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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**

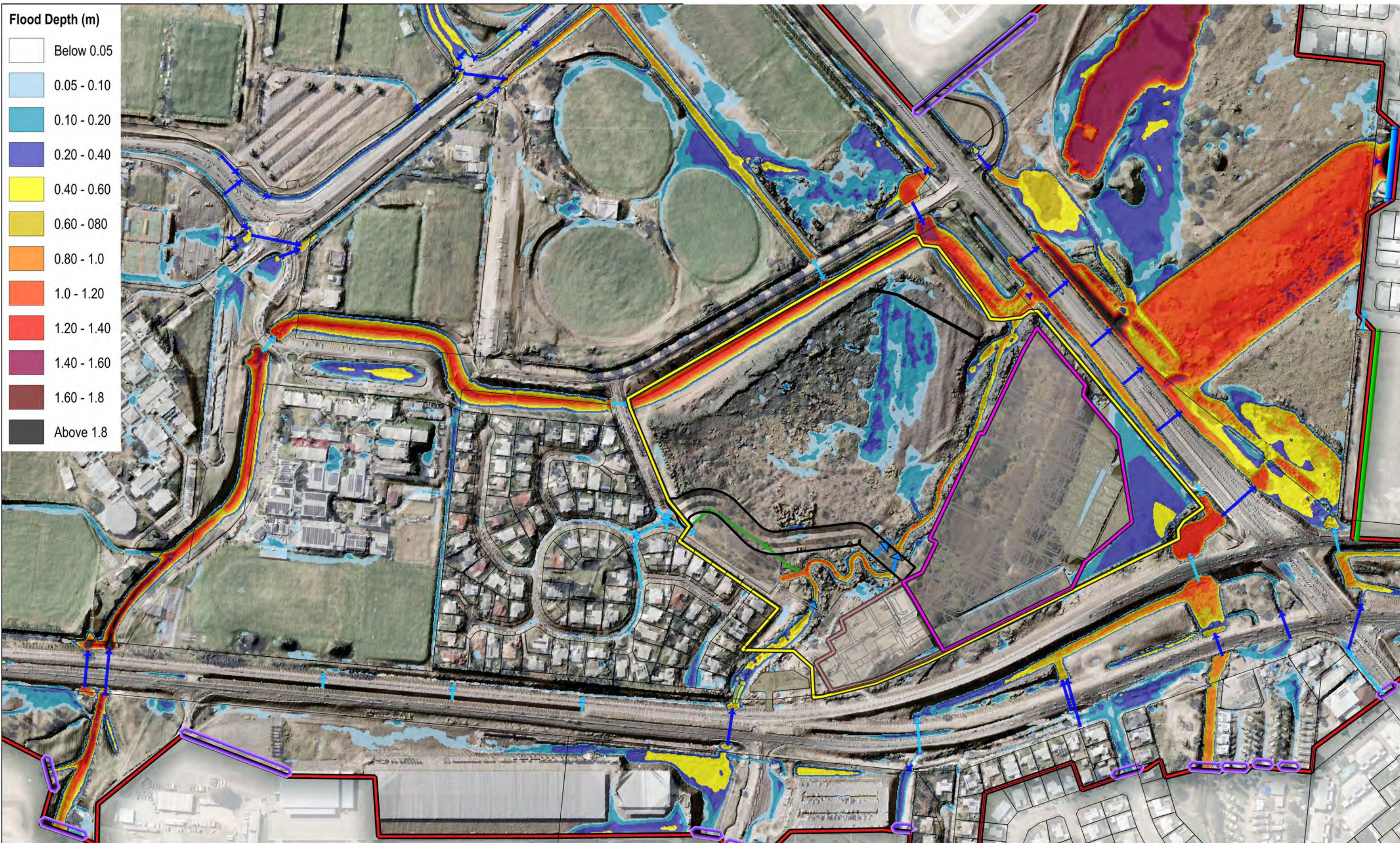
TCC Land Parcels	Existing Box Culverts	HT Boundary
Site Boundary	Model Inflow Locations	QT Boundary
Existing Pipes	Model Outline (Code)	Pump Station Site

**ANNANDALE RETIREMENT VILLAGE**

**50% AEP Maximum Baseline  
Flood Depths**

Prepared By: AW	Date: 03/12/2024	Size	Map
Reviewed by: AW	Revision: A	<b>A3</b>	<b>D03</b>
NCE Ref: PARK0014			







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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	 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

**50% AEP Maximum Developed Flood Depths**

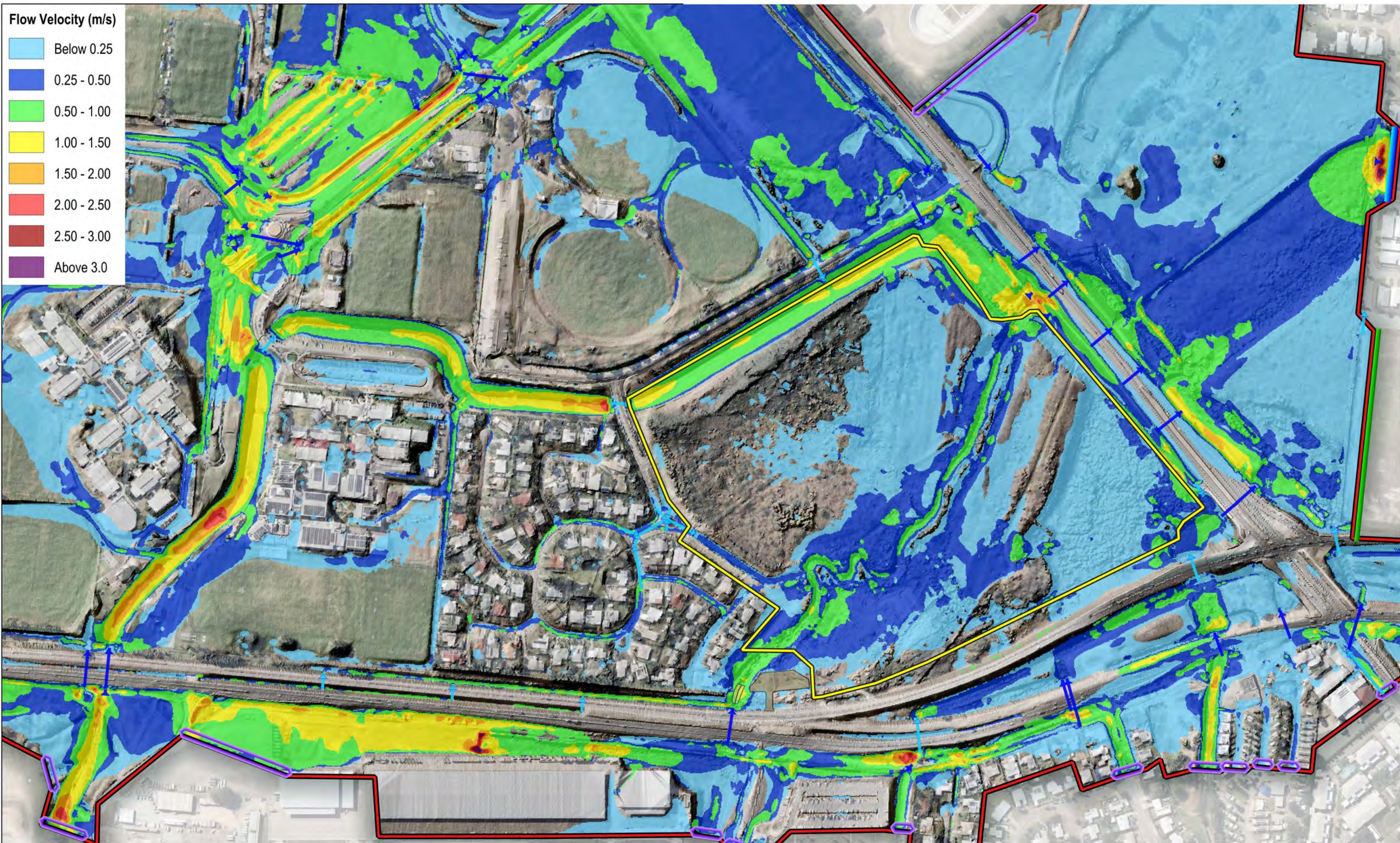
Prepared By: AW	Date: 03/12/2024	Size	Map
Reviewed by: AW	Revision: A	<b>A3</b>	<b>D04</b>
NCE Ref: PARK0014			



# **APPENDIX E**

## Flow Velocity Results







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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

