

ALLAN & DENNIS

202 BAILEYS MOUNTAIN ROAD

HYDRAULIC ASSESSMENT

APRIL 2026

J23037/R1V3

PREPARED FOR
MG LAND

DOCUMENT INFORMATION

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MG Homes

Job reference:
J23037

Report reference:
R1V3

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REVISION HISTORY

Version	Date	Revision	Prepared	Approved
1	17 October 2024	DA Submission	R. Dennis	L. Allan
2	9 June 2025	IR Response	R. Dennis	L. Allan
3	3 April 2026	FA Response	R. Dennis	L. Allan

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NOMENCLATURE

A&D	Allan & Dennis Pty Ltd
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
ALS	Aerial Laser Survey
ARI	Average Recurrence Interval
ARR	Australia Runoff and Rainfall
BoM	Bureau of Meteorology
CGL	Change to ground level and creation of new waterways code
Council	City of Gold Coast
DA	Development Application
d_{50}	Median rock diameter
FA	Further Advice
HA	Hydraulic Assessment
IL	Invert Level
IR	Information Request
SGS	Sub-Grid Sampling
SMP	Stormwater Management Plan

In-line with the recent implementation of ARR (Ball, et al., 2019) design storm events are described in terms of AEP, the probability of a storm event magnitude exceeded in any given year as a percentage. This terminology was implemented to replace the ARI, of which is commonly misinterpreted, for example, that a 10 year ARI will occur exactly every ten years. The event equivalency is presented below:

AEP (%)	ARI (year)	Shorthand
63	1 in 1	Q1
50	1 in 1.44	Q2
20	1 in 4.48	Q5
10	1 in 9.49	Q10
5	1 in 20	Q20
2	1 in 50	Q50
1	1 in 100	Q100

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Appendix C Developed Flood Maps
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1 INTRODUCTION

This HA has been prepared by A&D to support the DA of Lot 57 on SP214370 and Lot 58 on SP191940 (the site). This report details the assessment of the existing and proposed site conditions, in order to provide flood predictions to address relevant outcomes of the CGL code.

The existing site is traversed by Yuan Creek and several northern tributaries prior to discharging through the Old Coach Road culverts. The project works propose to formalise the meandering tributary along the Baileys Mountain Road frontage to provide access and suitable development, as per the received design (attached in reference drawings). Yuan Creek and other tributaries will remain as per existing.

Council issued an IR dated 24 December 2024 (ref: COM/2024/317). Version 2 of this report was issued to address relevant items, with responses provided in Section 3.1. Version 3 of this report has been issued based on Council's FA, dated 25 July 2025, with responses provided in Section 3.2.

2 FLOOD ASSESSMENT

A new flood model was established, in accordance with current best-practice, as detailed herein

2.1 HYDROLOGY

The hydrologic (rainfall-runoff) modelling was undertaken using WBNM with Storm injector (v1.3.8). Sub-catchments were delineated from Council's stormwater network database, ALS (conducted 2014) and ground survey (attached in reference drawings), as illustrated on Figure 1 and summarised in Table 2-1.

TABLE 2-1 SUB-CATCHMENT PROPERTIES

ID	Area (ha)	Impervious (%)	ID	Area (ha)	Impervious (%)
C01	74.22	0.0	C09	11.63	15.8
C02	56.83	0.0	C10	6.64	0.0
C03	10.43	0.0	C11	6.09	0.0
C04	30.97	0.0	C12	15.33	0.0
C05	17.23	0.0	C13	4.57	11.5
C06	6.76	0.0	C14	13.86	46.1
C07	16.28	19.5	C15	3.54	0.0
C08	21.96	44.6	**Total**	**296.36**	**7.3**

The adopted impervious values were based on 2023 aerial imagery and equivalent fraction impervious estimates (IPWEAQ, 2017). Current best practices were adopted to estimate design storm runoff, including the following model parameters:

- 1.3 catchment lag factor;
- BoM 2016 design rainfall depths; and
- ARR (Ball, et al., 2019) temporal patterns and burst losses (initial loss – median pre-burst).

All design storms, 63%-1% AEP, 30-540 minute durations and temporal ensembles were simulated. Critical design flows at the site are presented Table 2-2 respectively total catchment runoff at the site (C15). Box plots are included in Appendix A.

TABLE 2-2 CRITICAL DESIGN FLOWS AT SITE (C20)

AEP (%)	Median Pattern Peak Flow (m^3/s)	Critical Duration (min)
63	13.5	270
50	16.0	180
20	30.0	180
10	33.7	120
5	41.2	120
2	46.9	90
1	55.7	120

2.2 HYDRAULIC

The hydraulic modelling was undertaken using Tuflow HPC SGS (2025.1.1), as summarised below.

2.2.1 EXISTING SCENARIO

- Model extent illustrated in Figure 2, with boundaries set a suitable distance away from the site to eliminate undue boundary effects;
- Topography is based on ALS data (conducted 2014) and site ground survey with a 2 m model grid. Break lines and grid modifications were applied to critical areas for accuracy, consistency and stability;
- Manning's 'n' roughness, as illustrated in Figure 3:
    - Road 0.03 (0.05 m) to 0.013 (0.5 m) (variable depth);
    - Maintained 0.1 (0.05 m) to 0.02 (0.2 m) (variable depth);
    - Vegetated 0.08 (1 m) to 0.12 (3 m) (variable depth);
    - Standing water 0.025; and
    - Lots 0.1.
- Normal depth height-discharge tailwater boundary;
- Local inflows applied as grid areas. Proportionate flow split applied to sub-catchments C05 and C14 for further definition within the hydraulic model;
- Initial dam water levels set to lowest outlet elevations;
- Map cut-off depth of 0.01 m; and
- Structure properties based on Council's open database and site survey, with engineering assumptions applied to missing information. Table 2-3 presents key structure information.

TABLE 2-3 KEY STRUCTURE PROPERTIES

Structure	Arrangement (m)	Upstream IL (mAHD)	Downstream IL (mAHD)	Source
Baileys Mountain Road 1	2/0.375	24.74	24.66	Ground Survey
Baileys Mountain Road 2	2/1.5x0.75	21.77	21.6	Ground Survey
Lot 58 on SP191940 Driveway	2/0.9x0.9	22.23	22.2	Ground Survey
Lot 57 on SP214370 Driveway	1/0.75 1/0.9 1/1.05	23.44 23.45 23.46	23.32 23.32 23.34	Ground Survey
Old Coach Rd Yuan Creek	3/2.7x1.8* 2/2.7x2.0*	20.78	20.50	Ground Survey
Development Entrance^	2/1.5x0.6	26.4	26.3	Design

* For consistancy, modelled as 5/2.7x1.88
^ Developed scenario only

2.2.2 DEVELOPED SCENARIO

- As per base scenario incorporating received design surface and formalised channel (rock lined invert and vegetated batters), as illustrated Figure 4 and 5 respectively. Model topography difference illustrated in Figure 6;
- Proposed site road crossing, as per Table 2-3. This arrangement is in accordance to culvert waterway barrier works work type 1.3 (DAF, 2018); and
- Existing site inflows assumed (refer to SMP demonstrating no increase in site runoff).

2.2.3 SENSITIVITY SCENARIO

The development entrance culvert was also tested under 50% chamber blockage conditions in accordance to Council guidelines.

2.3 RESULTS

In accordance to best practice, all design storms, critical durations and temporal ensembles were simulated for both existing and developed scenarios. Raw results are processed such that the peak flood surface is the critical duration, median temporal pattern result. Applicable results are discussed below.

