

PROJECT SPECIFIC INFORMATION

- 1.0

COTTEE PARKER ARCHITECTS PTY LTD ASSERTS COPYRIGHT OF THIS DRAWING SET. IT MAY NOT BE USED, RETAINED OR COPIED WITHOUT PERMISSION
- 2.0

DOCUMENTATION IS INDICATIVE ONLY AND SUBJECT TO CHANGE THROUGH DETAIL DESIGN AND CONSULTANT COORDINATION
- 3.0

REFER TO SURVEYORS DRAWINGS FOR EXTENT AND SETOUT OF LOT RECONFIGURATION - SHOWN NOMINALLY ON ARCHITECTURAL DRAWINGS.
- 4.0

ARCHITECTURAL DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTING ENGINEERS DOCUMENTS.
- 5.0

ADJUST AND INTEGRATE EXISTING SERVICES AS REQUIRED.

SITE LOCATION

RPD  
LOTS L1 on SP327484

LOCAL AUTHORITY

TOWNSVILLE CITY COUNCIL

STREET ADDRESS

33 UNIVERSITY ROAD

CITY

ANNANDALE

STATE

QLD

SITE AREA - 20.21 ha

DWG No.	DRAWING NAME	REVISION
A-0000 TITLE SHEET		
A-0001	TITLE SHEET	P01
A-0200 3D DRAWING & RENDER		
A-0201	3D RENDER - SITE	P01
A-0202	3D RENDER - RESIDENTIAL	P01
A-0203	3D RENDER - COMMUNITY CENTRE	P01
A-0600 DEVELOPMENT SUMMARY		
A-0601	DEVELOPMENT SUMMARY	P01
A-1000 SITE PLANS		
A-1001	MACRO PLAN	P01
A-1002	LOCATION PLAN	P01
A-1003	SITE PLAN - SITE RECONFIGURATION	P01
A-1004	SITE PLAN - RETIREMENT VILLAGE	P01
A-1005	MASTERPLAN - RETIREMENT VILLAGE	P01
A-2800 DIAGRAMS		
A-2801	MATERIALS AND FINISHES	P01
A-2802	DIAGRAM - STAGING & SITE COVER	P01
A-3000 SITE ELEVATIONS		
A-3001	STREETSCAPE - WEST ELEVATION	P01
A-3002	STREETSCAPE - EAST ELEVATION	P01
A-3003	STREETSCAPE - SOUTH ELEVATION	P01
A-3004	STREETSCAPE - NORTH ELEVATION	P01
A-3100 SITE SECTIONS		
A-3101	SITE SECTIONS	P01
A-3102	SITE SECTIONS	P01
B-2000 FLOOR PLANS		
B-2001	COMMUNITY CENTRE FLOOR PLAN	P01
B-2002	COMMUNITY CENTRE ROOF PLAN	P01
B-3000 COMMUNITY CENTRE ELEVATIONS		
B-3001	COMMUNITY CENTRE ELEVATIONS	P01
B-3100 COMMUNITY CENTRE SECTIONS		
B-3101	COMMUNITY CENTRE SECTIONS	P01
C-2000 APARTMENT WEST FLOOR PLANS		
C-2001	APT WEST - GROUND FLOOR PLAN	P01
C-2002	APT WEST - TYPICAL FLOOR PLAN	P01
C-2003	APT WEST - ROOF PLAN	P01
C-3000 APARTMENT WEST ELEVATIONS		
C-3001	APT WEST ELEVATIONS	P01
C-3100 APARTMENT WEST SECTIONS		
C-3101	APT WEST SECTION	P01
D-2000 APT NORTH FLOOR PLANS		
D-2001	APT NORTH - GROUND FLOOR PLAN	P01
D-2002	APT NORTH - TYPICAL FLOOR PLAN	P01
D-2003	APT NORTH - ROOF PLAN	P01
D-3000 APT NORTH ELEVATIONS		
D-3001	APT NORTH ELEVATIONS	P01
D-3100 APT NORTH SECTIONS		
D-3101	APT NORTH SECTIONS	P01
E-2000 FLOOR PLANS		
E-2001	VILLA FLOOR PLAN & ELEVATION - 2A	P01
E-2002	VILLA FLOOR PLAN & ELEVATION - 2B	P01
E-2003	VILLA FLOOR PLAN & ELEVATION - 2C	P01
E-2004	VILLA FLOOR PLAN & ELEVATION - 3A	P01
E-2005	VILLA FLOOR PLAN & ELEVATION - 3B	P01
E-2006	VILLA FLOOR PLAN & ELEVATION - 3C	P01