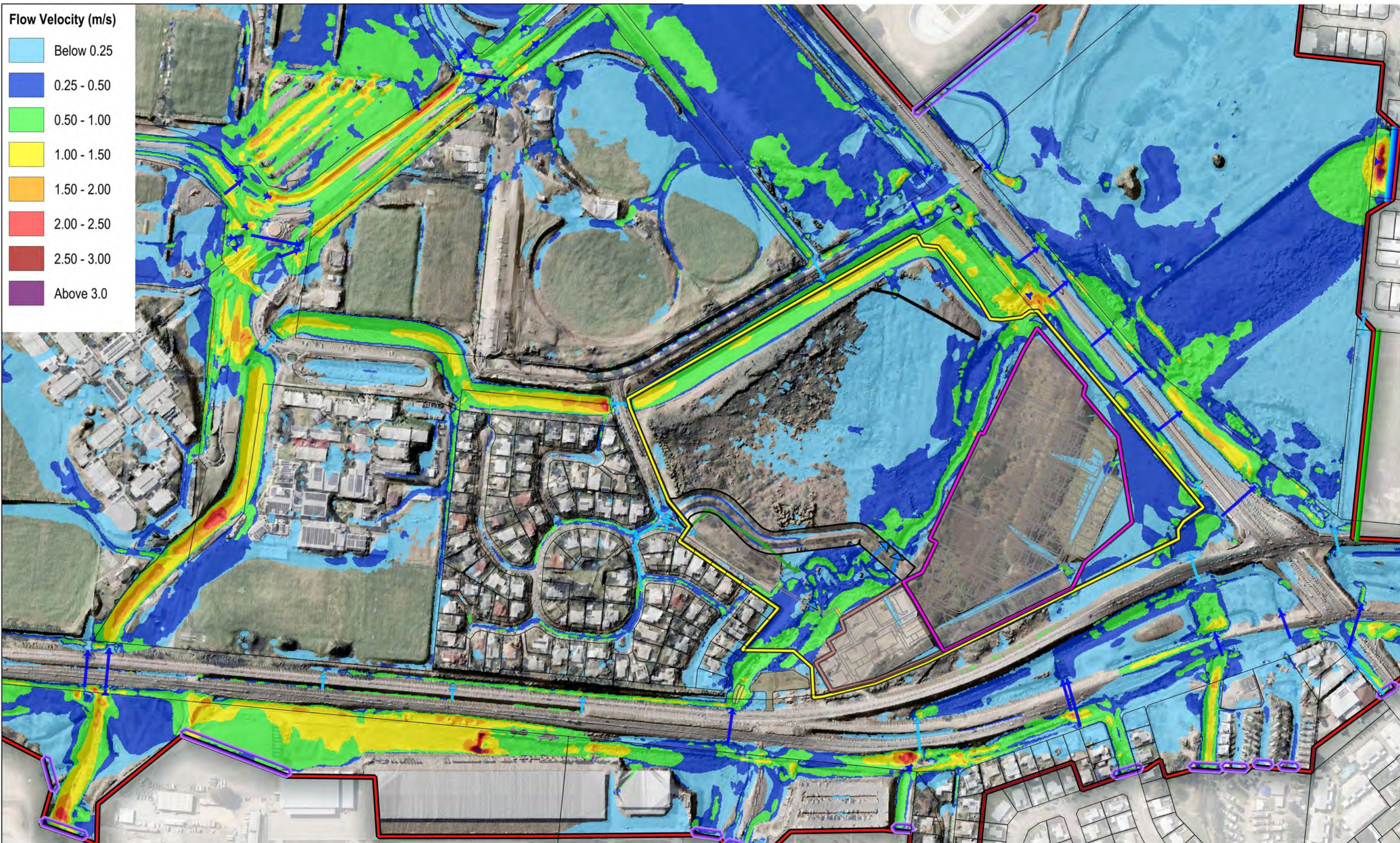
- TCC Land Parcels
- Site Boundary
- Existing Pipes
- Existing Box Culverts
- Model Inflow Locations
- Model Outline (Code)
- HT Boundary
- QT Boundary
- Pump Station Site

ANNANDALE RETIREMENT VILLAGE

**1% AEP Maximum Baseline  
Flow Velocity**

Prepared By: AW	Date: 03/12/2024	Size	Map
Reviewed by: AW	Revision: A	<b>A3</b>	<b>E01</b>
NCE Ref: PARK0014			







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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	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 Flow Velocity**

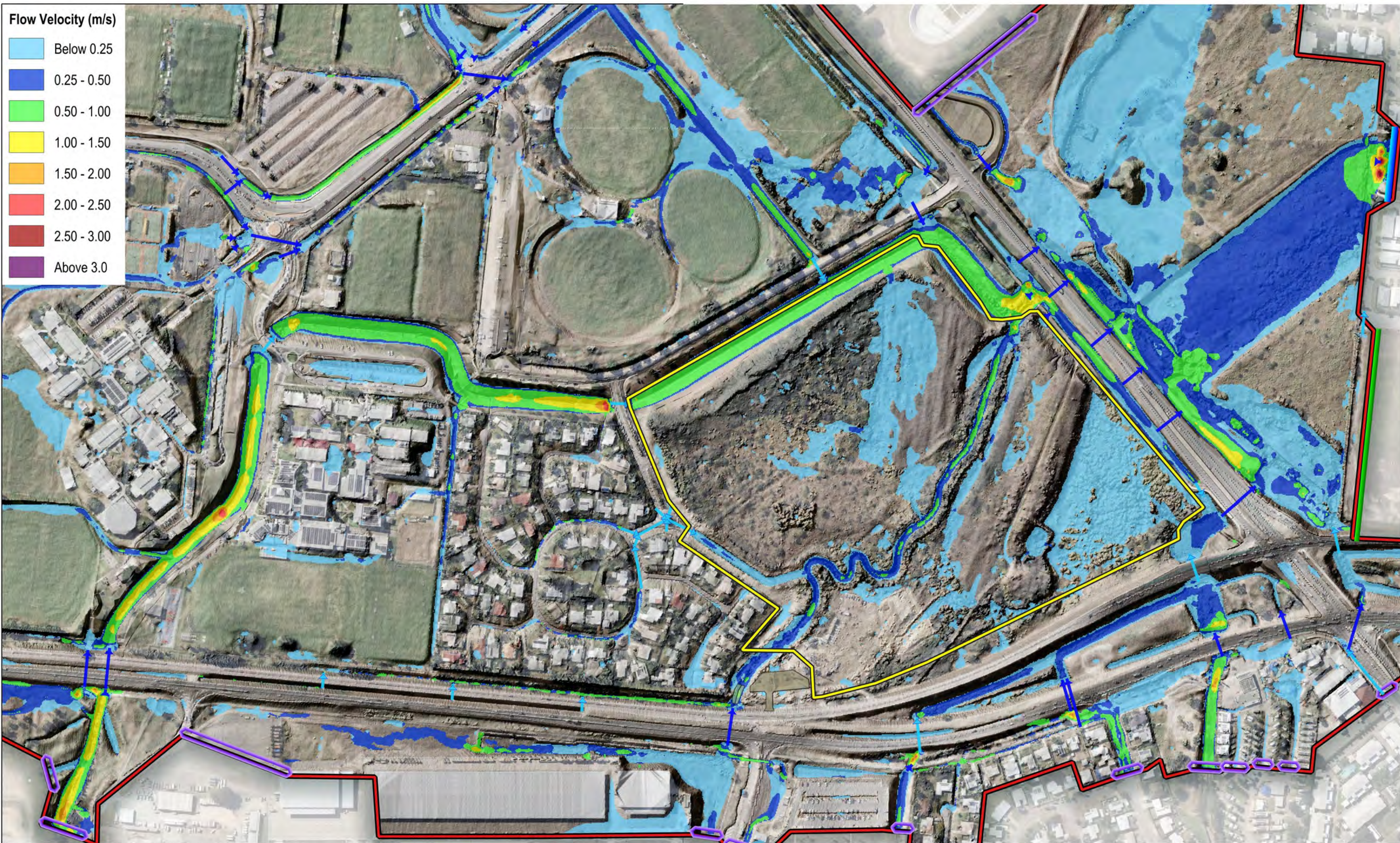
Prepared By: AW  
Reviewed by: AW

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

Size  
**A3**

Map  
**E02**







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Document Set ID: 26612929  
Version: 1, Version Date: 16/12/2024

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**PARKSIDE GROUP**

0 40 80 120 160 200 m

1:4,000



Legend

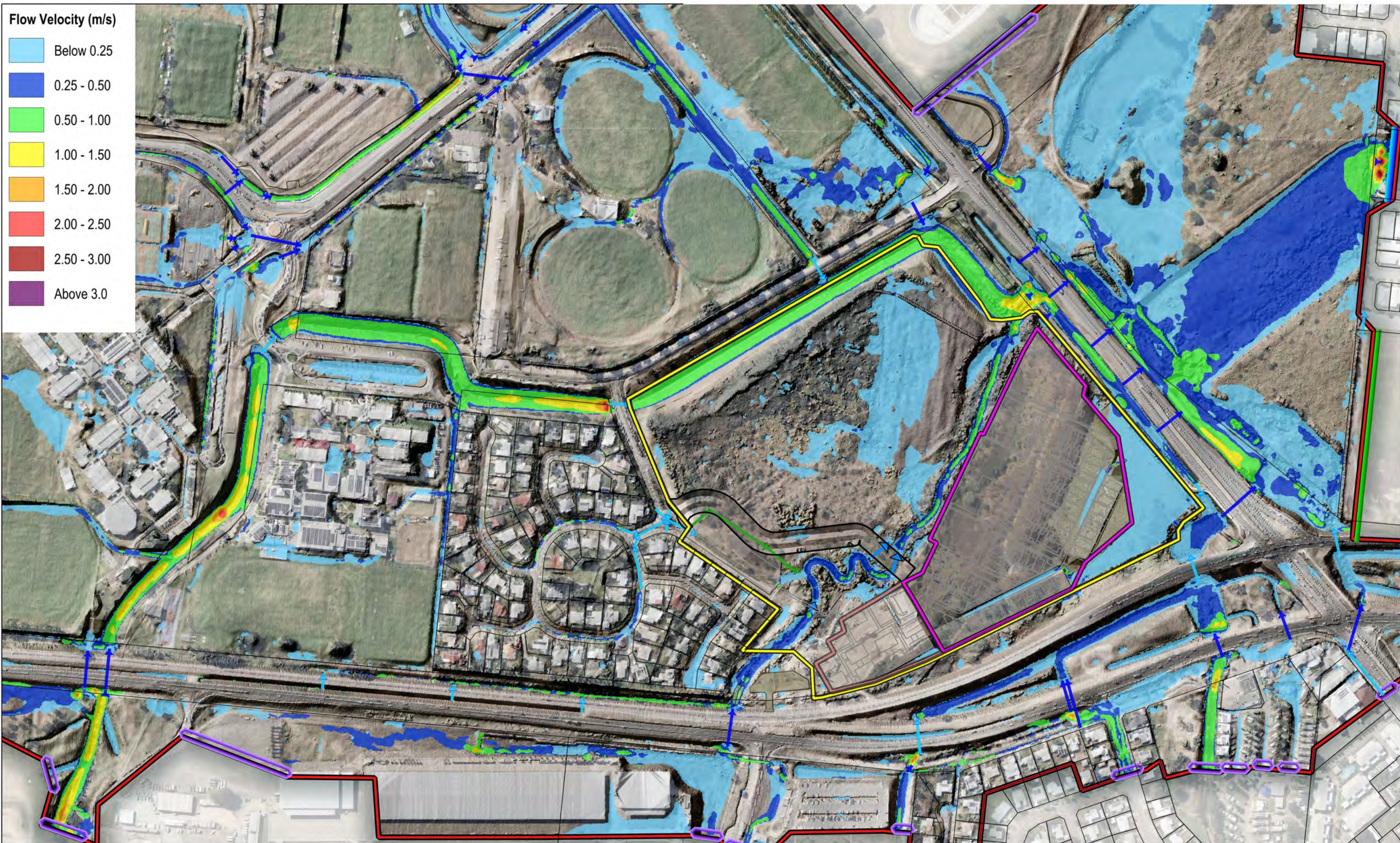
	TCC Land Parcels		Existing Box Culverts		HT Boundary
	Site Boundary		Model Inflow Locations		QT Boundary
	Existing Pipes		Model Outline (Code)		Pump Station Site