2.3.1 EXISTING SCENARIO

Appendix B presents the existing scenario flood maps. Relevant hydraulic controls include the upstream site (Lot 183 on RP156422) dam spillway, and the Baileys Mountain / Old Coach Road crossings. These controls confirm an appropriate model extent.

The northern Baileys Mountain Road culverts are overtopped during the 63% AEP event, noting the conservative initial dam water levels. Old Coach Road is overtopped during events greater than the 50% AEP event.

Flow velocities up to 1.9 m/s are noted through the first site section of the Baileys Mountain Road frontage tributary for the 1% AEP event.

2.3.2 DEVELOPED SCENARIO

The developed scenario flood depth, level difference, velocity and velocity difference maps are presented in Appendix C. These indicate design storms traverse the site within the formalised channel providing safe development. Initial 1D analysis of the channel indicated a 0.5 m freeboard to the top of bank during the 1% AEP event and 0.3 m freeboard for high roughness vegetation sensitivity.

Flood level difference maps illustrate the formalisation of the Baileys Mountain Road frontage flow path results are within tolerable afflux limits for affected open space, designated drainage areas, road reserve / corridor (CGC, 2019). There are relatively minor changes over the site interfaces at extremely low depths (<0.1 m) as a result of consolidating inundation to within the formalised channel. However, the development does not affect the safety or use of any land external to the site. Furthermore, the development will not impact the proposed Baileys Mountain Road upgrade design.

Developed flow velocity maps in Appendix C indicate relatively controlled flow velocities within the Baileys Mountain Road frontage flow path, with a predicted 1% AEP event maximum of 1.2 m/s. The proposed rock invert of the channel requires a minimum d_{50} of 50 mm, based on the simplified Isbash equation (Witheridge, 2021).

2.3.3 SENSITIVITY SCENARIO

Flood maps within Appendix D illustrate predict no overtopping of the entrance road surface during the 1% AEP storm event with 50% culvert blockage.

3 COUNCIL RESPONSES

3.1 INFORMATION REQUEST

Council issued IR dated 24 December 2024. Relevant items are addressed below.

15. Stormwater Swale
A stormwater swale at the north-eastern corner of the site includes turf proposed to the base of the swale with vegetated batters as per the developed scenario of the SWMP (p.7) and as shown on the Statement of Landscape Intent. No maintenance access from the private lot is indicated on the provided drawings, and it's expected that the wet/boggy nature of the culvert won't allow for regular slashing to occur.
In accordance with Performance outcome PO19 of the Change to ground and creation of new waterways code, created waterways are designed to provide maintenance access to revetment walls and cleaning of the waterway. To remove the ongoing maintenance burden and expected weed infestation of this area, the applicant is requested to convert the swale to a rock lined swale, allowing for vegetated batters to assist in reducing visual amenity impacts associated with the proposed retaining walls and fencing.

The proposed swale vegetation has been updated in accordance to Council's request, modifying the adopted model roughness.

29. Overland flow paths
The applicant has submitted a Hydraulic Assessment for the site. To ensure the development does not obstruct free open surface flow of stormwater through a site, and the overland flow is safely conveyed in accordance with Performance outcome PO7 of the Healthy waters code, the following items must be addressed:
a. Figure 5 shows part of the lots coloured as vegetation. Amend figure and model to ensure these areas have the correct roughness.

The adopted model roughness has been updated accordingly, noting that only areas subject to inundation affect hydraulic model results.

b. Provide details of the culvert design and cross and long section of the proposed culvert, including invert levels.

Refer to Table 2-3 and attached reference drawings.

c. Ensure adequate public safety controls (e.g. maximum flow depth and d.V product) exist for flows passing over the road surface during the major storm, and that the nominated major storm flow does not cause unacceptable damage to adjacent properties.

The proposed entrance culvert does not overtop during 1% AEP flood event (major storm).

d. Provide an assessment of the stormwater drainage impacts if the culvert is blocked, using a blockage factor according to QUDM requirements. Ensure adequate public safety controls (e.g. maximum flow depth and d.V product) exist for flows passing over the road surface during the major storm, and that the nominated major storm flow does not cause unacceptable damage to adjacent properties.

Maximum flow and hazard limits are not necessarily appropriate to blockage sensitivity analysis. Nevertheless, the blockage scenario predicts no overtopping of the road surface during the 1% AEP storm event.

e. Figure C2.7 shows impacts over 10mm external to the site. Revise model/design and ensure impacts are limited according to the afflux specified in Council's document Flood noise practice note..

Revised results presented in Appendix C illustrate improved results to address Council's concerns. Flood level difference maps illustrate the formalisation of the Baileys Mountain Road frontage flow path results are within tolerable afflux limits for affected open space, designated drainage areas, road reserve / corridor (CGC, 2019). There are relatively minor changes over the site interfaces at extremely low depths (<0.1 m) as a result of consolidating inundation to within the formalised channel. However, the development does not affect the safety or use of any land external to the site. Furthermore, the development will not impact the proposed Baileys Mountain Road upgrade design.

3.2 FURTHER ADVICE

Council issued FA dated 25 July 2025. Relevant items are addressed below.

6. Overland flow paths
A Hydraulic Assessment has been submitted; however, to ensure overland flow is safely conveyed and free surface flow is not obstructed, the following items must be addressed:
a. The blockage scenario must account for a 50% blockage in accordance with LDG Section 4.4.25. Provide an assessment of stormwater impacts using a blockage factor consistent with QUDM and LDG. Demonstrate that public safety is maintained (e.g. maximum flow depth and depth–velocity product) for flows overtopping the road during a major storm event (If any) and confirm that no unacceptable impacts will occur to adjacent properties.

The blockage factor has been updated in accordance to Council's request, demonstrating public safety is still maintained.

b. Figure D2 (1%AEP Flood Level Difference Map – Sensitivity) shows external impacts exceeding 100mm, which is not acceptable under Council's Flood Model Noise Practice Note. Written consent from affected upstream property owners (Lot 183 on RP156422) must be provided to support this increase.

Subsequent communication with Council (13 August 2025) confirmed the blockage assessment is considered a sensitivity scenario and not assessed against the practice note limits. Nevertheless, as requested, thresholds have been modified to better quantify and understand the potential impacts.

c. Figures C2.1 to C2.7 show afflux exceeding acceptable limits upstream of the proposed culvert. Amend the design to reduce impacts or provide written consent from upstream landowners (Lot 183 on RP156422) accepting the increased flood levels.

The proposed culvert now produces general flood level reductions upstream, with the exception of a localised cell at the culvert headwall / batter toe, as a result of consolidating inundation and considered non-adverse.

4 CONCLUSION & QUALIFICATIONS

This HA has been prepared to support the proposed DA and ensure the proposed formalised channel is sufficient to safely convey design storm flows through the site. A new hydraulic model was established to accurately assess the site and proposed works in accordance to current best-practice. Model results indicate the proposed development:

- Does not cause ponding on the site or nearby land;
- Does not increase flooding which adversely affects the safety or use of any land upstream and downstream; or
- Does not adversely affect the flow of water in any overland flow path external to the site.

Furthermore, the proposed site road crossing arrangement culvert waterway barrier works work type 1.3 (DAF, 2018).

This report was prepared by A&D, specifically catered for the particular project requirements, and may not be applicable beyond this scope. For this reason, any other third parties are not authorised to utilise this report without further input and advice from A&D.

The report is based on the following information provided by others:

- ALS elevation data;
- Site ground survey (Focus Survey);
- Development design (Cozens Regan Group); and
- Stormwater network database (Council).

The accuracy of the report is dependent upon the accuracy of this information.

