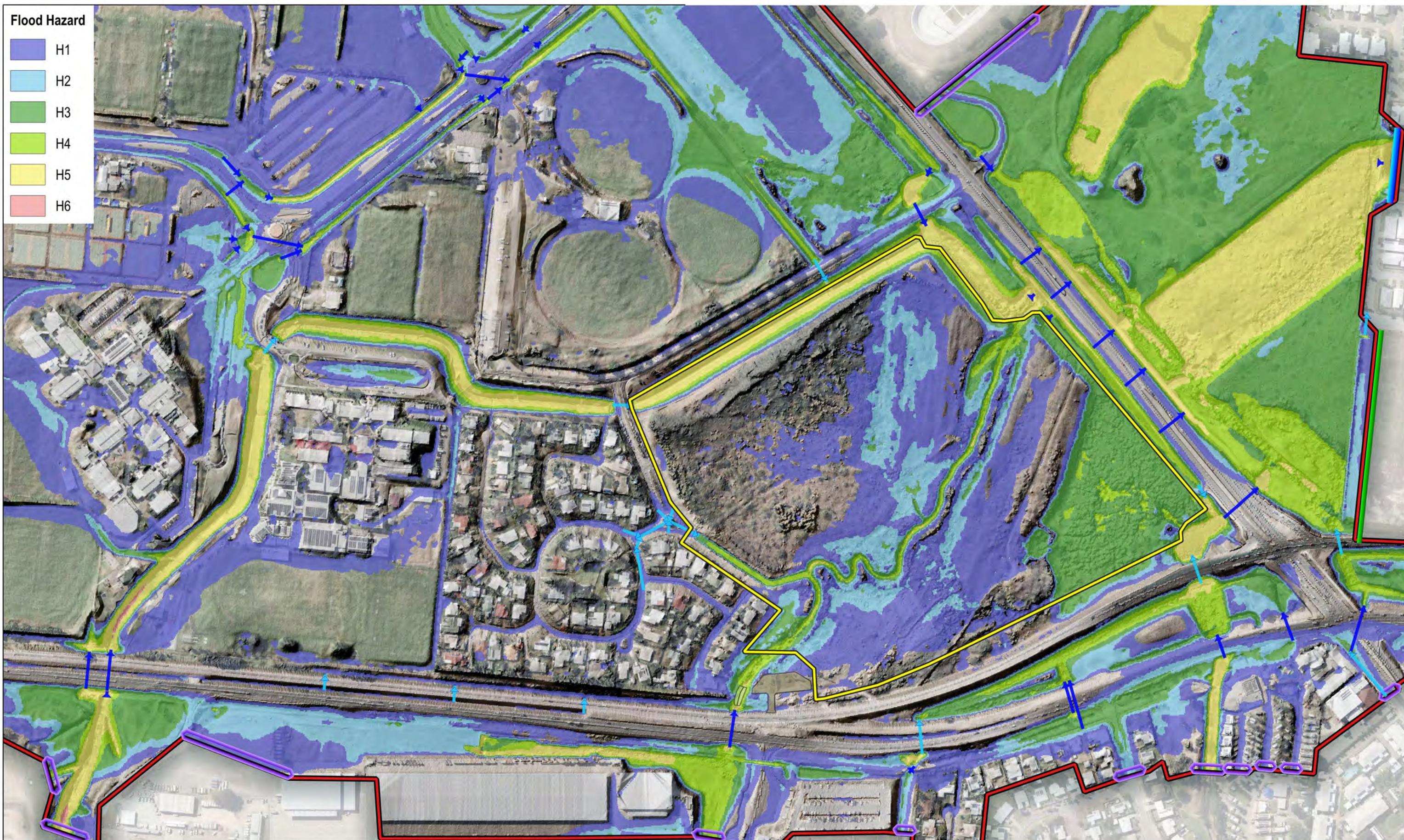






APPENDIX F

Flood Hazard Results



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0 40 80 120 160 200 m



Legend

TCC Land Parcels	Existing Box Culverts	HT Boundary
Site Boundary	Model Inflow Locations	QT Boundary
	Existing Pipes	Model Outline (Code)