ANNANDALE RETIREMENT VILLAGE

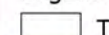








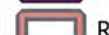
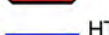

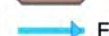

**50% AEP Maximum Baseline  
Flow Velocity**

Prepared By: AW	Date: 03/12/2024	Size	Map
Reviewed by: AW	Revision: A	<b>A3</b>	<b>E03</b>
NCE Ref: PARK0014			





Legend

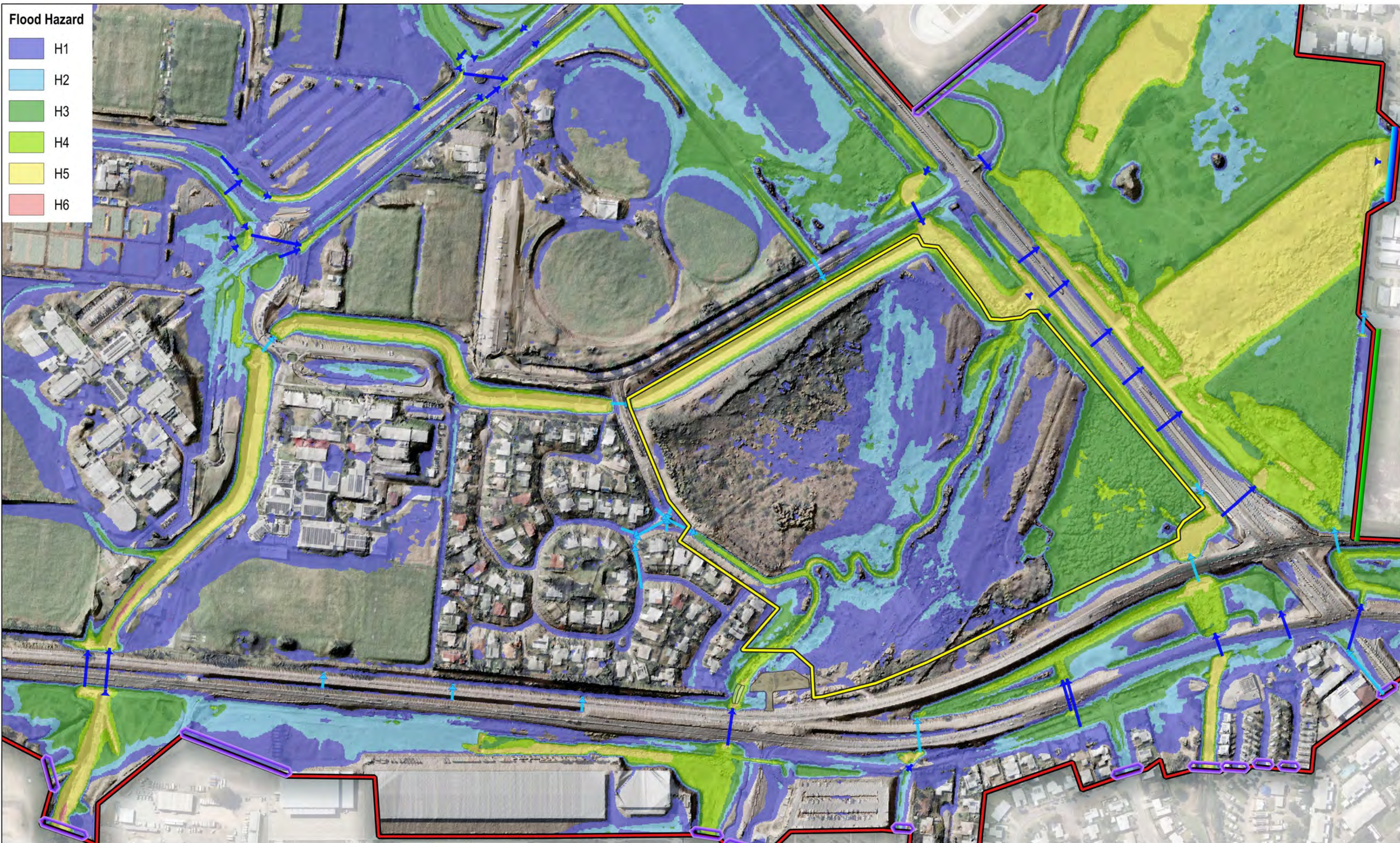
- |   |  |  |
|---|--|--|
|  TCC Land Parcels  |  Existing Box Culverts  |  Developed Box Culverts |
|  Site Boundary     |  Model Inflow Locations |  Developed Pipes        |
|  Retirement_Layout |  Model Outline (Code)   |  Mitigation Levee       |
|  RACF_Site         |  HT Boundary            | 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



# **APPENDIX F**

## Flood Hazard Results







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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


 Site Boundary


 Existing Pipes


 Existing Box Culverts

 Model Inflow Locations

 Model Outline (Code)

 HT Boundary

 QT Boundary

 Pump Station Site

ANNANDALE RETIREMENT VILLAGE

**1% AEP Maximum Baseline  
Flood Hazard**

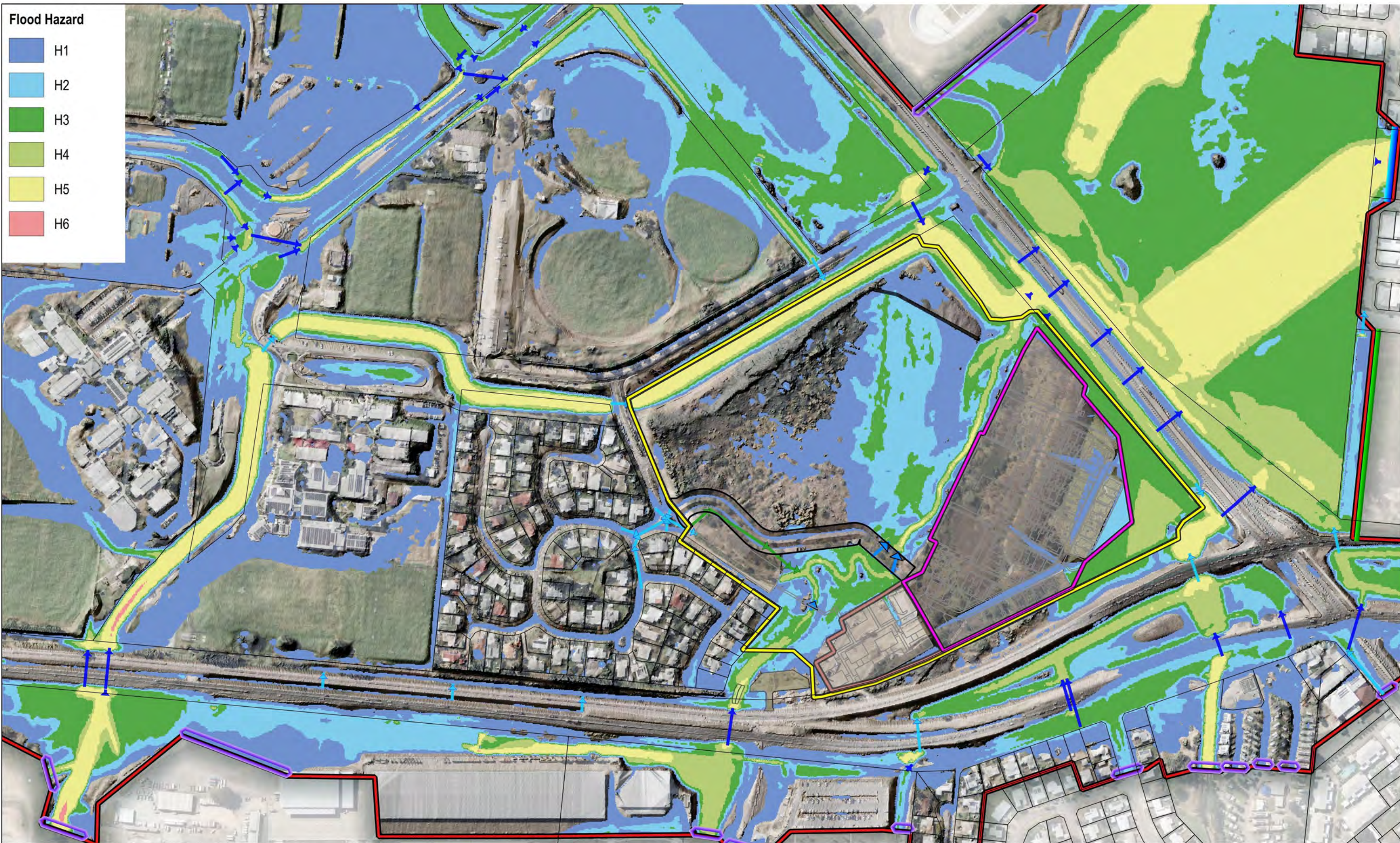
Prepared By: AW  
Reviewed by: AW

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

Size  
**A3**

Map  
**F01**







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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**