Whilst this report assesses catchment hydraulic performance, using industry standard theoretical modelling techniques and engineering practices, actual future observed catchment flows, levels and extent of inundation may vary from those predicted herein.

5 REFERENCES

Ball, J., Babister, M., Nathan, R., Weeks, W., Weinmann, E., Retallick, M., & Testoni, I. (Eds.). (2019). *Australian Rainfall and Runoff: A Guide to Flood Estimation.* Commonwealth of Australia (Geoscience Australia).

CGC. (2019). *Flood Model Noise Practice Note.* City of Gold Coast .

DAF. (2018). *Accepted development requirements for operational work that is constructing or raising waterway barrier works.* Department of Agriculture and Fisheries, State of Queensland.

IPWEAQ. (2017). *Queensland Urban Drainage Manual Fourth Edition.* Institute of Public Works Engineering Australasia, Queensland Division.

Witheridge. (2021). *Use of Rock in Waterway Engineering.* Catchment & Creeks Pty Ltd.

FIGURES

FIGURE 1 SITE LOCATION & HYDROLOGIC MODEL LAYOUT
FIGURE 2 HYDRAULIC MODEL LAYOUT - EXISTING
FIGURE 3 HYDRAULIC MODEL ROUGHNESS - EXISTING
FIGURE 4 HYDRAULIC MODEL LAYOUT - DEVELOPED
FIGURE 5 HYDRAULIC MODEL ROUGHNESS - DEVELOPED
FIGURE 6 MODEL TOPOGRAPHY DIFFERENCE- DEVELOPED

526000E 527000E 528000E 529000E

6918000N 6917000N 6916000N

C11
6.1 ha

C12
15.3 ha

C05
17.2 ha

C04
31 ha

C10
6.6 ha

C13
4.6 ha

C14
13.9 ha

C06
6.8 ha

C15
3.5 ha

C03
10.4 ha

C09
11.6 ha

C02
56.8 ha

C08
22 ha

C07
16.3 ha

C01
74.2 ha

Bailey's Mountain Road
Jenkins Court
Annabelle Crescent
Nicola Way
Old Coach Road
Gannon Way
Duce Court Reserve
Ruffles Road
WILLOW VALE
Courtney Drive
C-J Edward Park
Yaun Creek
Reserve Road
Goldcrest Drive Park
Gordon Drive
UPPER COOMERA
Upper Coomera State College
Serin Street
Bluetail Crescent
Serin Street Park
Filbert Street Reserve
Hotham Creek
WONGAWALLAN
Temporarily Closed Road
Brygon Creek
Brygon Creek Drive Reserve
Brygon Creek Drive

LEGEND

Site

Cadastre

Sub-catchment

Elevation (mAHD)

80

20

Elevation Contour

50 m

10 m

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DATE
07 June 2025

SIZE
A3

REFERENCE
J23037

SCALE
1:10000

0 200 400 600 800 1,000 m

FIGURE 1

SITE LOCATION & HYDROLOGIC MODEL LAYOUT

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

C:\Work\AD\J23037\QGIS\10 Printers.qgs 2025-06-07T20:32:21.112

527500E
527750E
528000E
528250E
528500E
6918000N
6917750N
6917500N
6917250N

C12T
C10L
C13L
C14B
C09L
C06L
C04L
C05A
C03L
C02T
1/0.45 RCP
1/1.8 RCP
3/1.8 RCP
2/0.375 RCP
5/2.7x1.88 RCBC
1/0.65 RCP
1/0.9 RCP
1/0.9 RCP
3/0.75x0.3 RCBC
3/2.4x1.5 RCBC
Jenkins Court
Tilbury Rise
Mount Street
Erskine Street
Mortimore Place
Gloucester Place
Kiamba Street
Elabana Court
Kondalilla Drive
Old Coach Road
Denise Drive
Wendy Court
Courtney Drive
Baileys Mountain Road
C-J Edward Park
Reserve Road
Tian Crescent
Yaun Creek
Gordon Drive
Wright Court

LEGEND

- Site
- Cadastre

Model Features

- Extent
- Culvert
- Inflow
- Boundary

Model Topography (m)

40
20

Contour

- 5 m
- 1 m

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DATE 07 June 2025
SIZE A3
REFERENCE J23037
SCALE 1:3750

0 90 180 270 360 450 m

FIGURE 2

MODEL TOPOGRAPHY - EXISTING (E06)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

Q:\Work\AD\J23037\QGIS\D10\Prizrens.qgs 2025-06-07T20:33:52.585

527500E
527750E
528000E
528250E
528500E
6918000N
6917750N
6917500N
6917250N

Jenkins Court
Erskine Street
Tilbury Rise
Mount Street
Mortimore Place
Gloucester Place
Kiamba Street
Elabana Court
Kondalilla Drive
Old Coach Road
Wendy Court
Denise Drive
Courtney Drive
Baileys Mountain Road
C J Edward Park
Yaun Creek
Reserve Road
Richardson Crescent
Tian Crescent
Gordon Drive
Wright Court

N

LEGEND

Site
Cadastre

Model Features
Extent

Roughness Class
Vegetation
Maintained
Road
Water
Lots

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DATE
07 June 2025

SIZE
A3

REFERENCE
J23037

SCALE
1:3750

0 90 180 270 360 450 m

FIGURE 3
MODEL ROUGHNESS - EXISTING (E06)
202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

J:\J23037 QRIS\3D\Prizeon.aprx 2025-06-07T20:33:46.022

528000E
528100E
528200E
528300E
6917700N
6917600N
6917500N

C10L
C13L
C14B
C15L
C09L
C-J Edward Park

2/1.5x0.6 RCBC
2/0.375 RCP
2/0.9x0.9 RCBC
2/1.5x0.75 RCBC
1/0.65 RCP
5/2.7x1.88 RCBC
1/1.2 RCP
1/0.9 RCP
1/0.75 RCP

Purlingbrook Street
Kondalilla Drive
Baileys Mountain Road
Old Coach Road
Yaun Creek
Reserve Road

40
35
30
25

N

LEGEND

- Site
- Cadastre
- Culvert
- Inflow

Model Topograph (m)

40
20

Contour

- 5 m
- 1 m

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DATE 03 April 2026
SIZE A3
REFERENCE J23037
SCALE 1:1200

0 20 40 60 80 100 m

FIGURE 4

MODEL TOPOGRAPHY - DEVELOPED (D12)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