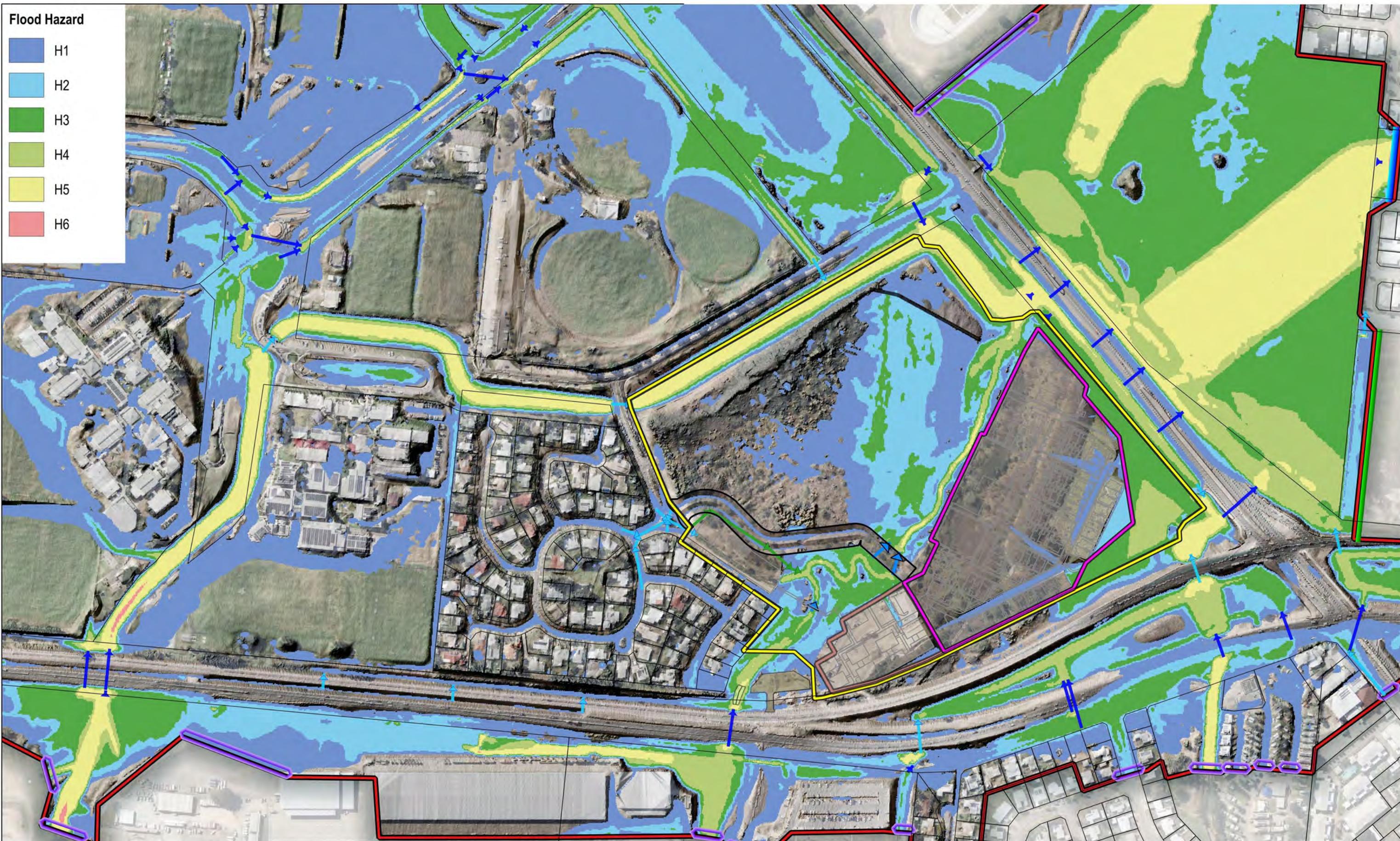
Pump Station Site

ANNANDALE RETIREMENT VILLAGE
1% AEP Maximum Baseline
Flood Hazard

Prepared By: AW
Reviewed by: AW

Date: 06/12/2024
Revision: A
NCE Ref: PARK0014

Size
A3
Map
F01



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0 40 80 120 160 200 m

1:4,000



Legend

TCC Land Parcels	Existing Box Culverts	Developed Box Culverts
Site Boundary	Model Inflow Locations	Developed Pipes
Retirement_Layout	Model Outline (Code)	Mitigation Levee
RACF_Site	HT Boundary	Pump Station Site
	Existing Pipes	QT Boundary

ANNANDALE RETIREMENT VILLAGE

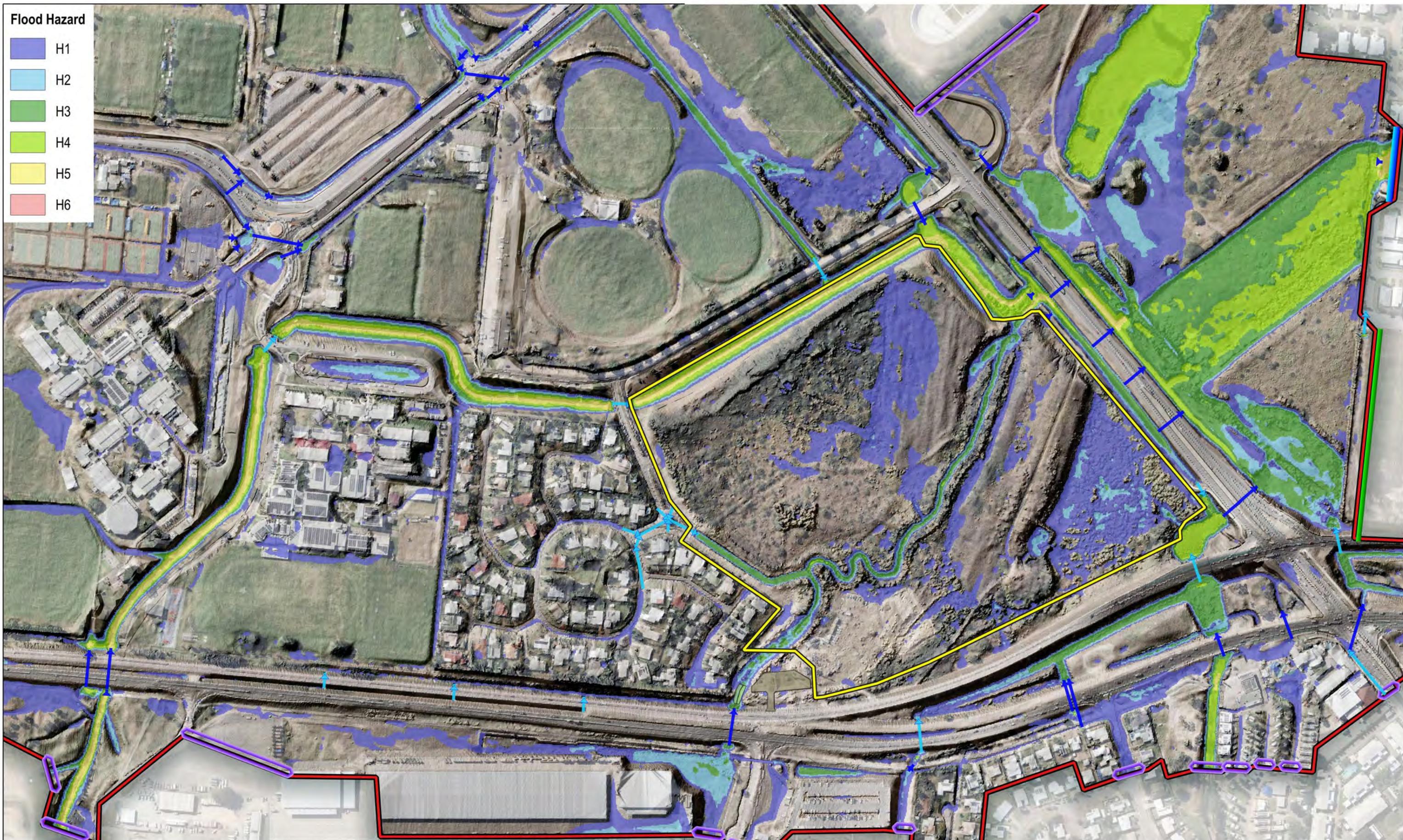
**1% AEP Maximum Developed
Flood Hazard**

Prepared By: AW
Reviewed by: AW

Date: 06/12/2024
Revision: A
NCE Ref: PARK0014

Size
A3

Map
F02



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0 40 80 120 160 200 m



Legend

TCC Land Parcels	Existing Box Culverts
Site Boundary	HT Boundary
	QT Boundary
	Model Outline (Code)
	Pump Station Site