# Parkside Annandale Retirement Village

## 33 UNIVERSITY ROAD, ANNANDALE, QLD



COTTEEPARKER 

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU



Parkside Annandale Retirement Village

33 UNIVERSITY ROAD, ANNANDALE  
CLIENT - PARKSIDE DEVELOPMENTS PTY LTD

DRAWING TITLE  
TITLE SHEET

P01 - DA Submission  
11/12/2024\_VTDL\_GP\_BD  
ISSUE PURPOSE  
DATE D C A  
DEVELOPMENT APPROVAL

JOB No

7309

DRAWING No

SDA-0001

ISSUE

P01





1 ARTIST'S IMPRESSION - AERIAL VIEW OF RETIREMENT VILLAGE

COTTEEPARKER

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU



BIMcloud: CPACLD81MM01 - BIMcloud/2300/7309 Parkside Annandale Masterplan Master: 11/12/2024: 5:30 PM

Parkside Annandale Retirement Village

33 UNIVERSITY ROAD, ANNANDALE  
CLIENT - PARKSIDE DEVELOPMENTS PTY LTD

DRAWING TITLE  
3D RENDER - SITE

ISSUE PURPOSE: 11/12/2024\_VTDL\_GP\_BD  
DATE: D C A  
DEVELOPMENT APPROVAL

JOB No  
7309

DRAWING No  
SDA-0201

ISSUE  
P01





1 ARTIST'S IMPRESSION - APARTMENT NORTH & DOG PARK  
-

COTTEEPARKER 

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU



BIMcloud: CPACLBIMM01 - BIMcloud/2300/7309 Parkside Annandale Masterplan Master: 11/12/2024: 3:51 PM

Parkside Annandale Retirement Village

33 UNIVERSITY ROAD, ANNANDALE  
CLIENT - PARKSIDE DEVELOPMENTS PTY LTD

DRAWING TITLE  
3D RENDER - RESIDENTIAL

P01 - DA Submission 11/12/2024 VTDL GP BD  
ISSUE PURPOSE DATE D C A  
DEVELOPMENT APPROVAL

JOB No 7309  
DRAWING No SDA-0202  
ISSUE P01





1 ARTIST'S IMPRESSION - COMMUNITY CENTRE

COTTEEPARKER 

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU



BIMcloud: CPACLBIMM01 - BIMcloud/2300/7309 Parkside Annandale Masterplan Master: 11/12/2024: 3:51 PM

Parkside Annandale Retirement Village

33 UNIVERSITY ROAD, ANNANDALE  
CLIENT - PARKSIDE DEVELOPMENTS PTY LTD

P01 - DA Submission 11/12/2024 VTOL GP BD  
ISSUE PURPOSE DATE D C A  
DEVELOPMENT APPROVAL

DRAWING TITLE  
3D RENDER - COMMUNITY CENTRE  
JOB No 7309  
DRAWING No SDA-0203  
ISSUE P01



DEVELOPMENT SUMMARY								
	No. of Beds	Type	No. of Baths	Location	Price Point	Yard Location	Area (GFA)	Quantity
APARTMENT								
	1 Bed	1A	1.5 Bath	Apartment	Standard	-	75	2
	2 Bed	2A	2 Bath	Apartment	Standard	-	91	6
	2 Bed	2B	2 Bath	Apartment	Standard	-	86-89	12
	2 Bed	2C	2 Bath	Apartment	Standard	-	88	25
	2 Bed	2D	2 Bath	Apartment	Standard	-	88	1
	3 Bed	3A	2.5 Bath	Apartment	Deluxe	-	127	5
	3 Bed	3B	2 Bath	Apartment	Standard	-	106-109	4
	3 Bed	3C	2.5 Bath	Apartment	Standard	-	128	2
	3 Bed	3D	2.5 Bath	Apartment	Standard	-	114	8
65								
VILLA								
	2 Bed	2A	1 Bath	Villa	Standard	Front	105	30
	2 Bed	2B	1 Bath	Villa	Standard	Back	107	16
	2 Bed	2C	1.5 Bath	Villa	Deluxe	Back	124	19
	3 Bed	3A	2 Bath	Villa	Standard	Front	139	18
	3 Bed	3B	2 Bath	Villa	Standard	Back	146	3
	3 Bed	3C	2 Bath	Villa	Deluxe	Back	168	8
94								
159								

SITE COVER		
	Area (m2)	Site Cover %
Site Cover	19,014	
Site Area (Retirement Living Lot)	65,608	29.0%
Site Area (Prior to Subdivision)	207,997	9.2%