C:\Work\AD\J23037\QGIS\D12\remap.qgs 2026-04-03T03:49:51.063

528000E

528250E

6917500N

Purlingbrook Street

Kondalilla Drive

Baileys Mountain Road

Old Coach Road

C J Edward Park

Yaun Creek

Reserve Road

N

LEGEND

Site

Cadastre

Model Features

Extent

Roughness Class

Vegetation

Maintained

Road

Water

Lots

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A3

REFERENCE
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SCALE
1:1200

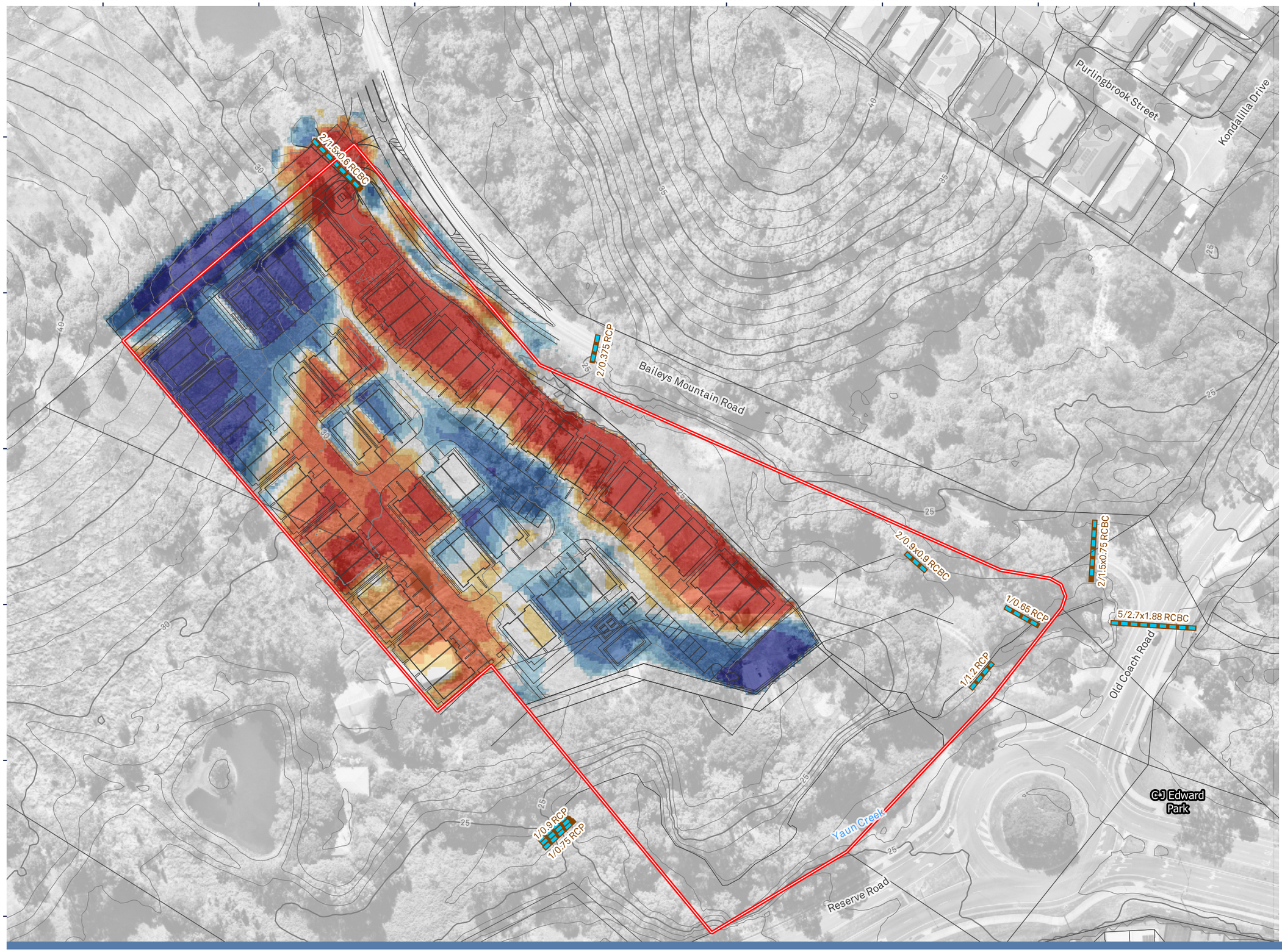
0 20 40 60 80 100 m

FIGURE 5

MODEL ROUGHNESS - DEVELOPED (D12)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

C:\Work\AD\J23037\QGIS\D12\remap.qgis 2026-04-03T03:49:42.034



LEGEND

- Site
- Cadastre
- Culvert

Topography Difference (m)

- < -1.0
- < -0.5
- < -0.25
- < -0.1
- ± 0.1
- > 0.1
- > 0.25
- > 0.5
- > 1.0

Contour

- 5 m
- 1 m

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DATE 03 April 2026
SIZE A3
REFERENCE J23037
SCALE 1:1200

0 20 40 60 80 100 m

FIGURE 6

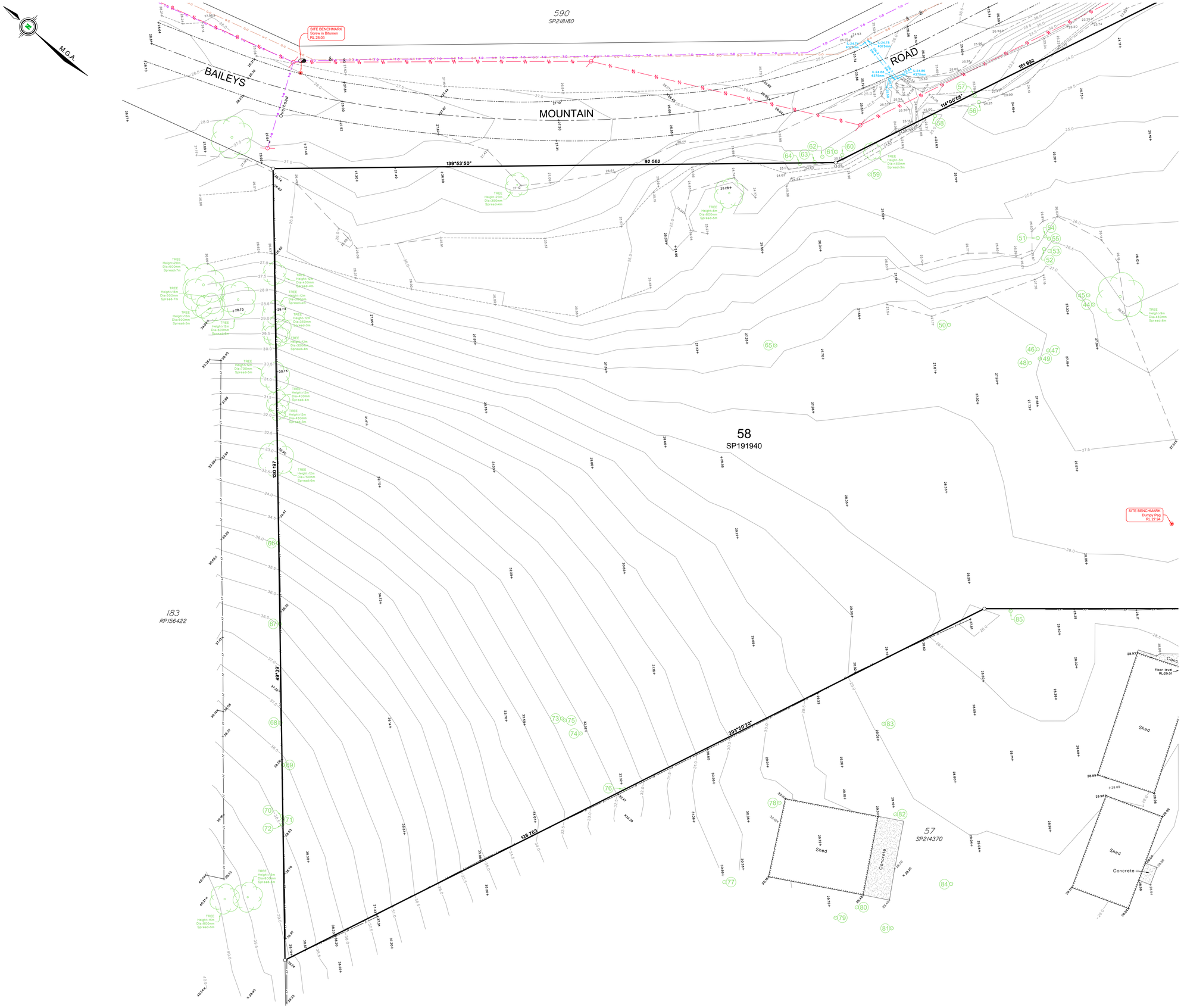
MODEL TOPOGRAPHY DIFFERENCE - DEVELOPED (D12-E04)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