Model Inflow Locations

Existing Pipes

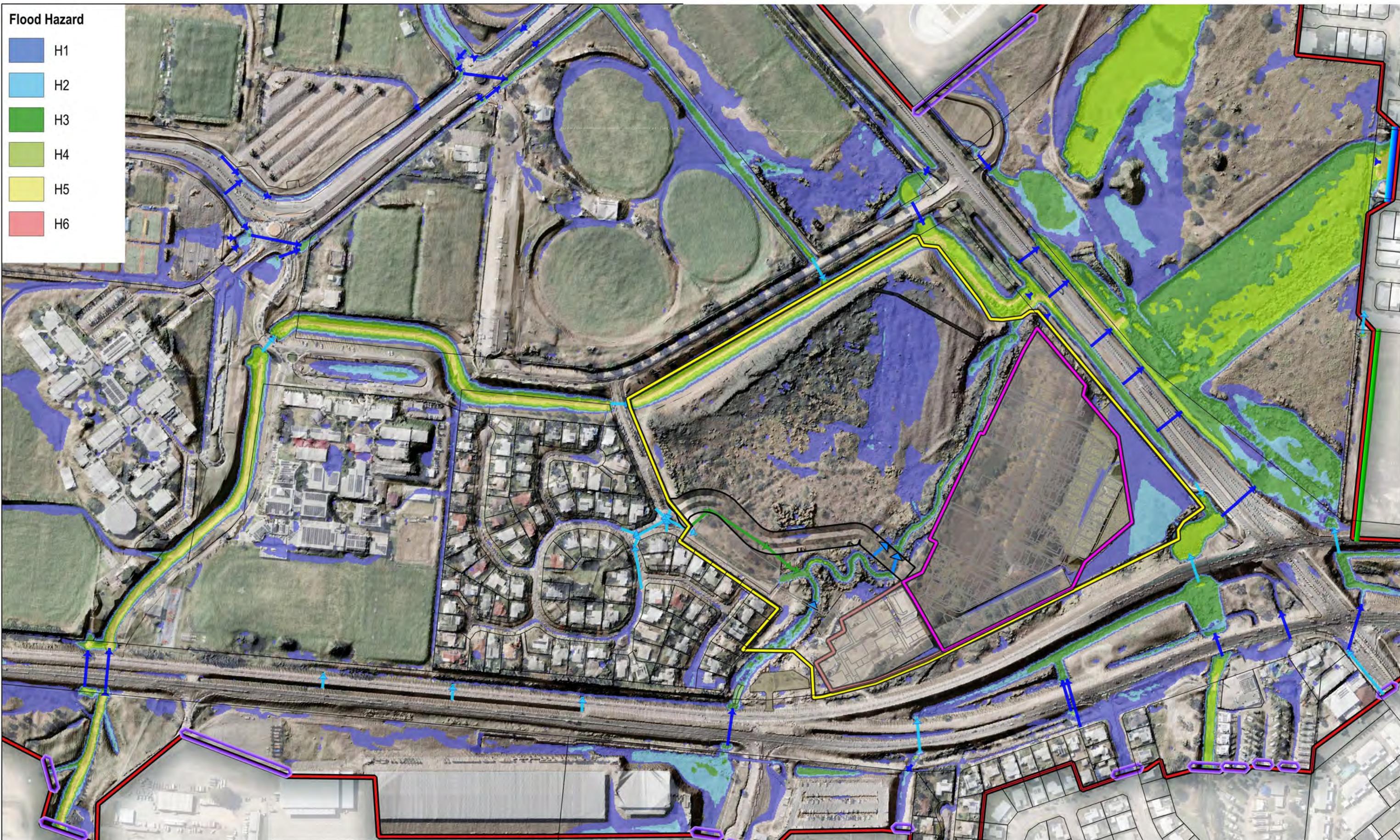
Existing Box Culverts
HT Boundary
QT Boundary
Model Outline (Code)
Pump Station Site

ANNANDALE RETIREMENT VILLAGE
50% AEP Maximum Baseline
Flood Hazard

Prepared By: AW
Reviewed by: AW

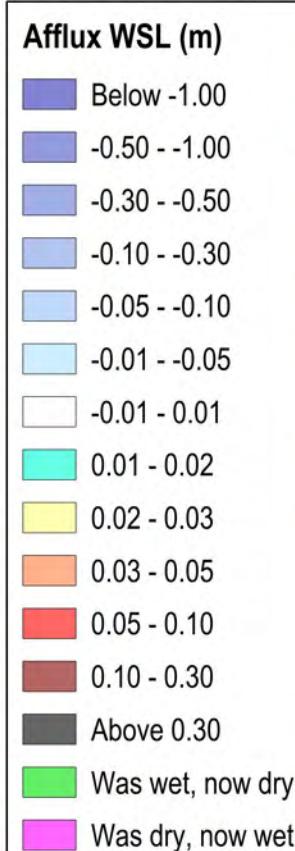
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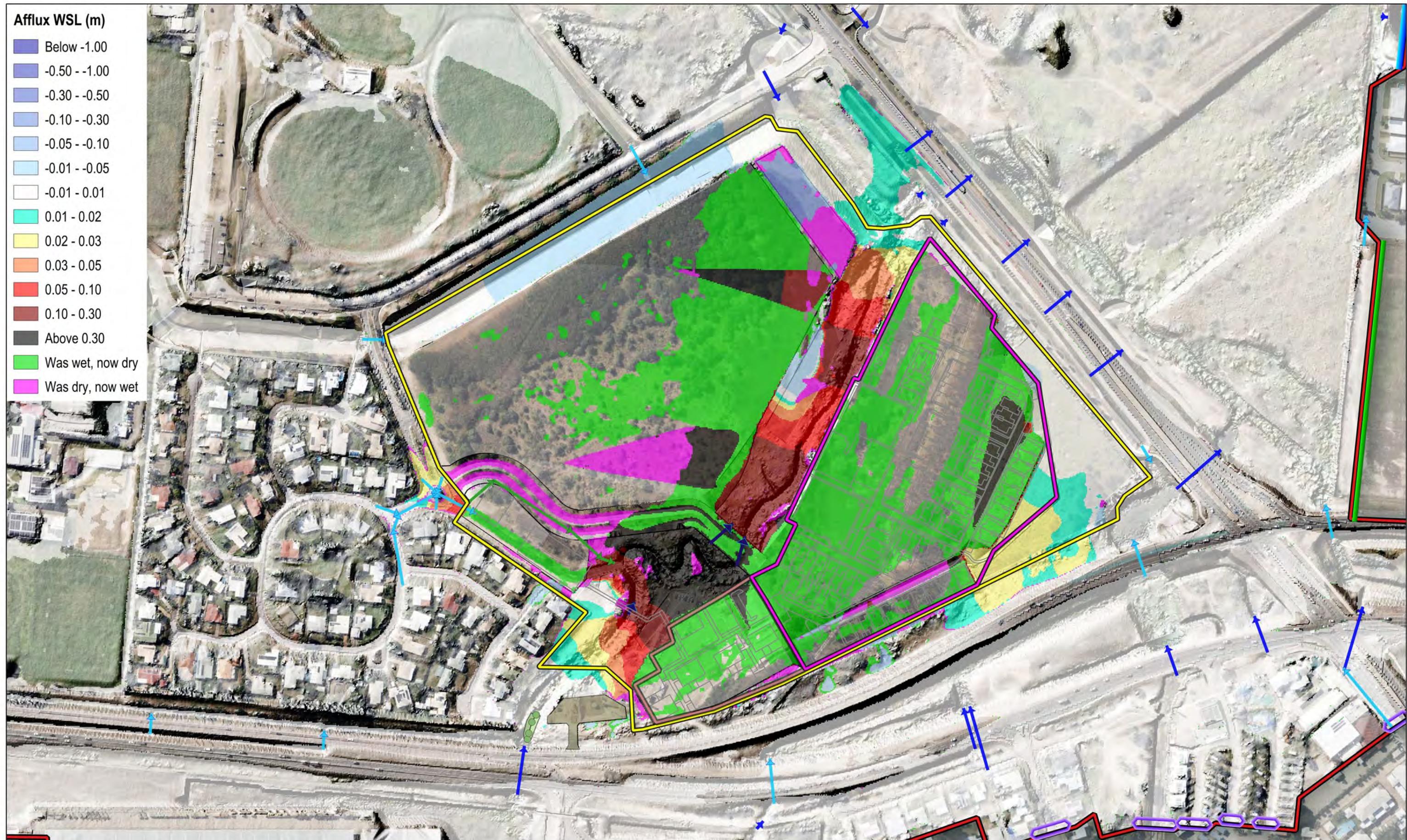
Size
A3
Map
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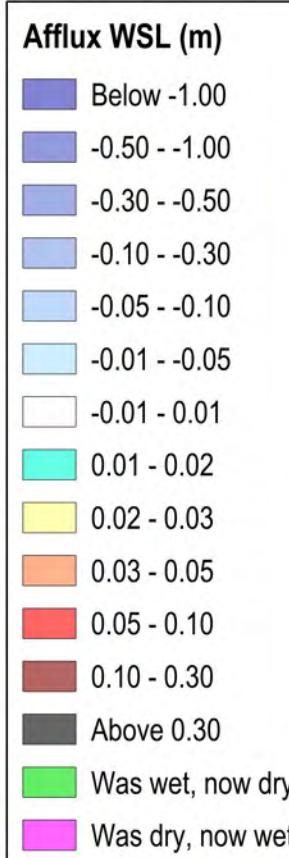