\* SITE AREA CALCULATED AS SHOWN IN 2802 DIAGRAM - STAGING & SITE COVER

COTTEEPARKER 

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU



BIMcloud: CPACLBIMM01 - BIMcloud/2300/7309 Parkside Annandale Masterplan Master: 11/12/2024: 11:45 AM

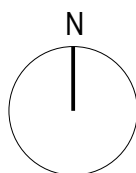
Parkside Annandale Retirement Village

33 UNIVERSITY ROAD, ANNANDALE  
CLIENT - PARKSIDE DEVELOPMENTS PTY LTD

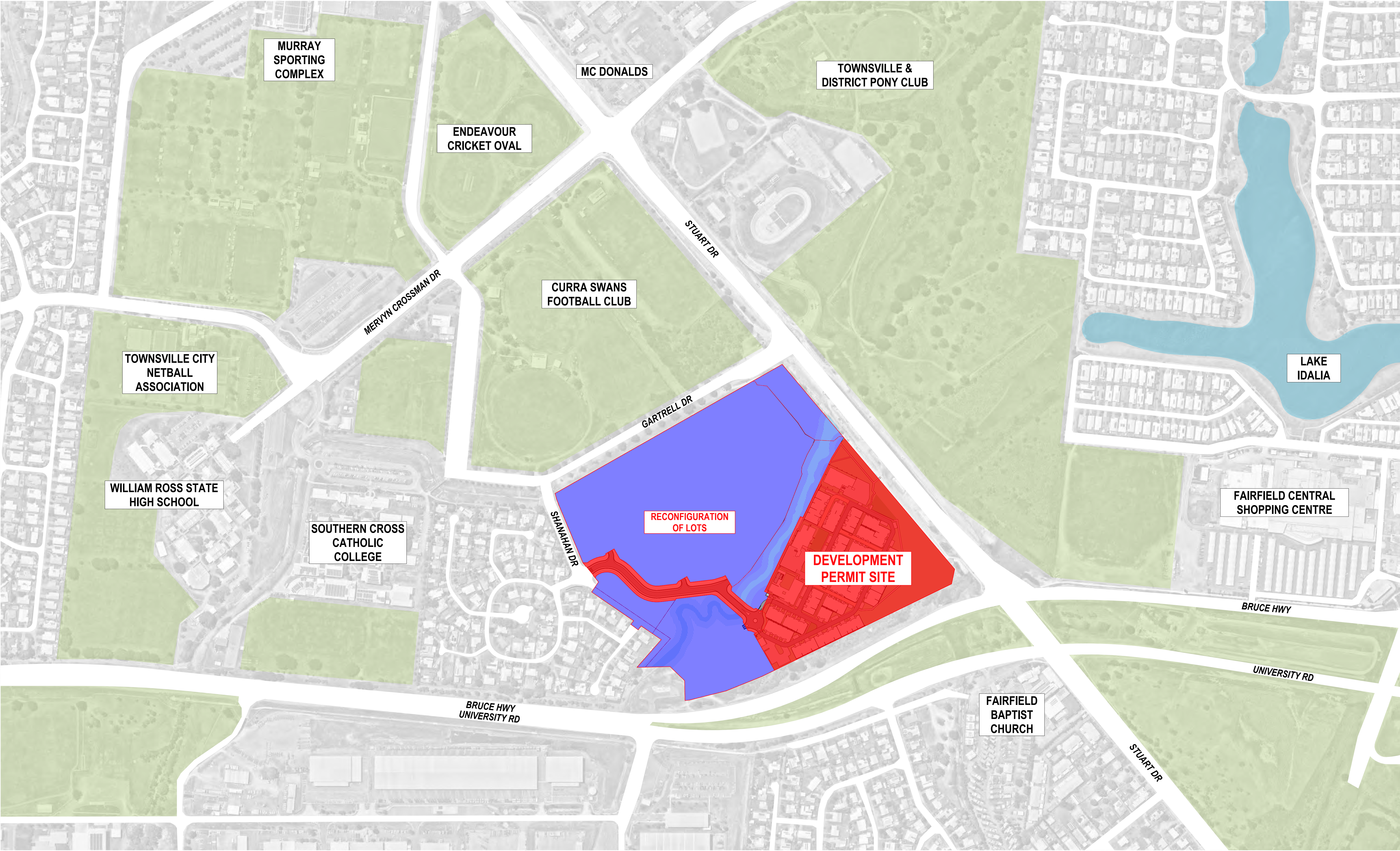




1 MACRO PLAN







1 LOCATION PLAN