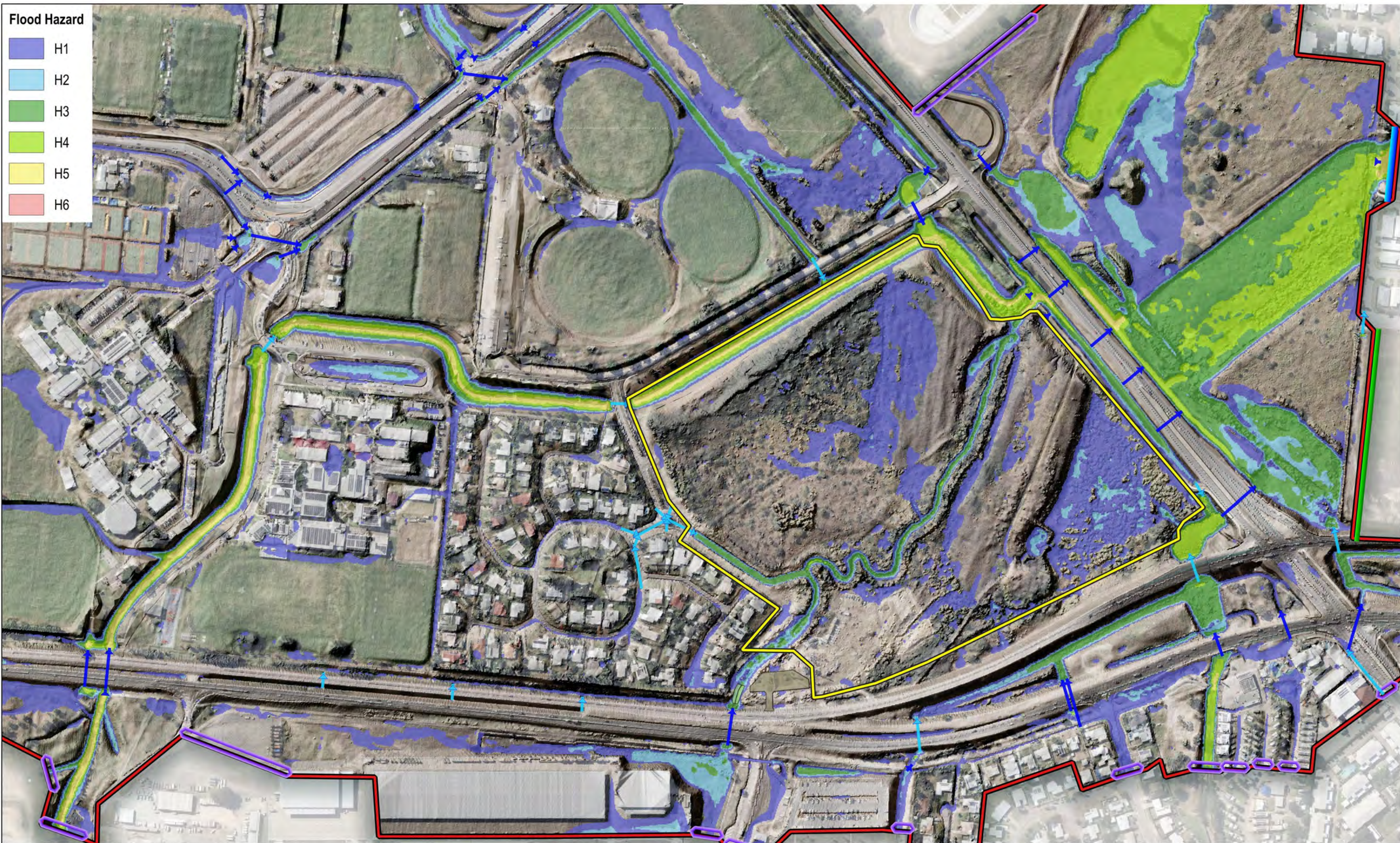
 TCC Land Parcels	 Existing Box Culverts	 Developed Box Culverts
 Site Boundary	 Model Inflow Locations	 Developed Pipes
 Retirement_Layout	 Model Outline (Code)	 Mitigation Levee
 RACF_Site	 HT Boundary	 Pump Station Site
 Existing Pipes	 QT Boundary	

**ANNANDALE RETIREMENT VILLAGE**

**1% AEP Maximum Developed Flood Hazard**

Prepared By: AW	Date: 06/12/2024	Size	Map
Reviewed by: AW	Revision: A	<b>A3</b>	<b>F02</b>
NCE Ref: PARK0014			







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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


 Site Boundary


 Existing Pipes


 Existing Box Culverts

 Model Inflow Locations

 Model Outline (Code)

 HT Boundary

 QT Boundary

 Pump Station Site

ANNANDALE RETIREMENT VILLAGE

**50% AEP Maximum Baseline  
Flood Hazard**

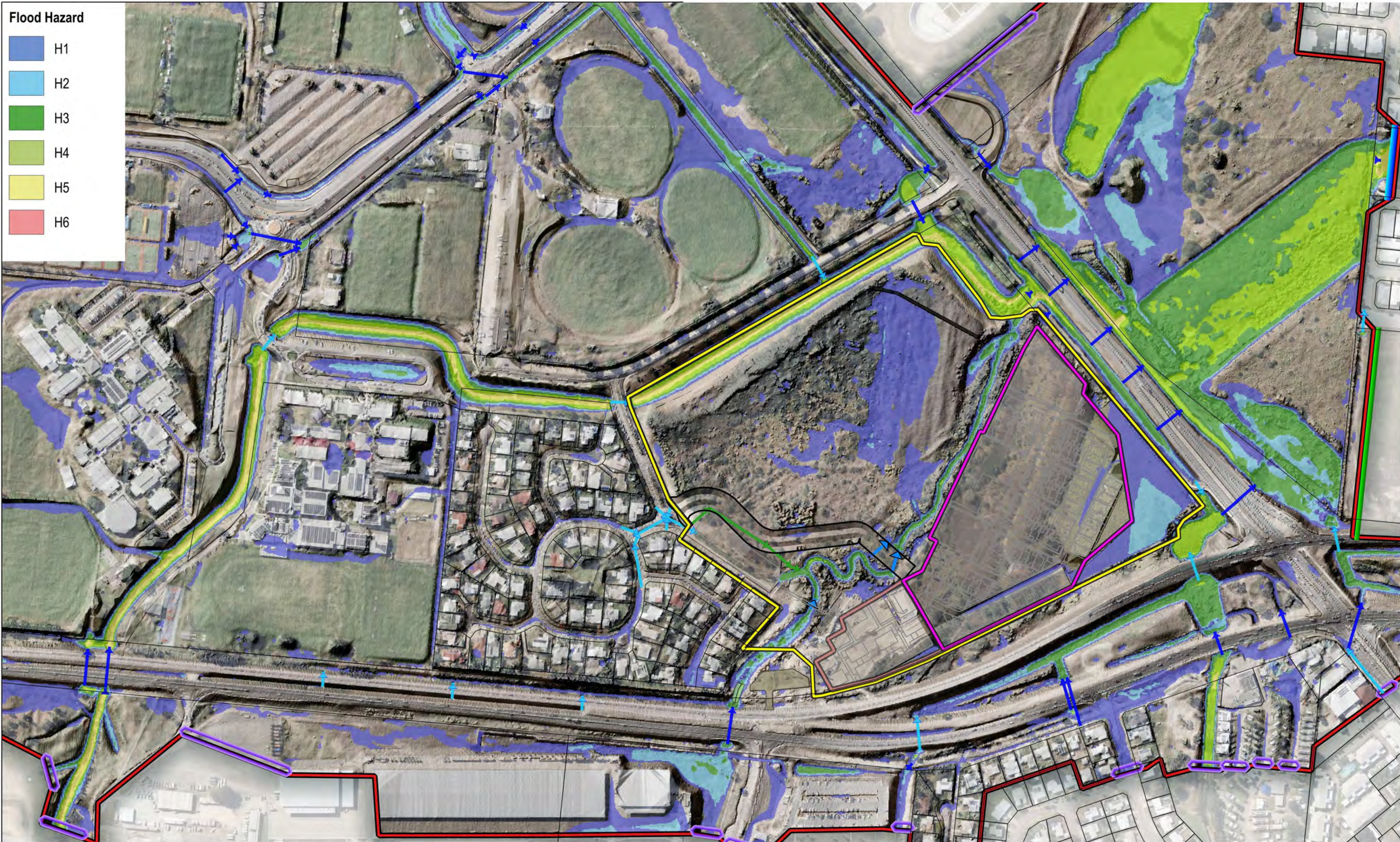
Prepared By: AW  
Reviewed by: AW

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

Size  
**A3**

Map  
**F03**





**Flood Hazard**

	H1
	H2
	H3
	H4
	H5
	H6

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Traffic | Flood Modelling

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W: www.nceng.com.au

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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