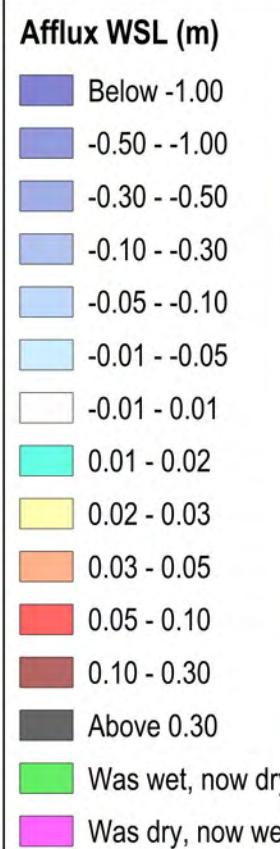
APPENDIX G

Climate Change and Sensitivity Assessment Maps









APPENDIX H

NCE Drawings



LAYOUT PLAN

**PRELIMINARY
NOT FOR CONSTRUCTION**

Scale 1:1500 @ A1

0 15 30 45 60m

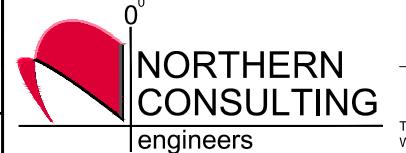
ENGINEERING CERTIFICATION

Signed:

