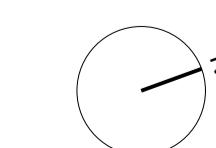




1 SITE PLAN - RETIREMENT LIVING VILLAGE

SCALE 1:750 @ A1
SCALE 1:1500 @ A3

0 15 30 45 60 75
SCALE 1: 750 @ A1
SCALE 1: 1500 @ A3



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Parkside Annandale Masterplan

33 UNIVERSITY ROAD, ANNANDALE

CLIENT - PARKSIDE DEVELOPMENTS PTY LTD

DRAWING TITLE

SITE PLAN - RETIREMENT VILLAGE

JOB NO 7309 DRAWING NO SDA-1004

ISSUE 02

02 Draft DA Set
01 For Coordination
29/11/2024 VT/OL GP BD
22/11/2024 VT/OL GP BD
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SCHEMATIC DESIGN

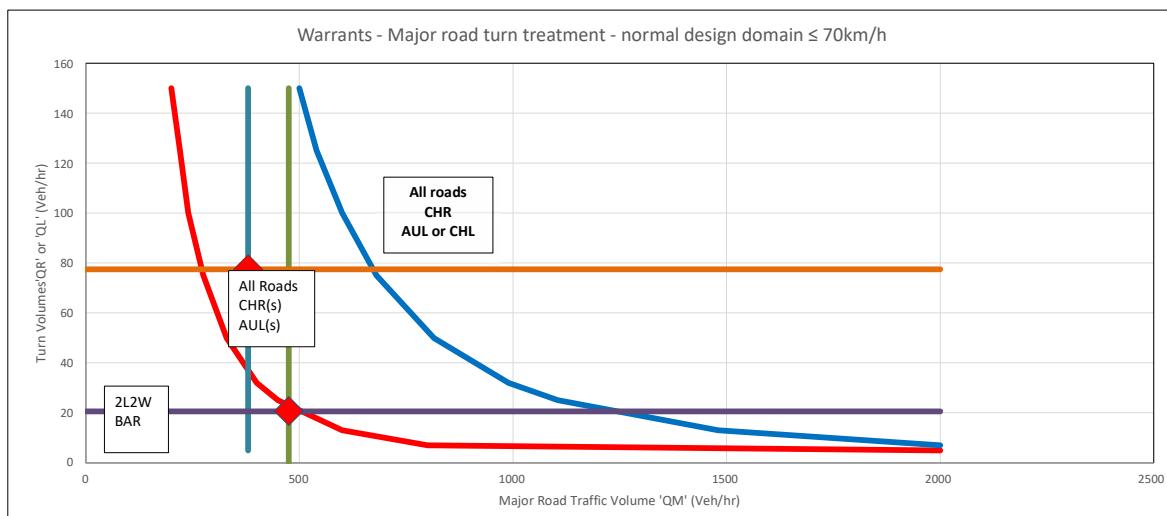
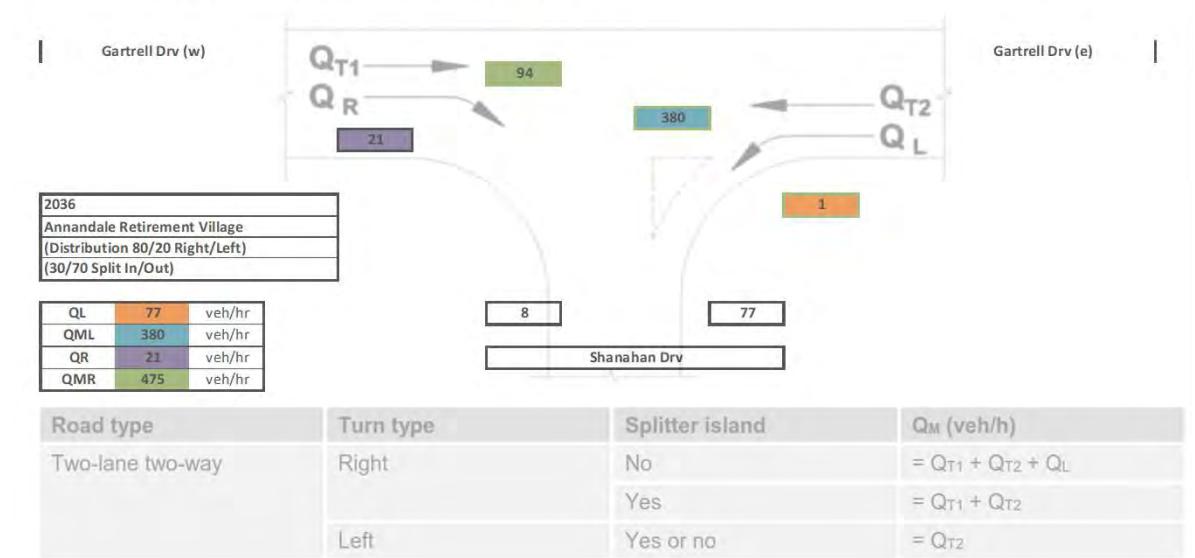
APPENDIX B

**Northern Consulting Engineers – Supporting
Figures and Diagrams**

Figure 2.27: Calculation of the major road traffic volume Q_M



Figure 2.27: Calculation of the major road traffic volume Q_M



Northern Consulting Engineers Project Number	PARK0014
Project Description	Annandale Retirement Village
Traffic Survey or Construction Commencement Year	2036
Commencement of Use Year	2026
Projected 10 year design horizon	2036
Figure 2.27 (Left Approach)	Gartrell Drv (w)
Figure 2.27 (Right Approach)	Gartrell Drv (e)
Figure 2.27 (Bottom Approach)	Shanahan Drv
Background Growth Factor	2%
Peak Hour Factor (12% Urban / 16% Rural)	12%

QLD Open Portal (Retirement Village) Assisted living / independent Villas	Vehicle Trips / Bedroom	Predicted Traffic Volumes
Average Weekday traffic volume per bedroom	1.64	594
Average Weekend traffic volume per bedroom	1.18	427
Weekday Peak hour traffic volume per bedroom	0.21	76
Weekend Peak hour traffic volume per bedroom	0.16	58

Site Information			
Assisted living / independent Villas	Quantity Units	Bedrooms	Total Bed
Villa Standard (2 Bedrooms)	46	2	92
Villa Standard (3 Bedrooms)	19	3	57
Villa Deluxe (2 Bedrooms)	21	2	42
Villa Deluxe (3 Bedrooms)	8	3	24
Apartment (1 Bedroom)	2	1	2
Apartment (2 Bedrooms)	44	2	88
Apartment (3 Bedrooms)	19	3	57
Total Units / Bedrooms	159		362
Shanahan Drive (Development Traffic)	Approach Traffic (Peak Hour)		
Assisted living / independent Villas		76	
Total		76	

Shanahan Drive (Existing Traffic - TCC SC6.4.5.2 - 4 (b) ii)	Number of Existing Lots	Rate / Lot	No. Trips
Traditional Residential (Daily Traffic)	96	10	960
Traditional Residential (Peak hr Traffic @ 12%)	96	12%	116

Shanahan Drive (Existing Traffic - TMC 10th - 15th August 2024)			No. Trips
Weekday_AM Peak 7:30am to 8:30am			45
Weekday_PM Peak 4:15pm to 5:15pm			27
Weekend_AM Peak 8:30am to 9:30am			36
Weekend_PM Peak 4:30pm to 5:30pm			37