N

**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**

**50% AEP Maximum Developed Flood Hazard**

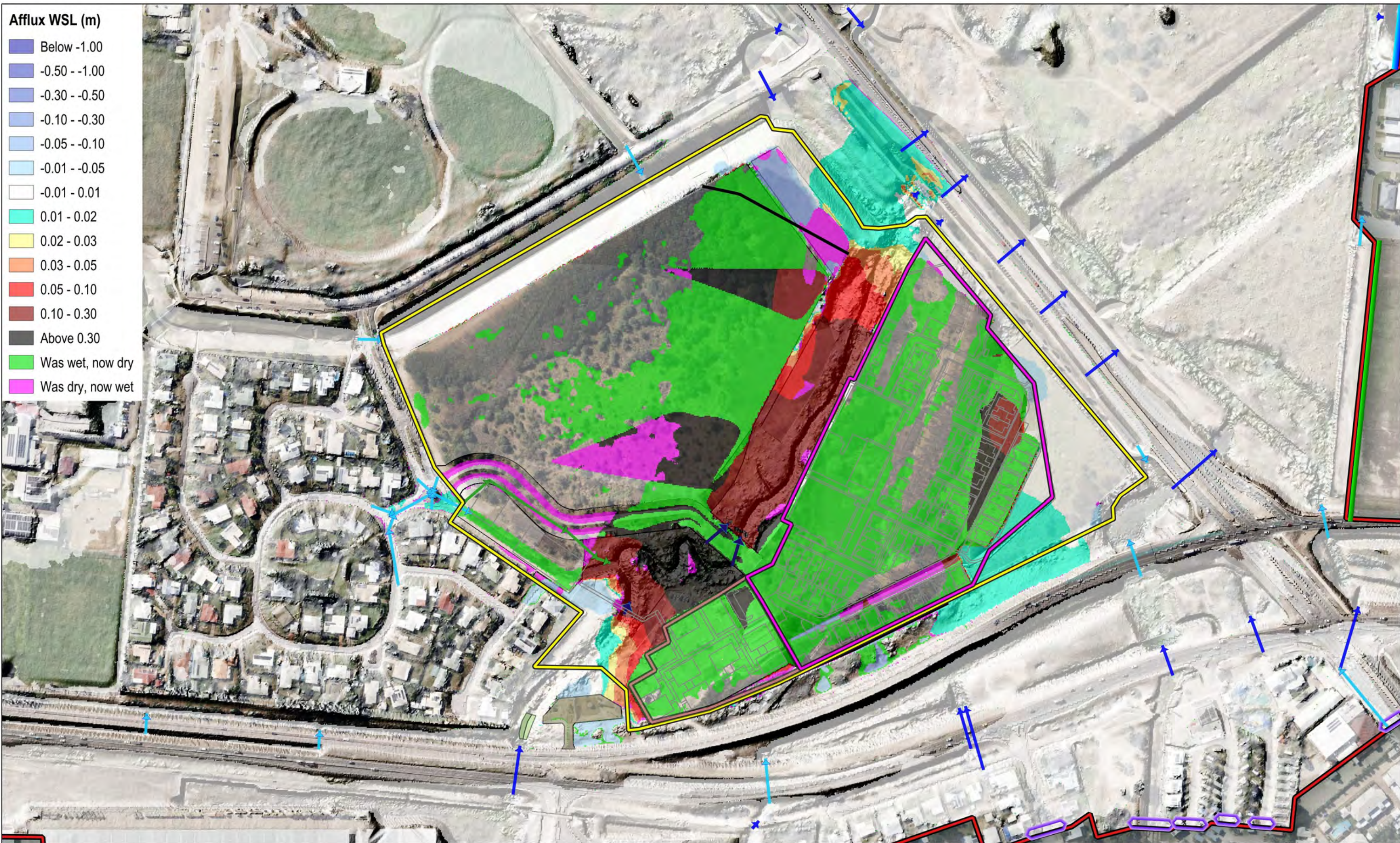
Prepared By: AW	Date: 06/12/2024	Size	Map
Reviewed by: AW	Revision: A	<b>A3</b>	<b>F04</b>
NCE Ref: PARK0014			



# **APPENDIX G**

## Climate Change and Sensitivity Assessment Maps







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Document Set ID: 26612929  
Version: 1, Version Date: 16/12/2024

In Association With:















**PARKSIDE GROUP**

0 25 50 75 100 125 m

1:3,000



Legend

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

ANNANDALE RETIREMENT VILLAGE

**1% AEP 120m WSL Afflux -  
Climate Change Sensitivity**

Prepared By: AW	Date: 03/12/2024	Size	Map
Reviewed by: AW	Revision: A	<b>A3</b>	<b>G01</b>
NCE Ref: PARK0014			







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Document Set ID: 26612929  
Version: 1, Version Date: 16/12/2024

In Association With:












**PARKSIDE GROUP**

0 75 150 225 300 375 m

1:7,500



Legend

**ANNANDALE RETIREMENT VILLAGE**

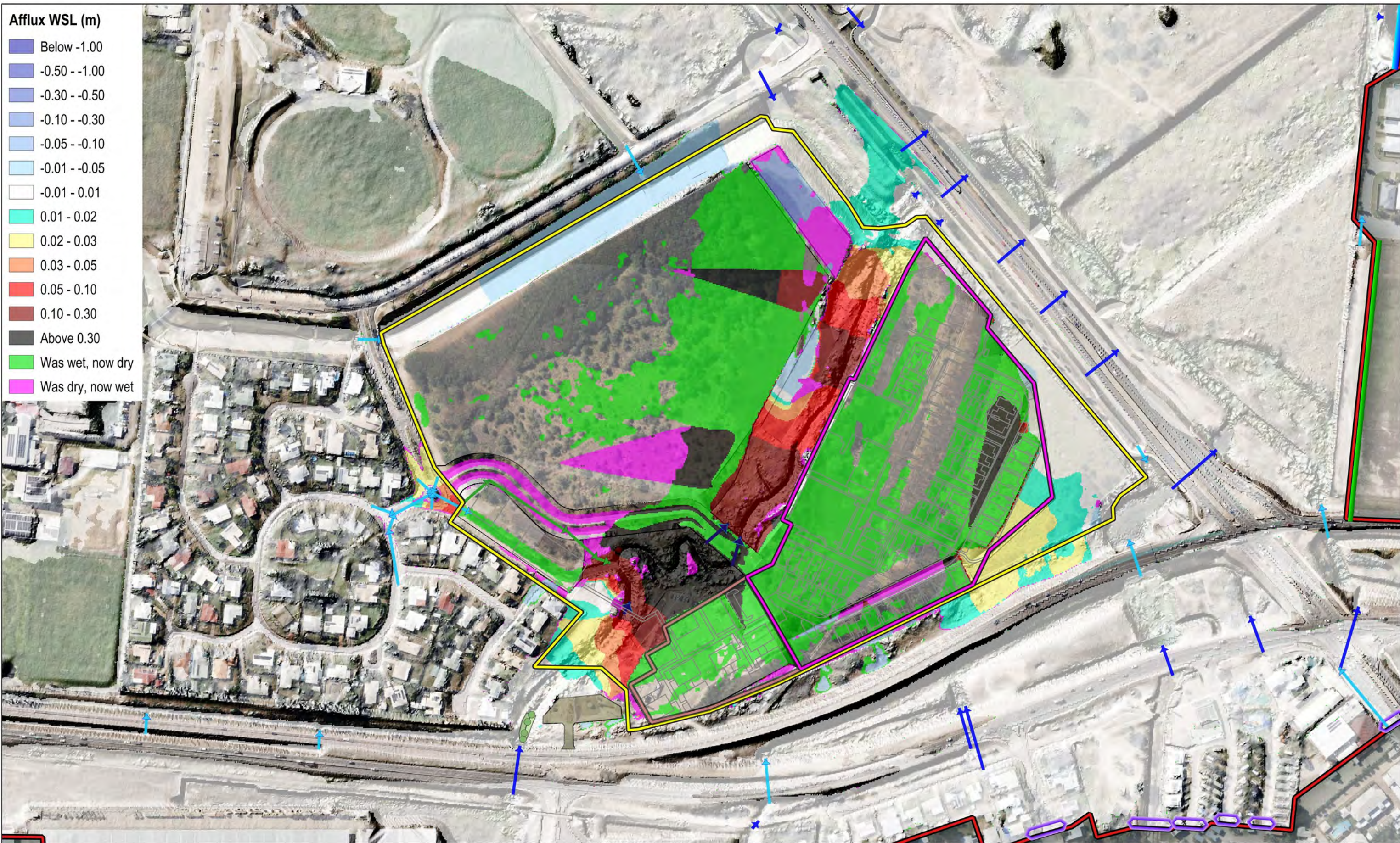
**1% AEP 120m WSL Afflux**

**Baseline 50% Pipe Blockage**

**Minus Baseline Sensitivity**

Prepared By: AW	Date: 03/12/2024	Size	Map
Reviewed by: AW	Revision: A	<b>A3</b>	<b>G02</b>
NCE Ref: PARK0014			







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In Association With:

**PARKSIDE GROUP**

0 25 50 75 100 125 m

1:3,000



**ANNANDALE RETIREMENT VILLAGE**

**1% AEP 120m Afflux**

**Dev 50% Blockage Minus**

**Baseline 50% Blockage**

Prepared By: AW  
Reviewed by: AW

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

Size  
**A3**

Map  
**G03**







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Document Set ID: 26612929  
Version: 1, Version Date: 16/12/2024

In Association With:


**PARKSIDE GROUP**


0 75 150 225 300 375 m


1:7,500





Legend


 TCC Land Parcels


 Site Boundary


 Existing Pipes


 Existing Box Culverts

 Model Inflow Locations

 Model Outline (Code)

 HT Boundary

 QT Boundary

 Pump Station Site

ANNANDALE RETIREMENT VILLAGE

**1% AEP 120m WSL Afflux -  
Mannings n +20% Sensitivity**

Prepared By: AW  
Reviewed by: AW

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

Size  
**A3**

Map  
**G04**







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Traffic | Flood Modelling

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Document Set ID: 26612929  
Version: 1, Version Date: 16/12/2024

In Association With:


**PARKSIDE GROUP**


0 75 150 225 300 375 m


1:7,500





Legend


 TCC Land Parcels


 Site Boundary


 Existing Pipes


 Existing Box Culverts

 Model Inflow Locations

 Model Outline (Code)

 HT Boundary

 QT Boundary

 Pump Station Site

ANNANDALE RETIREMENT VILLAGE

**1% AEP 120m WSL Afflux -  
Mannings n -20% Sensitivity**

Prepared By: AW  
Reviewed by: AW

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

Size  
**A3**

Map  
**G05**



# **APPENDIX H**

## NCE Drawings





- LEGEND**
- - - - - Existing RP boundary.
  - (S) (S) Existing sewer main.
  - (S) (S) Existing sewer manhole.
  - SPM SPM Existing sewer pressure main.
  - (S) ----- (S) ----- Obsolete existing sewer main.
  - (D) (D) Existing stormwater drain line.
  - (W) (W) Existing water main.
  - (W) ----- (W) ----- Obsolete existing water main.
  - - - - - Proposed property boundary.
  - - - - - Proposed property boundary.
  - - - - - Proposed stormwater drain line.
  - - - - - Proposed gravity sewer system.
  - - - - - Proposed water supply system.
  - Top of batter.
  - Toe of batter.
  - - - - - Change of grade.