Q:\Work\AD_J\23037\GIS\D12\remap.qgs 2026-04-03T03:49:53.882

REFERENCE DRAWINGS

ALLAN & DENNIS



Client

MG Homes

Project

Detail Survey of 202 Baileys Mountain Road, Upper Coomera

Described as Lot 58 on SP191940

Scale: 1:300 at A1

Datum: AHD vide PSM 9055 — Locality: Upper Coomera

RL: 7.251m — LGA: Gold Coast City

Contour Int: 0.5m — Cadfile: MGH-323.DET.01

Issue	Description	Drw	Date	Appd
A	INITIAL ISSUE	SSD	26.06.23	MP

Notes

The title boundaries shown hereon were not marked at the time of survey and have been compiled from previous survey.
Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

LEGEND

BB	Bottom of bank	
BW	Bottom of wall	
BX	Building	
CG	Change of grade	
CL	Centreline of road	
EBT	Edge of bitumen	
ECO	Edge of concrete	
ELP	Light Pole	
EMH	Electricity Pit	
EP	Electricty Pole	
ERD	Edge of gravel road	
EW	Edge of water	
FHP	Fire Hydrant Pillar	
FNX	Fence	
GB	Garden	
GMK	Gas Marker	
GTS	Gully pit	
HWL	Headwall	
KCL	Kerb lip	
KIN	Kerb invert	
KTB	Kerb top back	
MHO	⌀$1mm	
MHS	$×	
PDV	Patio or Deck	
RWP	Recycled Water Pipe	
SGN	Traffic sign	
SHD	Shed	
SMH	Sewer Manhole	
TB	Top of Bank	
TEP	Telstra Pit	
TRE	Tree	
TW	Top of wall	

Tree Legend
for further information on tagged trees and TPZs see repot by S5 Consulting

Tree Height=5m Dia=300mm Spread=10m — Un-tagged Tree

Tagged Tree

Service Location Legend
eLoc × - Position Via Electronic Locator

UNDERGROUND SERVICES - ALPHA CLASSIFICATION AS PER AUSTRALIAN STANDARD AS5488.

Sewer main	S-O S-O S-O
Stormwater drainage	SW-O SW-O SW-O
Water main	W-O W-O W-O
Telstra service	T-O T-O T-O
NBN service	NBN-O NBN-O NBN-O
Gas supply	G-O G-O G-O G-O
Electricity supply	E-O E-O E-O

0 — 9 — 18 m

SCALE 1:300 (A1)

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e info@focussurvey.com.au ph 3338 5095
a Suite 6, 214 Waterworks Road. Ashgrove . QLD . 4060
a Unit 4b, 115a Point Cartwright . Buddina . 4575

Sheet No.	Surveyed By:	Date Surveyed:
1 of 3	SAB	19.06.23

Dwg. No. **MGH-323.DET.01** — Issue **A**



Client

MG Homes

Project

Detail Survey of 202 Baileys Mountain Road, Upper Coomera

Described as Lot 58 on SP191940

Scale: 1:300 at A1

Datum: AHD vide PSM 9055 — Locality: Upper Coomera

RL: 7.251m — LGA: Gold Coast City

Contour Int: 0.5m — Cadfile: MGH-323.DET.01

Issue	Description	Drw	Date	Appd
A	INITIAL ISSUE	SSD	26.06.23	MP

Notes

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LEGEND

BB	Bottom of bank	
BW	Bottom of wall	
BX	Building	
CG	Change of grade	
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EBT	Edge of bitumen	
ECO	Edge of concrete	
ELP	Light Pole	
EMH	Electricity Pit	
EP	Electricty Pole	
ERD	Edge of gravel road	
EW	Edge of water	
FHP	Fire Hydrant Pillar	
FNX	Fence	
GB	Garden	
GMK	Gas Marker	
GTS	Gully pit	
HWL	Headwall	
KCL	Kerb lip	
KIN	Kerb invert	
KTB	Kerb top back	
MHO	⊕$1mm	
MHS	$×	
PDV	Patio or Deck	
RWP	Recycled Water Pipe	
SGN	Traffic sign	
SHD	Shed	
SMH	Sewer Manhole	
TB	Top of Bank	
TEP	Telstra Pit	
TRE	Tree	
TW	Top of wall	

Tree Legend

for further information on tagged trees and TPZs see repot by S5 Consulting

Tree Height:5m Dia:300mm Spread:10m — Un-tagged Tree

Tagged Tree

Service Location Legend

eLoc - Position Via Electronic Locator

UNDERGROUND SERVICES - ALPHA CLASSIFICATION AS PER AUSTRALIAN STANDARD AS5488.

Sewer main	S-O
Stormwater drainage	SW-O
Water main	W-O
Telstra service	T-O
NBN service	NBN-O
Gas supply	G-O
Electricity supply	E-O

0 — 9 — 18 m

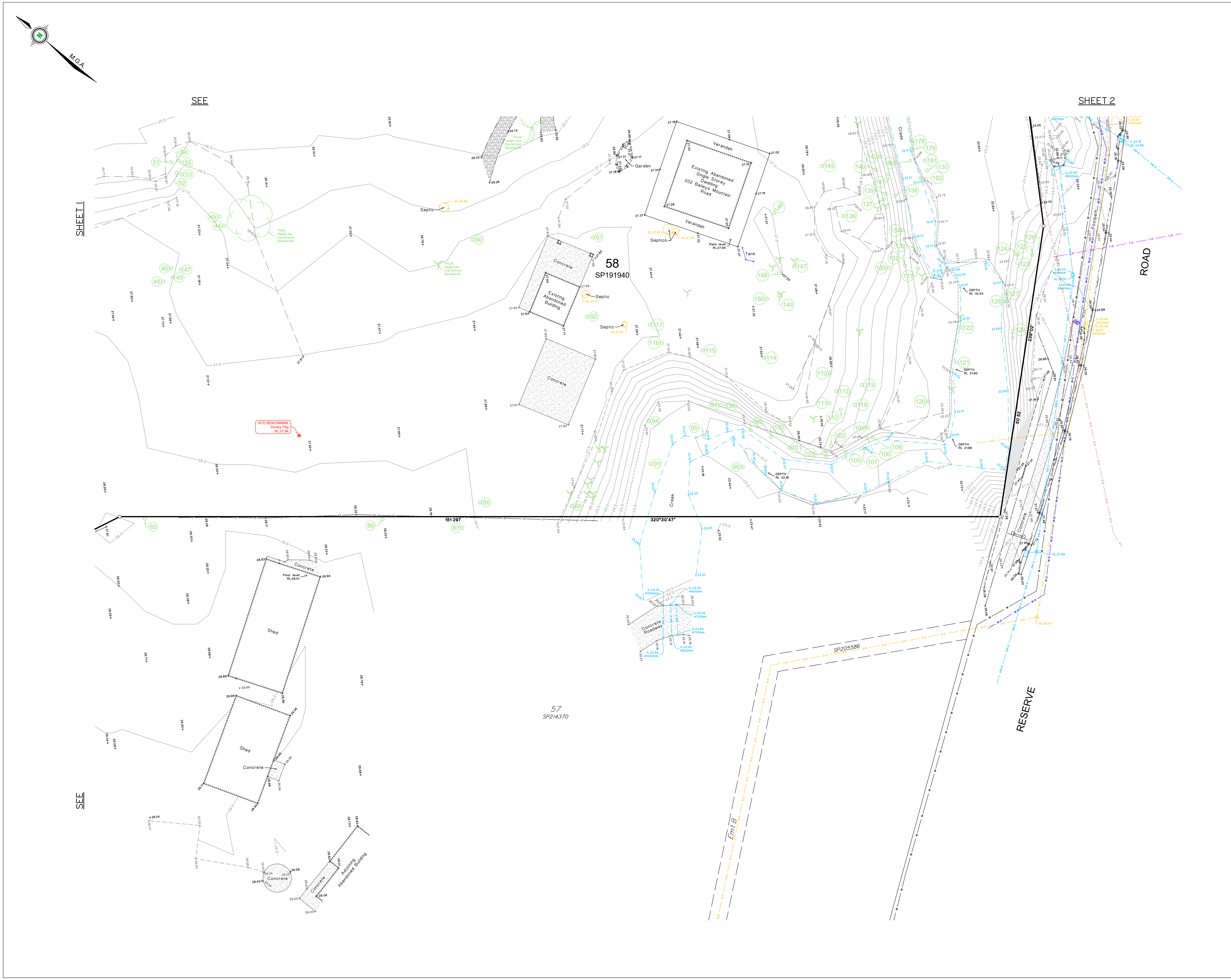
SCALE 1:300 (A1)