ANDREW IAN WALLACE - RPEQ No. 6743

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29/11/2024
20/11/2024

Issue Date Description

Drawn In Association With

DC PARKSIDE GROUP

Date

20/11/2024

Checked AGED CARE FACILITY

Approved 33 UNIVERSITY ROAD

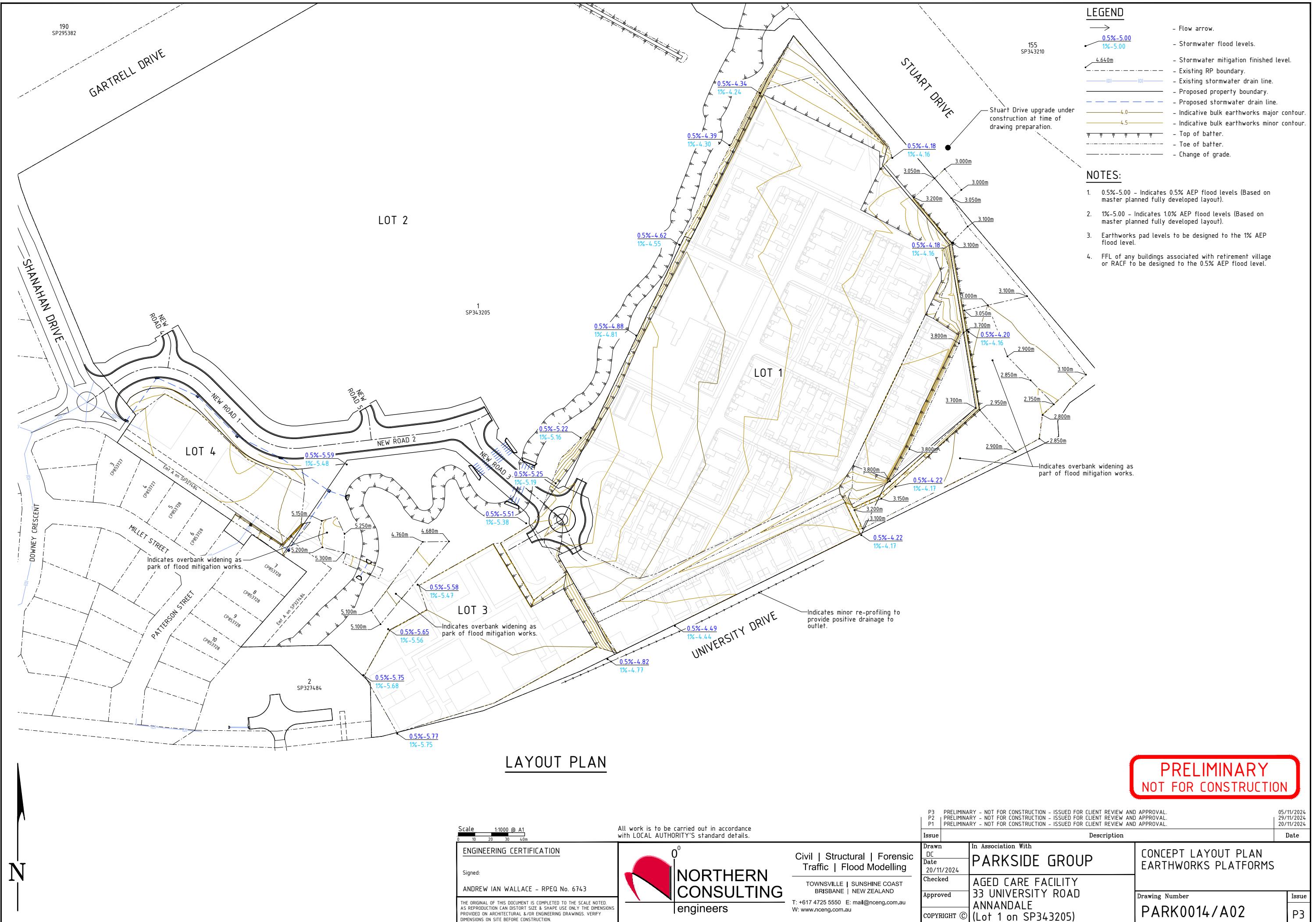
ANNANDALE

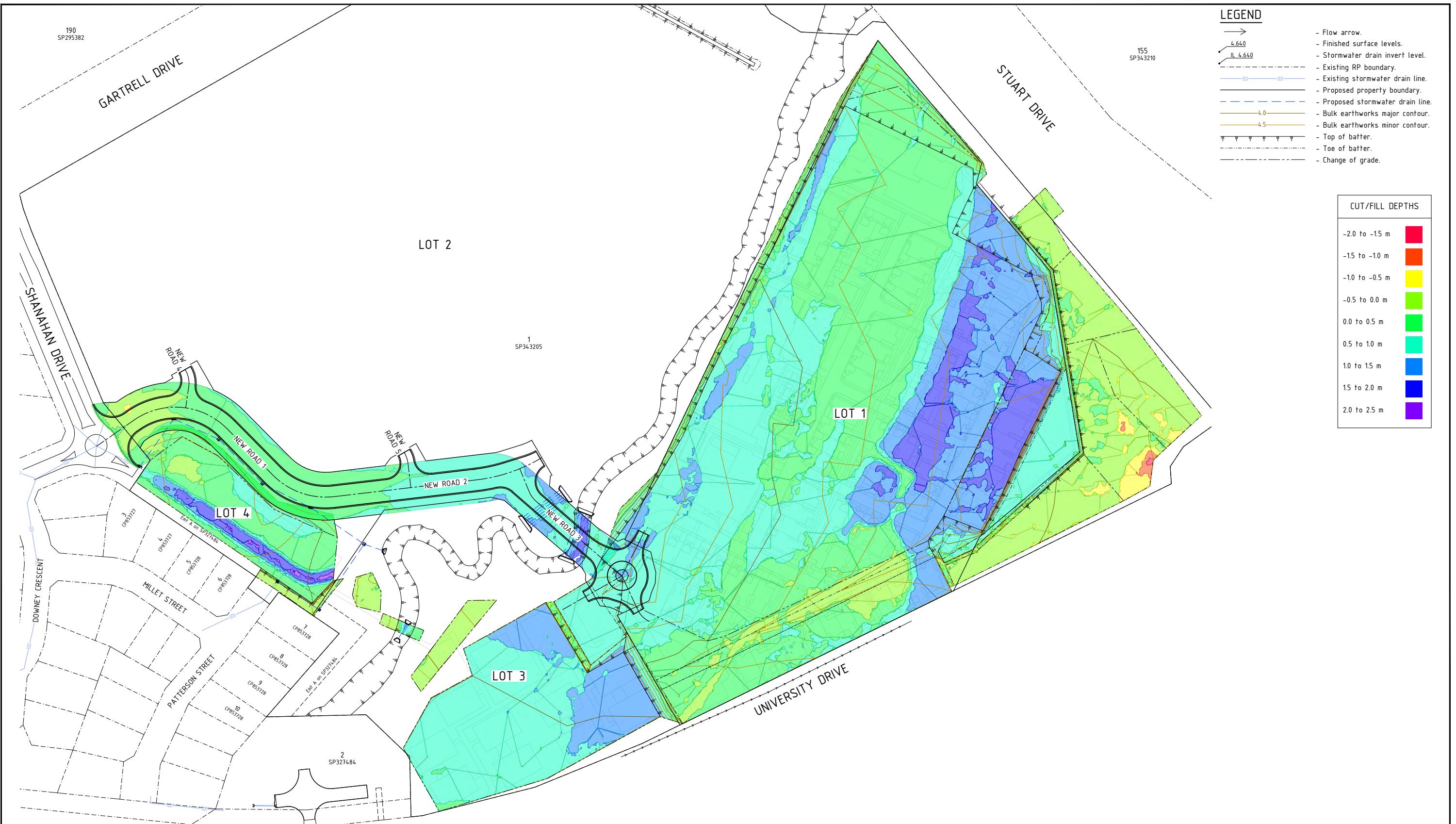
Drawing Number CONCEPT LAYOUT PLAN
OVERALL

PARK0014/A01

Issue

P2





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NOT FOR CONSTRUCTION

1:1000 @ A1

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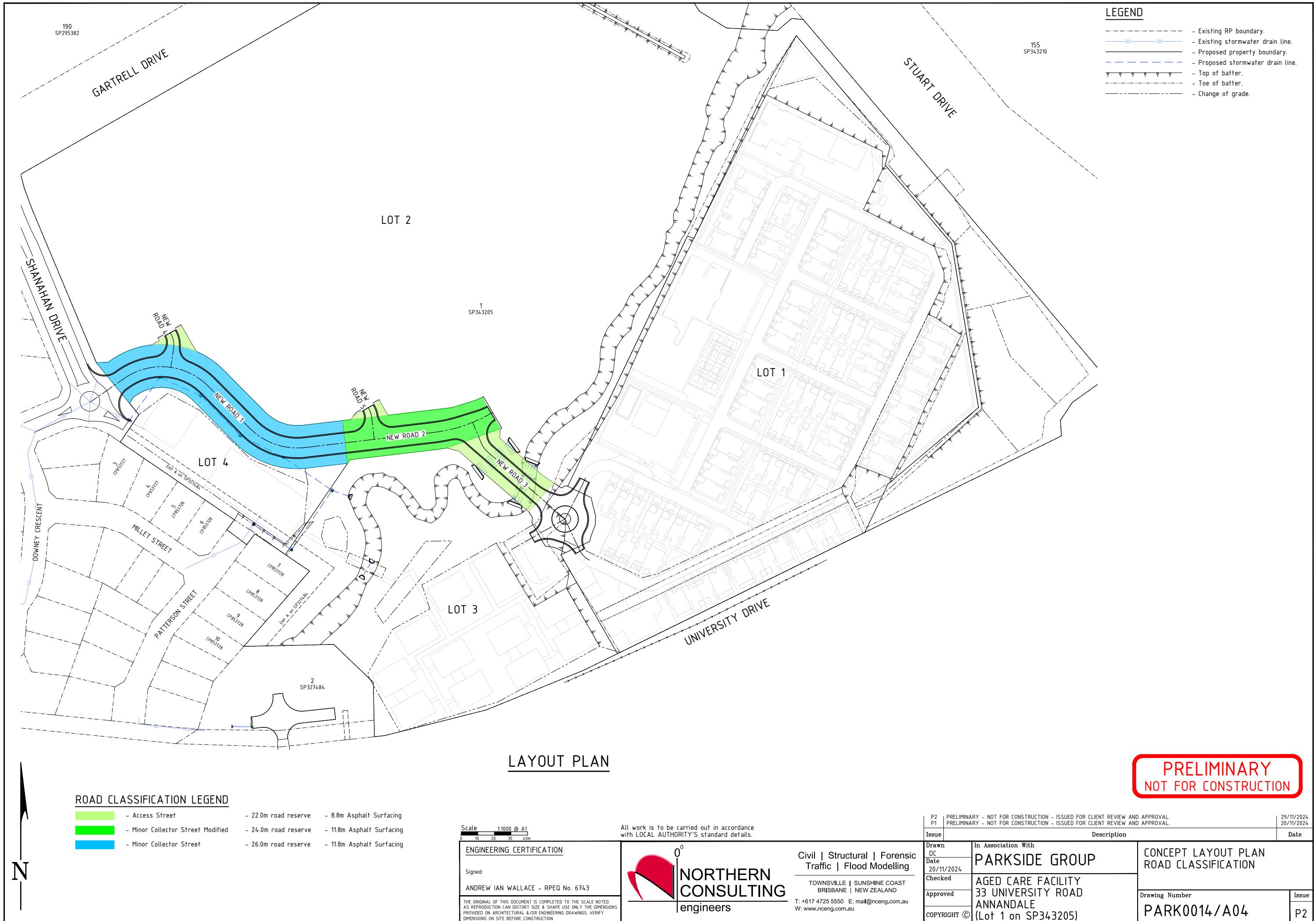