LAYOUT PLAN

**PRELIMINARY**  
NOT FOR CONSTRUCTION



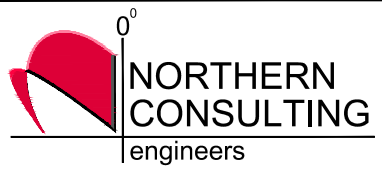
Scale 1:1500 @ A1  
0 15 30 45 60m

ENGINEERING CERTIFICATION

Signed:  
ANDREW IAN WALLACE - RPEQ No. 6743

THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED.  
AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE DIMENSIONS  
PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS. VERIFY  
DIMENSIONS ON SITE BEFORE CONSTRUCTION.

All work is to be carried out in accordance  
with LOCAL AUTHORITY'S standard details.



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Traffic | Flood Modelling

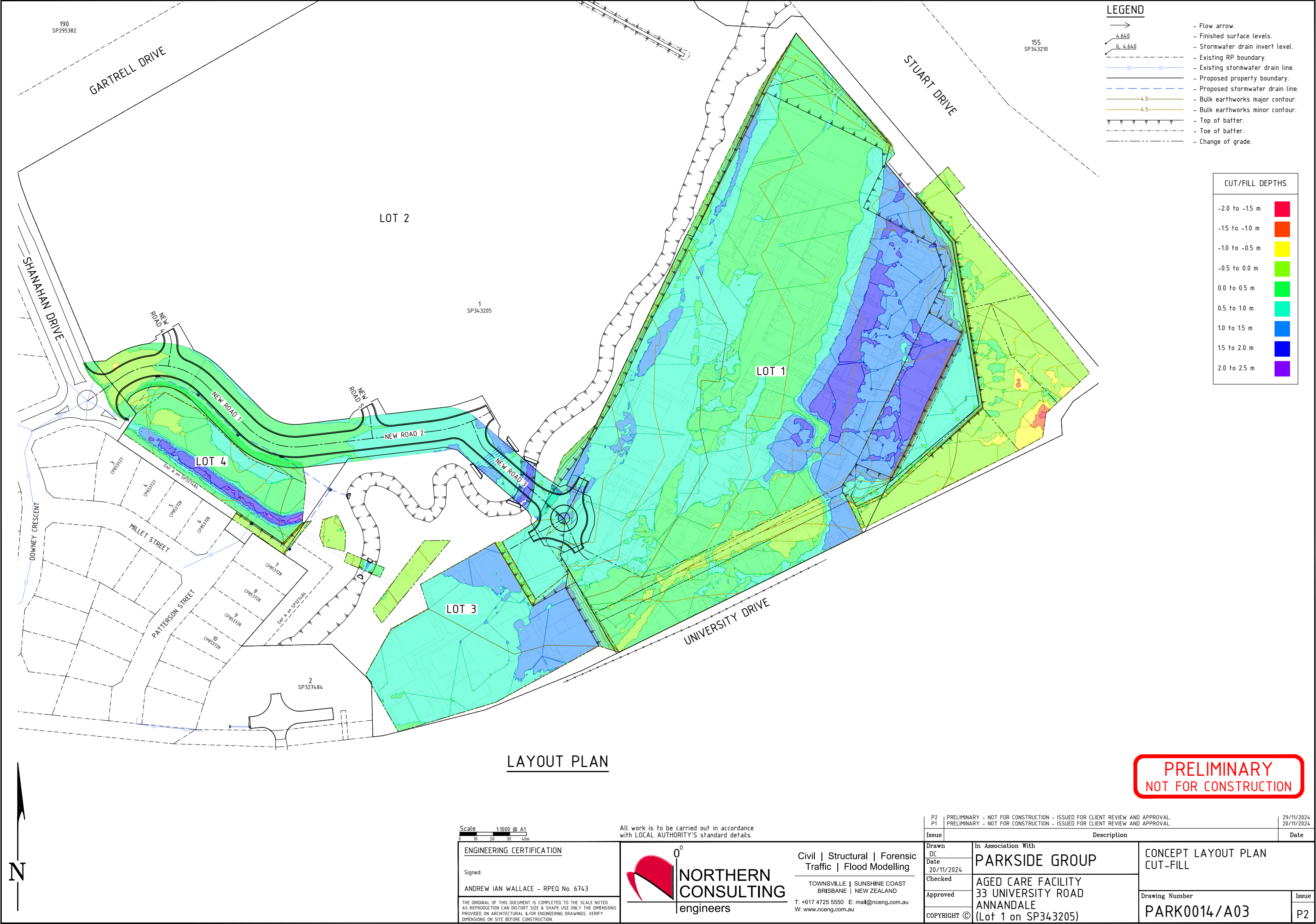
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BRISBANE | NEW ZEALAND  
T: +617 4725 5550 E: mail@nceng.com.au  
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P2 P1		PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR CLIENT REVIEW AND APPROVAL. PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR CLIENT REVIEW AND APPROVAL.		29/11/2024 20/11/2024	
Issue		Description			Date
Drawn DC Date 20/11/2024	In Association With  PARKSIDE GROUP			CONCEPT LAYOUT PLAN OVERALL	
Checked	AGED CARE FACILITY				
Approved	33 UNIVERSITY ROAD ANNANDALE			Drawing Number	
COPYRIGHT ©		(Lot 1 on SP343205)			Issue
		PARK0014/A01			P2









**PRELIMINARY**  
NOT FOR CONSTRUCTION



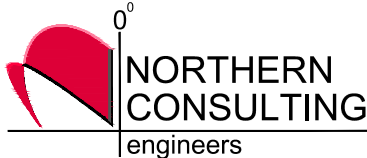
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Signed:  
**ANDREW IAN WALLACE - RPEQ No. 6743**

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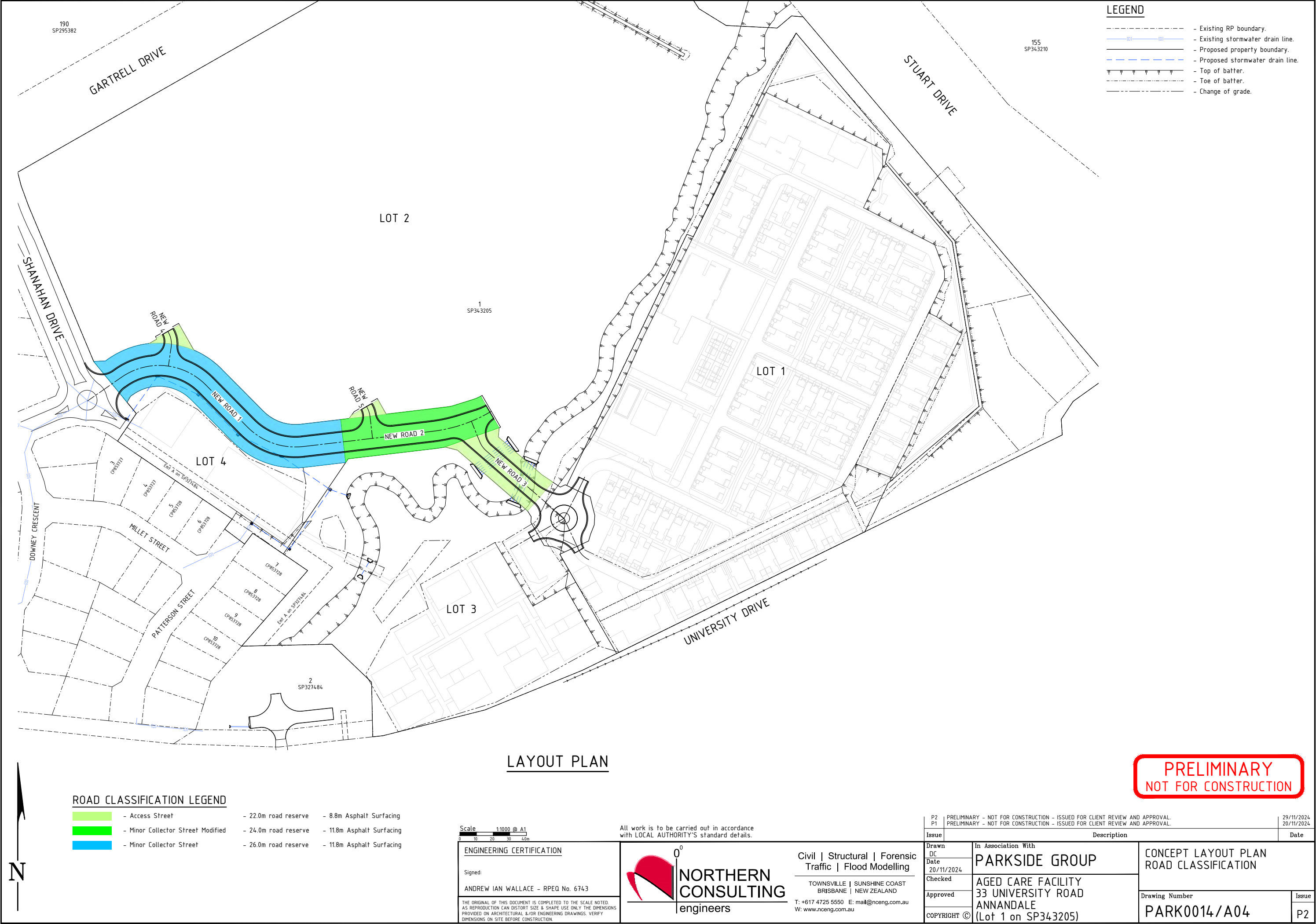