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Sheet No.	Surveyed By:	Date Surveyed:
2 of 3	SAB	19.06.23

Dwg. No.	Issue
MGH-323.DET.01	A



Client

MG Homes

Project

Detail Survey of 202 Baileys Mountain Road, Upper Coomera

Described as Lot 58 on SP191940

Scale: 1:300 at A1

Datum: AHD vide PSM 9055 — Locality: Upper Coomera
RL: 7.251m — LGA: Gold Coast City
Contour Int: 0.5m — Cadfile: MGH-323.DET.01

Issue	Description	Drw	Date	Appd
A	INITIAL ISSUE	SSD	26.06.23	MP

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Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

LEGEND

BB	Bottom of bank
BW	Bottom of wall
BX	Building
CG	Change of grade
CL	Centreline of road
EBT	Edge of bitumen
ECO	Edge of concrete
ELP	Light Pole
EMH	Electricity Pit
EP	Electricty Pole
ERD	Edge of gravel road
EW	Edge of water
FHP	Fire Hydrant Pillar
FNX	Fence
GB	Garden
GMK	Gas Marker
GTS	Gully pit
HWL	Headwall
KCL	Kerb lip
KIN	Kerb invert
KTB	Kerb top back
MHO	Φ$1mm
MHS	$×
PDV	Patio or Deck
RWP	Recycled Water Pipe
SGN	Traffic sign
SHD	Shed
SMH	Sewer Manhole
TB	Top of Bank
TEP	Telstra Pit
TRE	Tree
TW	Top of wall

Tree Legend
for further information on tagged trees and TPZs see repot by S5 Consulting

Tree Height=5m Dia=300mm Spread=10m — Un-tagged Tree
Tagged Tree

Service Location Legend
eLoc× - Position Via Electronic Locator

UNDERGROUND SERVICES - ALPHA CLASSIFICATION AS PER AUSTRALIAN STANDARD AS5488.

Sewer main	S-D
Stormwater drainage	SW-D
Water main	W-D
Telstra service	T-D
NBN service	NBN-D
Gas supply	G-D
Electricity supply	E-D

0 9 18 m
SCALE 1:300 (A1)

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Sheet No. 3 of 3 — Surveyed By: SAB — Date Surveyed: 19.06.23
Dwg. No. MGH-323.DET.01 — Issue A

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LEGEND

- BUSHFIRE BUFFER
- RETAINING WALL
- TEMPORARY CONSTRUCTION ACCESS
- POOL SHELTER

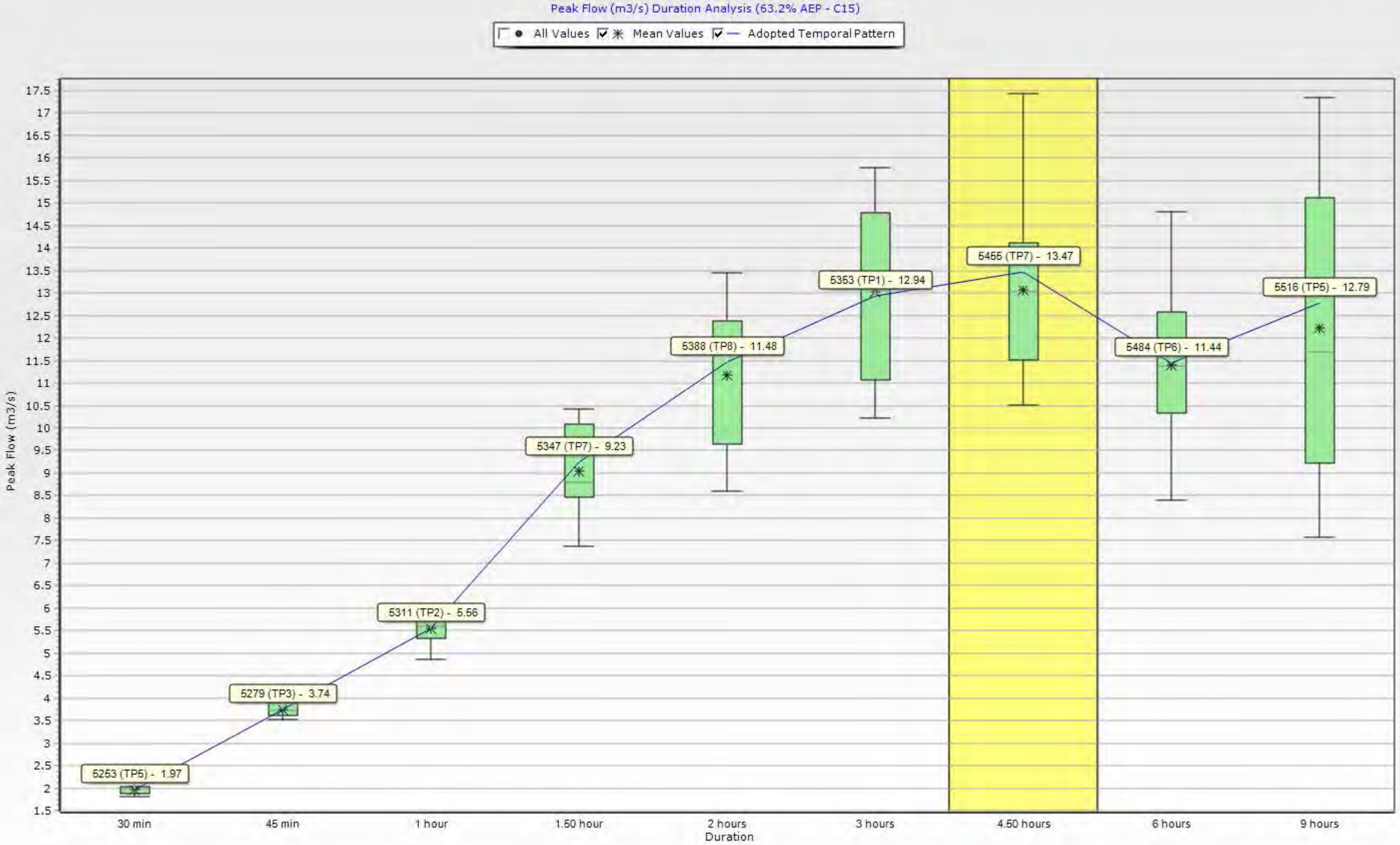
REDDOOR ARCHITECTURE

REVISION P 01.04.26 RFI ISSUE

WWW.RDARCH.COM.AU | 230008 | SCALE 1 : 1000 | 01.04.26 | 202 BAILEYS MOUNTAIN RD, UPPER COOMERA | MG LAND | DA-0-010 | SITE PLAN OF LAYOUT