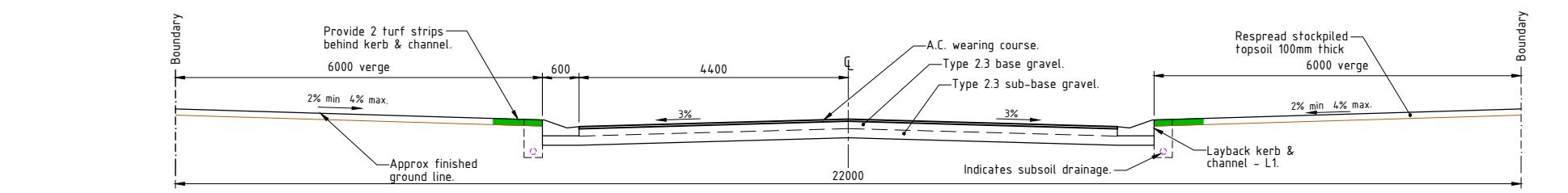
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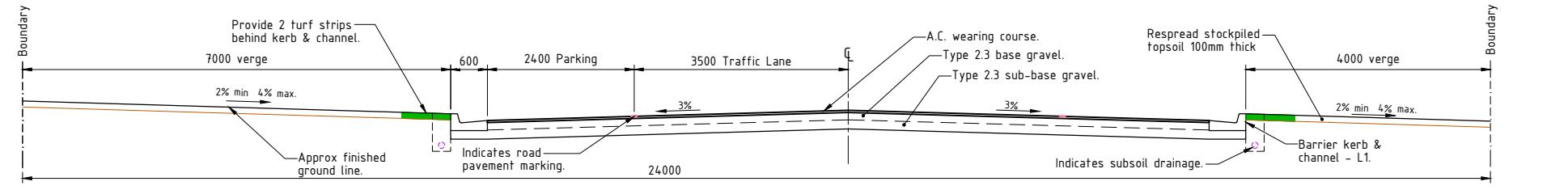
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Issue	Description		Date
Drawn DC Date 20/11/2024	In Association With PARKSIDE GROUP		CONCEPT LAYOUT PLAN CUT-FILL
Checked	AGED CARE FACILITY 33 UNIVERSITY ROAD ANNANDALE (Lot 1 on SP343205)		Drawing Number
Approved			Issue
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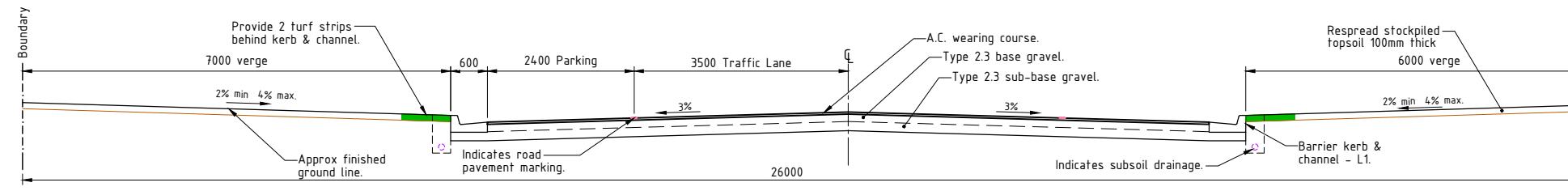
ACCESS STREET - 22.0m ROAD RESERVE

- ROAD 3, 4 & 5
- TO TOWNSVILLE CITY COUNCIL STANDARD
- DESIRED SPEED ZONE 40km/h



MINOR COLLECTOR STREET MODIFIED - 24.0m ROAD RESERVE

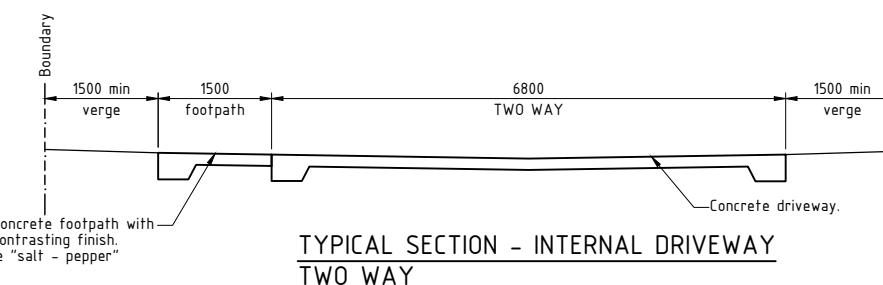
- ROAD 2
- MODIFIED TOWNSVILLE CITY COUNCIL STANDARD
- DESIRED SPEED ZONE 50km/h



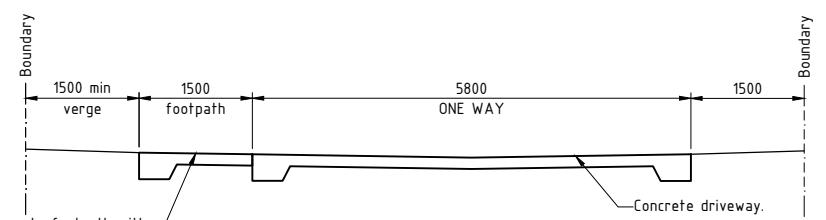
MINOR COLLECTOR STREET - 26.0m ROAD RESERVE