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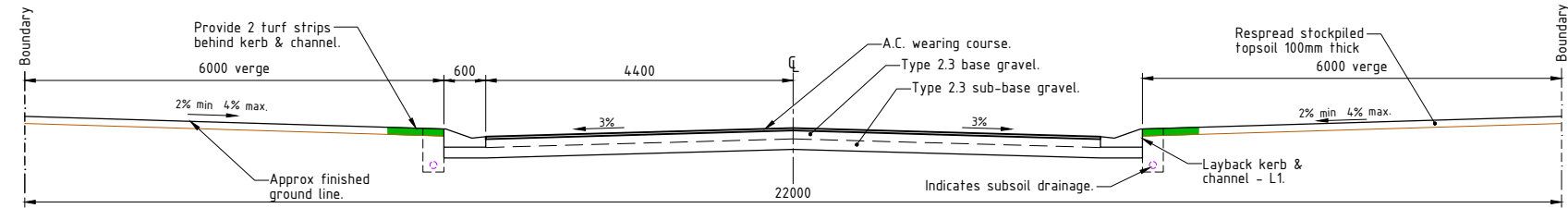
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Issue		Description		Date	
Drawn	DC	In Association With <b>PARKSIDE GROUP</b> <b>AGED CARE FACILITY</b> <b>33 UNIVERSITY ROAD</b> <b>ANNANDALE</b> (Lot 1 on SP343205)		CONCEPT LAYOUT PLAN CUT-FILL	
Date	20/11/2024				
Checked					
Approved		Drawing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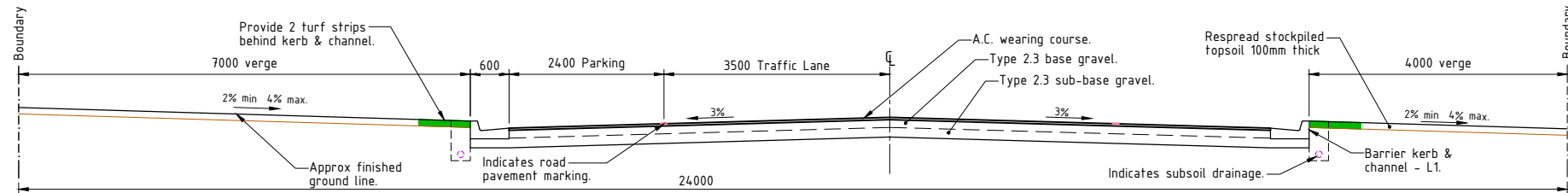






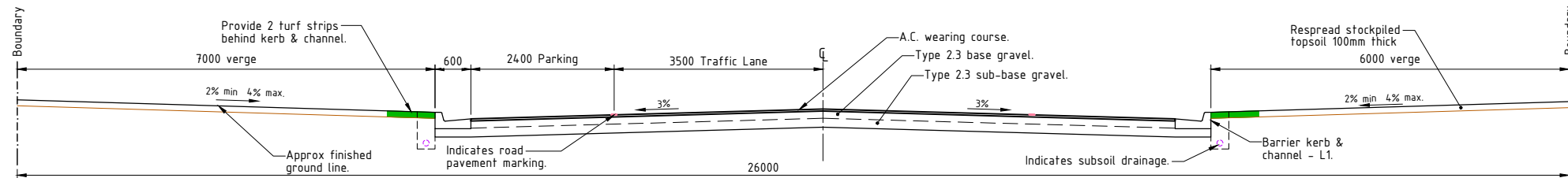
#### ACCESS STREET - 22.0m ROAD RESERVE

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



#### MINOR COLLECTOR STREET MODIFIED - 24.0m ROAD RESERVE

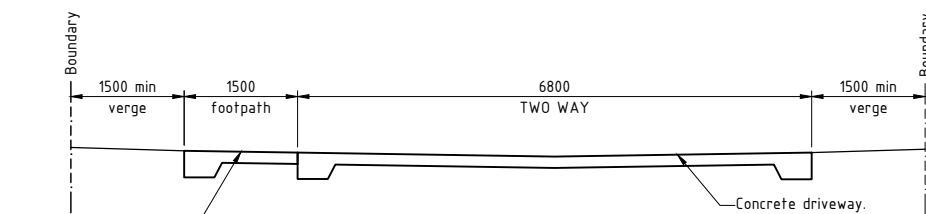
- ROAD 2
- MODIFIED TOWNSVILLE CITY COUNCIL STANDARD
- DESIRED SPEED ZONE 50km/h



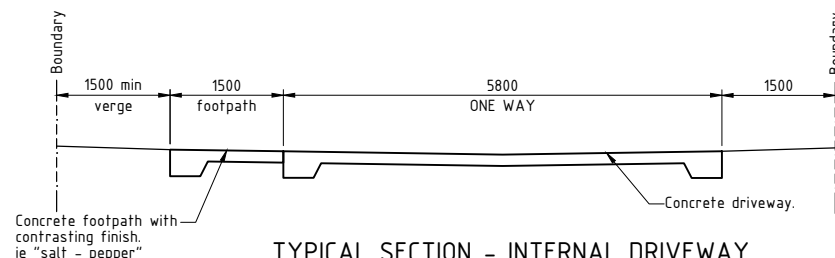
#### MINOR COLLECTOR STREET - 26.0m ROAD RESERVE

- 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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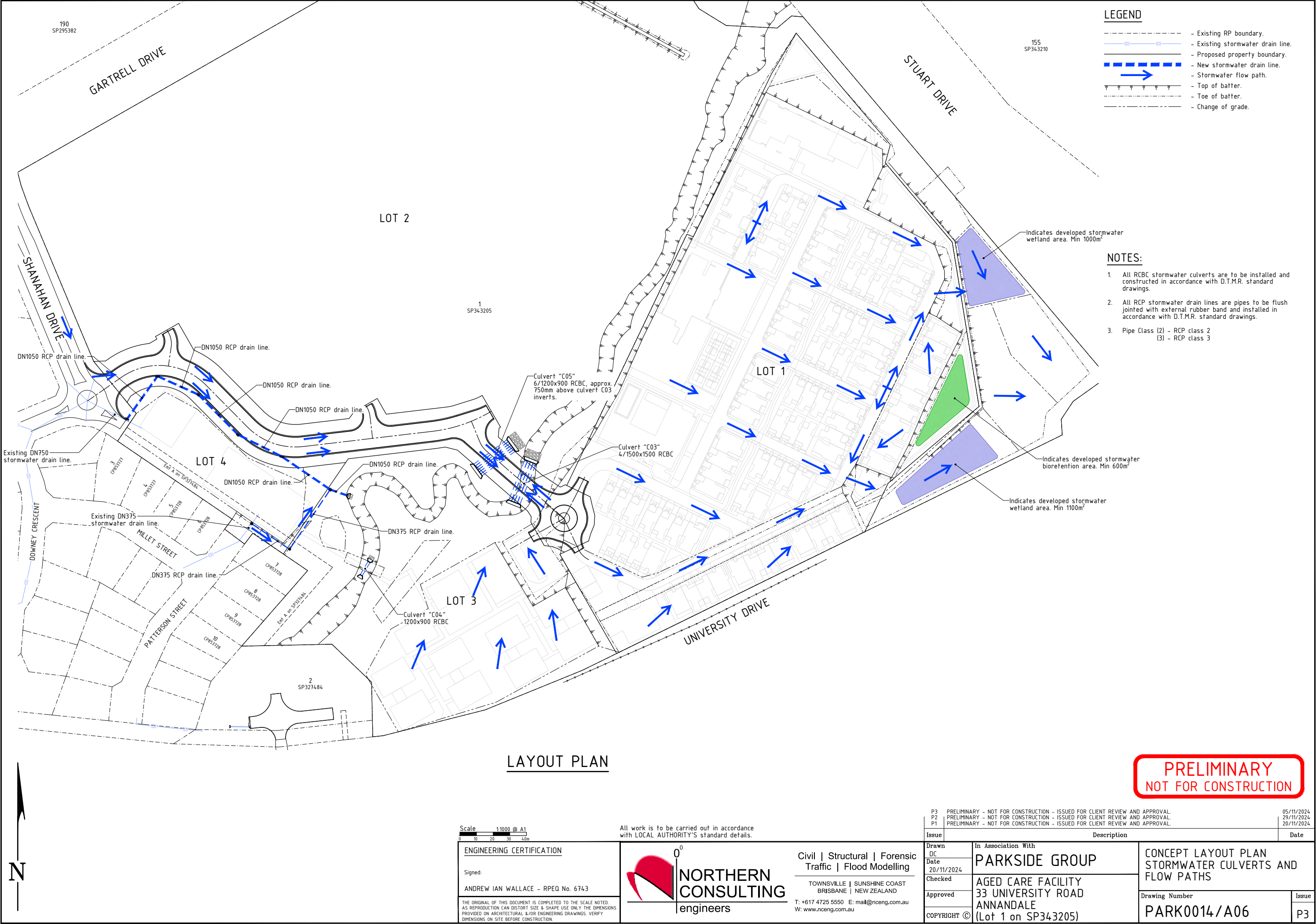


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DC	PARKSIDE GROUP		
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Approved	AGED CARE FACILITY 33 UNIVERSITY ROAD ANNANDALE	Drawing Number	Issue
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LEGEND

- Existing RP boundary.
- Existing stormwater drain line.
- Proposed property boundary.
- New stormwater drain line.
- Stormwater flow path.
- Top of batter.
- Toe of batter.
- Change of grade.