APPENDIX A

HYDROLOGIC BOX PLOTS


Peak Flow (m3/s) Duration Analysis (63.2% AEP - C15)
All Values
Mean Values
Adopted Temporal Pattern
Peak Flow (m3/s)
17.5
17
16.5
16
15.5
15
14.5
14
13.5
13
12.5
12
11.5
11
10.5
10
9.5
9
8.5
8
7.5
7
6.5
6
5.5
5
4.5
4
3.5
3
2.5
2
1.5
5253 (TP5) - 1.97
5279 (TP3) - 3.74
5311 (TP2) - 5.56
5347 (TP7) - 9.23
5388 (TP8) - 11.48
5353 (TP1) - 12.94
5455 (TP7) - 13.47
5484 (TP6) - 11.44
5516 (TP5) - 12.79
30 min
45 min
1 hour
1.50 hour
2 hours
3 hours
4.50 hours
6 hours
9 hours
Duration

Peak Flow (m3/s) Duration Analysis (50% AEP - C15)

All Values | Mean Values | Adopted Temporal Pattern

Peak Flow (m3/s)

Duration

30 min | 45 min | 1 hour | 1.50 hour | 2 hours | 3 hours | 4.50 hours | 6 hours | 9 hours

5253 (TP5) - 3.28

5283 (TP7) - 6.10

5314 (TP5) - 8.33

5347 (TP7) - 12.20

5388 (TP8) - 14.19

5420 (TP6) - 15.98

5455 (TP7) - 15.95

5484 (TP6) - 13.69

5516 (TP5) - 15.29

Peak Flow (m3/s) Duration Analysis (20% AEP - C15)

All Values | Mean Values | Adopted Temporal Pattern

Peak Flow (m3/s)

5256 (TP8) - 13.04

5283 (TP7) - 17.76

5314 (TP5) - 20.91

5347 (TP7) - 23.66

5386 (TP6) - 24.14

5419 (TP5) - 29.97

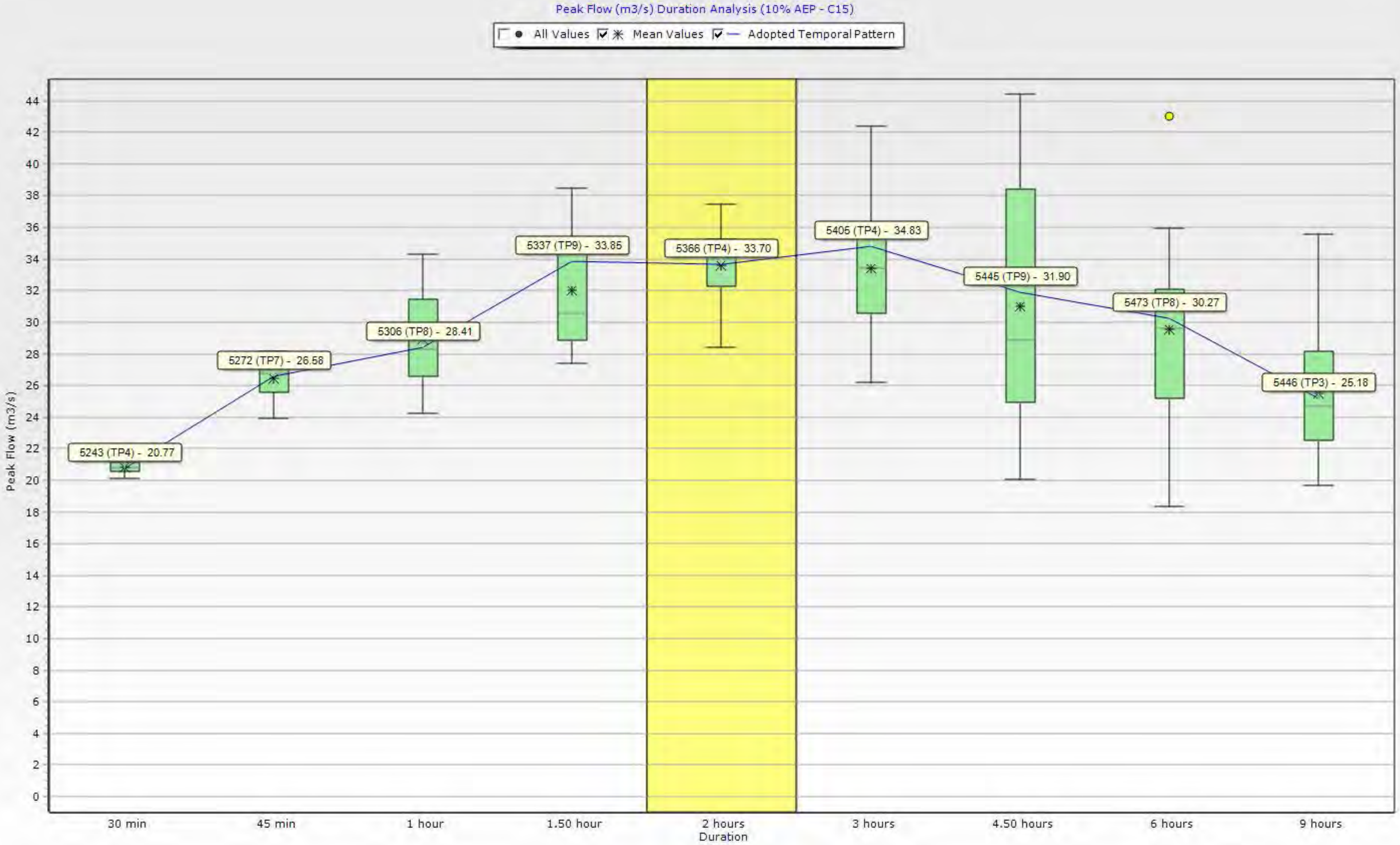
5459 (TP9) - 24.96

5484 (TP6) - 21.43

5516 (TP5) - 23.93

30 min | 45 min | 1 hour | 1.50 hour | 2 hours | 3 hours | 4.50 hours | 6 hours | 9 hours

Duration


Peak Flow (m3/s) Duration Analysis (10% AEP - C15)
All Values
Mean Values
Adopted Temporal Pattern
Peak Flow (m3/s)
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
5243 (TP4) - 20.77
5272 (TP7) - 26.58
5306 (TP8) - 28.41
5337 (TP9) - 33.85
5366 (TP4) - 33.70
5405 (TP4) - 34.83
5445 (TP9) - 31.90
5473 (TP8) - 30.27
5446 (TP3) - 25.18
30 min
45 min
1 hour
1.50 hour
2 hours
3 hours
4.50 hours
6 hours
9 hours
Duration

Peak Flow (m3/s) Duration Analysis (5% AEP - C15)

All Values | Mean Values | Adopted Temporal Pattern

Peak Flow (m3/s)

54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18 16 14 12 10 8 6 4 2 0

5242 (TP3) - 28.87
5272 (TP7) - 35.06
5305 (TP7) - 38.88
5333 (TP6) - 39.53
5373 (TP8) - 41.22
5406 (TP4) - 42.16
5445 (TP9) - 38.97
5473 (TP8) - 36.84
5508 (TP9) - 32.02

30 min | 45 min | 1 hour | 1.50 hour | 2 hours | 3 hours | 4.50 hours | 6 hours | 9 hours

Duration

Peak Flow (m3/s) Duration Analysis (2% AEP - C15)

All Values | Mean Values | Adopted Temporal Pattern

Peak Flow (m3/s)