- ROAD 1
- TO TOWNSVILLE CITY COUNCIL STANDARD
- DESIRED SPEED ZONE 50km/h

TYPICAL ROAD CROSS SECTIONS



TYPICAL SECTION - INTERNAL DRIVEWAY
TWO WAY



TYPICAL SECTION - INTERNAL DRIVEWAY
ONE WAY

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Scale 1:50 @ A1

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29/11/2024 20/11/2024

Issue	DC	Date
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Drawn	In Association With	Description
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DC	PARKSIDE GROUP	
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Date		Date
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Checked		
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Approved	AGED CARE FACILITY	
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	33 UNIVERSITY ROAD	
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	ANNANDALE	
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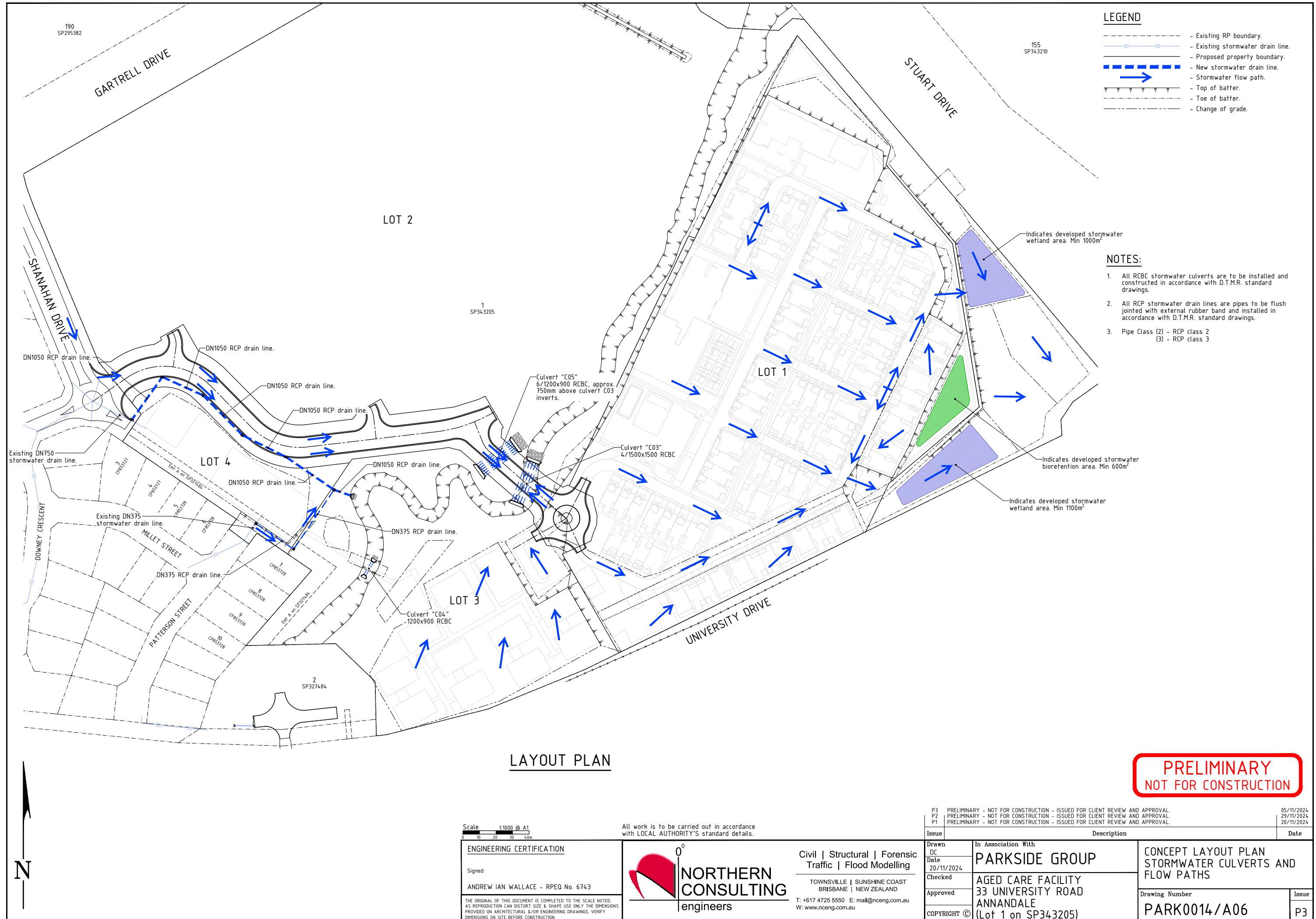
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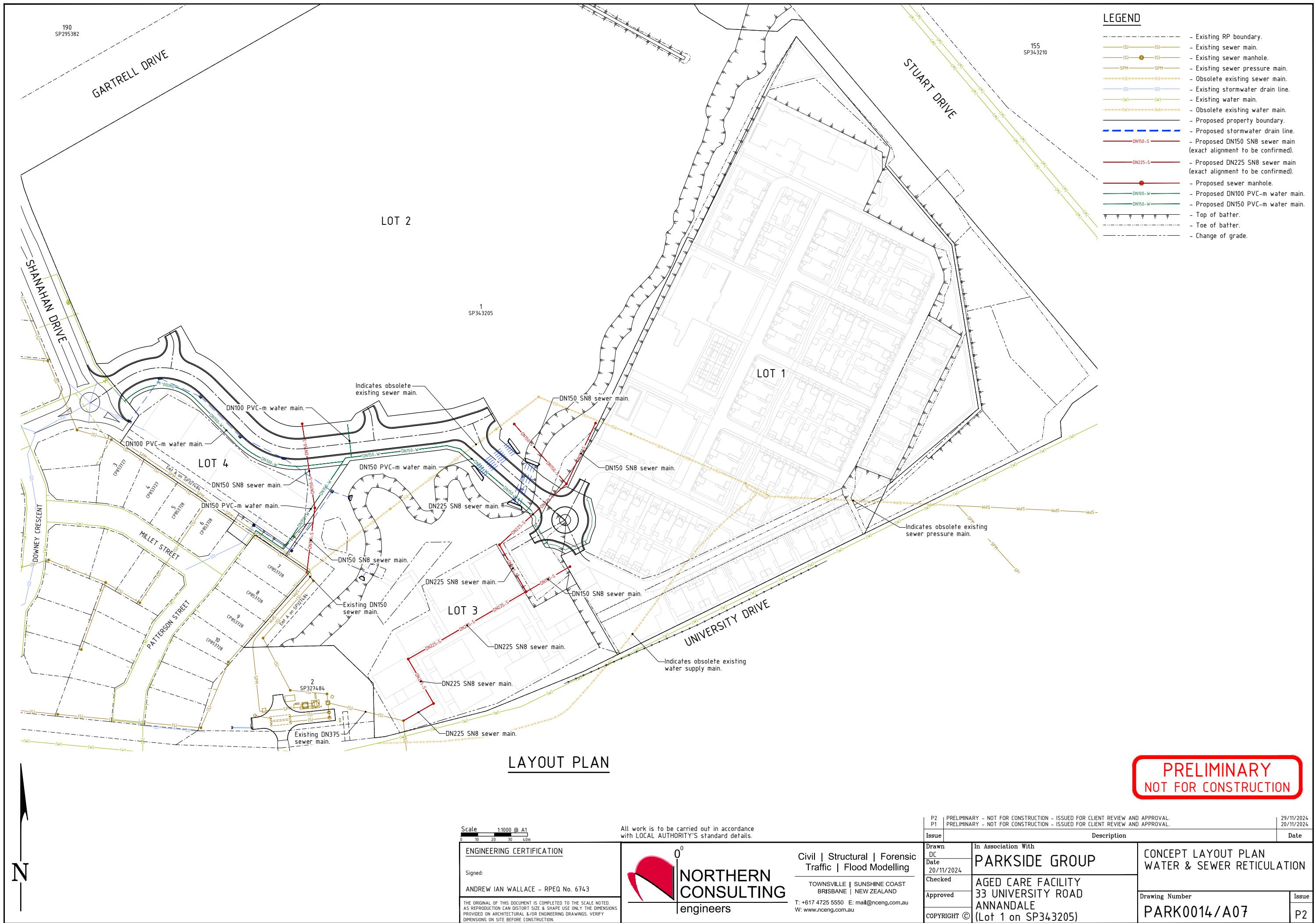
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Drawing Number
PARK0014/A05