NOTES:

1. All RCBC stormwater culverts are to be installed and constructed in accordance with D.T.M.R. standard drawings.
2. All RCP stormwater drain lines are pipes to be flush jointed with external rubber band and installed in accordance with D.T.M.R. standard drawings.
3. Pipe Class (2) - RCP class 2  
(3) - RCP class 3

LAYOUT PLAN

PRELIMINARY  
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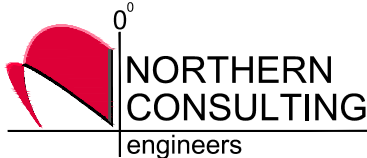
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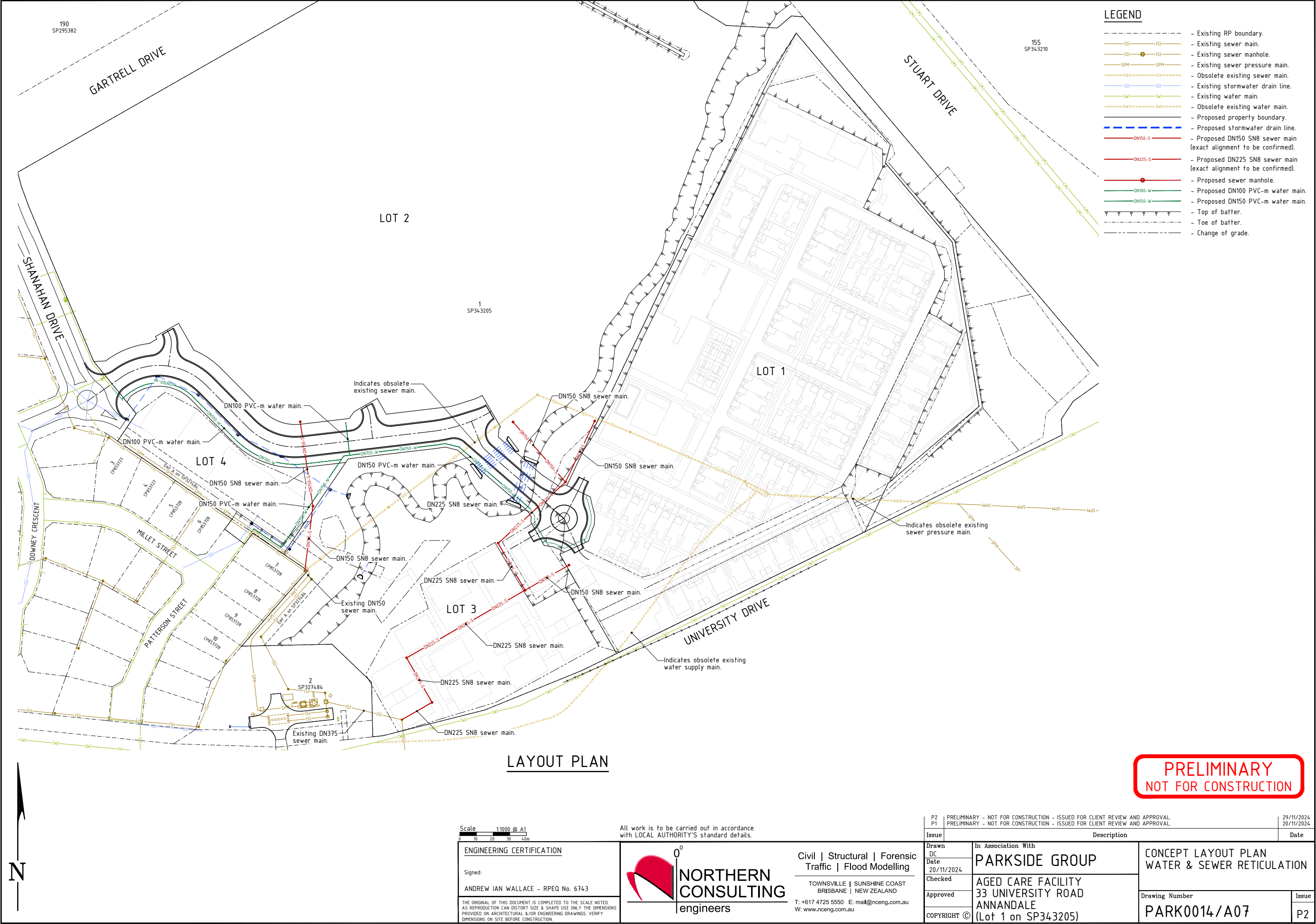
Issue Description Date

Drawn DC Date 20/11/2024 Checked Approved COPYRIGHT ©	In Association With <b>PARKSIDE GROUP</b> AGED CARE FACILITY 33 UNIVERSITY ROAD ANNANDALE (Lot 1 on SP343205)	CONCEPT LAYOUT PLAN STORMWATER CULVERTS AND FLOW PATHS Drawing Number <b>PARK0014/A06</b> Issue <b>P3</b>
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05/11/2024  
29/11/2024  
20/11/2024

Date





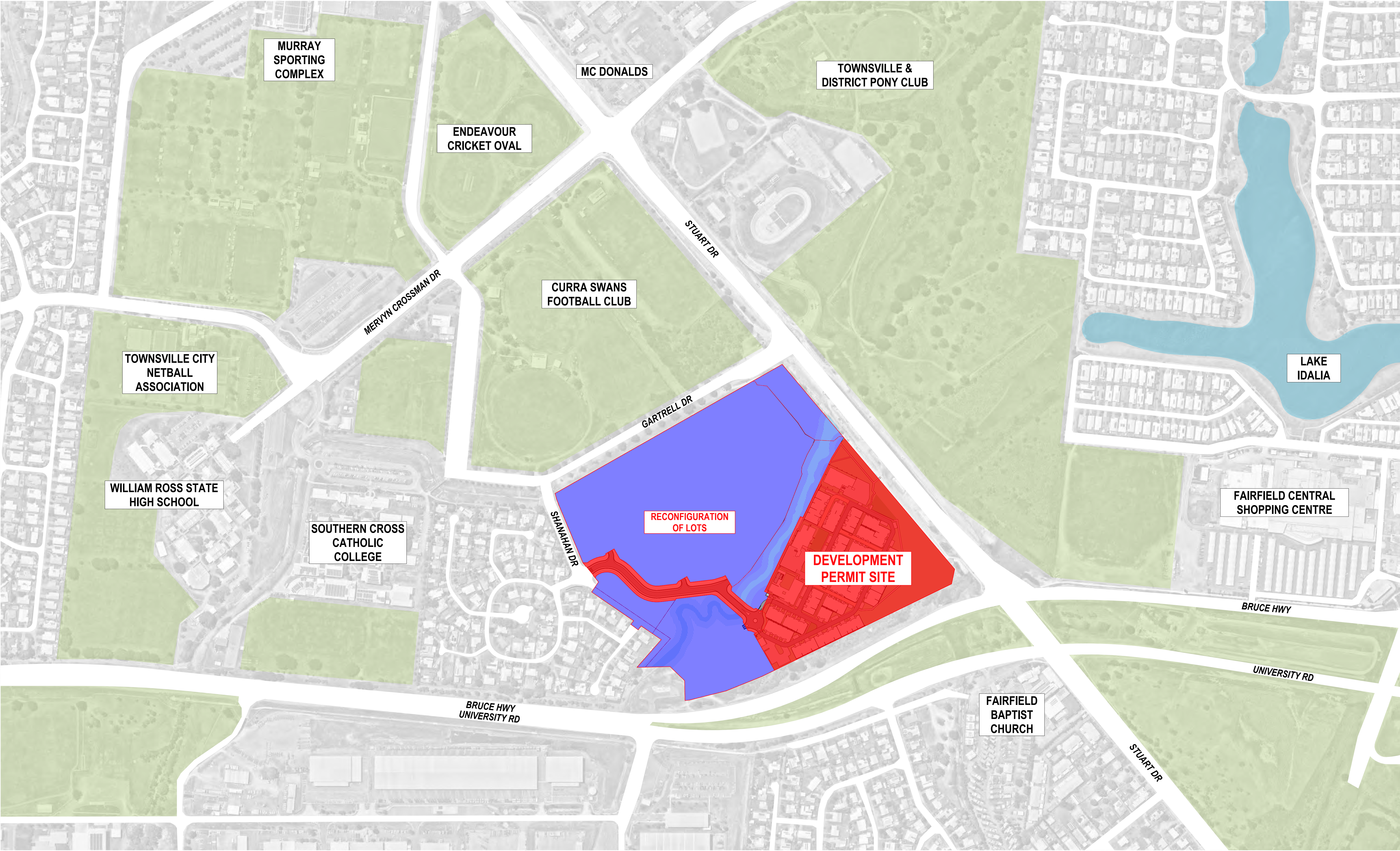


*[Appendix I is omitted for clarity]*

## **APPENDIX J**

### Preliminary Architectural Plans





1 LOCATION PLAN