5240 (TP10) - 34.28

5211 (TP6) - 42.73

5212 (TP3) - 46.04

5324 (TP5) - 46.93

5357 (TP6) - 47.81

5399 (TP8) - 43.09

5429 (TP7) - 41.27

5462 (TP9) - 46.49

5427 (TP2) - 43.51

30 min | 45 min | 1 hour | 1.50 hour | 2 hours | 3 hours | 4.50 hours | 6 hours | 9 hours

Duration

Peak Flow (m3/s) Duration Analysis (1% AEP - C15)

All Values | Mean Values | Adopted Temporal Pattern

Peak Flow (m3/s)

95 90 85 80 75 70 65 60 55 50 45 40 35 30 25 20 15 10 5 0

5211 (TP6) - 48.93
5212 (TP3) - 52.41
5324 (TP5) - 52.97
5357 (TP6) - 55.67
5399 (TP8) - 50.49
5429 (TP7) - 48.03
5462 (TP9) - 54.62
5427 (TP2) - 50.91
5240 (TP10) - 38.82

30 min | 45 min | 1 hour | 1.50 hour | 2 hours | 3 hours | 4.50 hours | 6 hours | 9 hours

Duration

APPENDIX B

EXISTING FLOOD MAPS

528000E
528100E
528200E
528300E
6917700N
6917600N
6917500N

Purlingbrook Street
Kondalilla Drive
Baileys Mountain Road
Old Coach Road
Reserve Road
Yaun Creek
CJ Edward Park

LEGEND

- Site
- Cadastre
- Culvert

Flood Depth (m)

- 0.01 - 0.1
- 0.1 - 0.3
- 0.3 - 0.6
- 0.6 - 1.2
- 1.2 - 2.0
- Above 2.0

Flood Level Contour (mAHD)

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ALLAN & DENNIS

DATE 07 June 2025
SIZE A3
REFERENCE J23037
SCALE 1:1200

0 20 40 60 80 100 m

FIGURE B1.1

63% AEP FLOOD DEPTH MAP - EXISTING (E06)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

C:\Work\AD_J23037\GIS\D10\Prizm.qgs 2025-06-07T20:32:56.677

528000E
528100E
528200E
528300E
6917700N
6917600N
6917500N

Purlingbrook Street
Kondalilla Drive
Baileys Mountain Road
Old Coach Road
CJ Edward Park
Yaun Creek
Reserve Road

28.75
28
27.75
27
27.5
27.25
27
27
26.75
26.5
26.5
26.25
26
25.5
26.25
26
26
25
24.5
23.5
23
23.25
23
24.5
24.25
25.5
25.25
24
24
22.25
22

N

LEGEND

- Site
- Cadastre
- Culvert

Flood Depth (m)

- 0.01 - 0.1
- 0.1 - 0.3
- 0.3 - 0.6
- 0.6 - 1.2
- 1.2 - 2.0
- Above 2.0

Flood Level Contour (mAHD)

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DATE 07 June 2025
SIZE A3
REFERENCE J23037
SCALE 1:1200

0 20 40 60 80 100 m

FIGURE B1.2

50% AEP FLOOD DEPTH MAP - EXISTING (E06)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

Q:\Work\AD\J23037\QGIS\D1\DPrizren.qgs 2025-06-07T20:32:58.862

528000E
528100E
528200E
528300E
6917700N
6917600N
6917500N

Purlingbrook Street
Kondalilla Drive
Baileys Mountain Road
Yaun Creek
Reserve Road
CJ Edward Park

N

LEGEND

- Site
- Cadastre
- Culvert

Flood Depth (m)

- 0.01 - 0.1
- 0.1 - 0.3
- 0.3 - 0.6
- 0.6 - 1.2
- 1.2 - 2.0
- Above 2.0
- Flood Level Contour (mAHD)

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SIZE A3
REFERENCE J23037
SCALE 1:1200

0 20 40 60 80 100 m

FIGURE B1.3

20% AEP FLOOD DEPTH MAP - EXISTING (E06)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

C:\Work\AD\J23037\GIS\D10\Prizren.aprx 2025-06-07T20:33:01.039

528000E
528100E
528200E
528300E
6917700N
6917600N
6917500N

Purlingbrook Street
Kondalilla Drive
Baileys Mountain Road
Old Coach Road
Reserve Road
Yaun Creek
C-J Edward Park

LEGEND

- Site
- Cadastre
- Culvert

Flood Depth (m)

- 0.01 - 0.1
- 0.1 - 0.3
- 0.3 - 0.6
- 0.6 - 1.2
- 1.2 - 2.0
- Above 2.0
- Flood Level Contour (mAHD)

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DATE
07 June 2025

SIZE
A3

REFERENCE
J23037

SCALE
1:1200

0 20 40 60 80 100 m

FIGURE B1.4

10% AEP FLOOD DEPTH MAP - EXISTING (E06)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

C:\Work\AD\J23037\QGIS\D1\Prizren.qgs 2025-06-07T20:33:03.261

528000E
528100E
528200E
528300E
6917700N
6917600N
6917500N

Purlingbrook Street
Kondalilla Drive
Baileys Mountain Road
Old Coach Road
Yaun Creek
Reserve Road
C-J Edward Park

N

LEGEND

- Site
- Cadastre
- Culvert

Flood Depth (m)

- 0.01 - 0.1
- 0.1 - 0.3
- 0.3 - 0.6
- 0.6 - 1.2
- 1.2 - 2.0
- Above 2.0
- Flood Level Contour (mAHD)

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DATE 07 June 2025
SIZE A3
REFERENCE J23037
SCALE 1:1200

0 20 40 60 80 100 m

FIGURE B1.5

5% AEP FLOOD DEPTH MAP - EXISTING (E06)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

C:\Work\AD\J23037\QGIS\D1\Prizren.qgs 2025-06-07T20:33:05.559

528000E
528100E
528200E
528300E
6917700N
6917600N
6917500N
Purlingbrook Street
Kondalilla Drive
Baileys Mountain Road
Old Coach Road
Yaun Creek
Reserve Road
CJ Edward Park

LEGEND

- Site
- Cadastre
- Culvert

Flood Depth (m)

- 0.01 - 0.1
- 0.1 - 0.3
- 0.3 - 0.6
- 0.6 - 1.2
- 1.2 - 2.0
- Above 2.0

Flood Level Contour (mAHD)

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DATE 07 June 2025
SIZE A3
REFERENCE J23037
SCALE 1:1200

0 20 40 60 80 100 m

FIGURE B1.6

2% AEP FLOOD DEPTH MAP - EXISTING (E06)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

Q:\Work\AD\J23037\QGIS\D1\DPrizren.qgs 2025-06-07T20:43:07.739

528000E
528100E
528200E
528300E
6917700N
6917600N
6917500N

Purlingbrook Street
Kondalilla Drive
Baileys Mountain Road
Old Coach Road
Yaun Creek
Reserve Road
CJ Edward Park

N

LEGEND

Site
Cadastre
Culvert

Flood Depth (m)

0.01 - 0.1
0.1 - 0.3
0.3 - 0.6
0.6 - 1.2
1.2 - 2.0
Above 2.0

Flood Level Contour (mAHD)

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DATE
07 June 2025

SIZE
A3

REFERENCE
J23037

SCALE
1:1200

0 20 40 60 80 100 m

FIGURE B1.7

1% AEP FLOOD DEPTH MAP - EXISTING (E06)

202 Baileys Mountain Road, Upper Coomera
Hydraulic Impact Assessment
MG Homes

Q:\Work\AD\J23037\QGIS\D1\DPrint.qgs 2025-06-07T20:43:09.930