Issue
P2

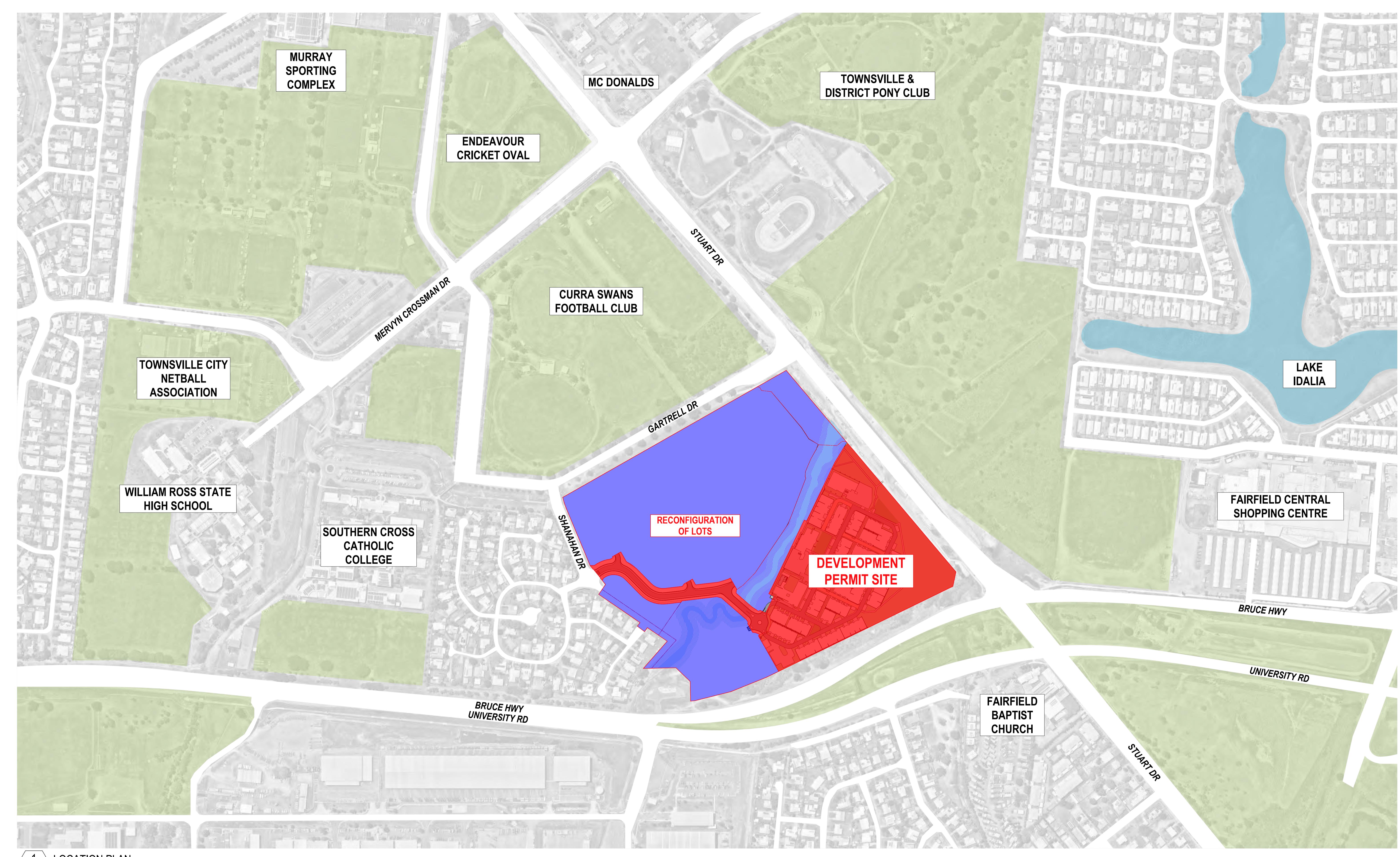




[Appendix I is omitted for clarity]

APPENDIX J

Preliminary Architectural Plans



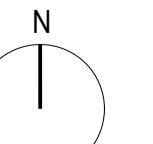
1 LOCATION PLAN

COTTEEPARKER

 **PARKSIDE**
GROUP

BRISBANE
T 61 7 3846 7422
ABN 77 010 924 106
COTTEEPARKER.COM.AU

SCALE 1:2800 @ A1
SCALE 1:5600 @ A3



Parkside Annandale Masterplan
33 UNIVERSITY ROAD, ANNANDALE
CLIENT - PARKSIDE DEVELOPMENTS PTY LTD
DRAWING TITLE
LOCATION PLAN
01 Draft DA Set
29/11/2024 V1/0 GP BD
DATE D C A
ISSUE PURPOSE
SCHEMATIC DESIGN
JOB NO 7309
DRAWING NO SDA-1002
ISSUE 01

BIMcloud: CPACLDBIMM01 - BIMcloud/2300/7309 Parkside Annandale Masterplan Master: 29/11/2024 12:01 PM

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