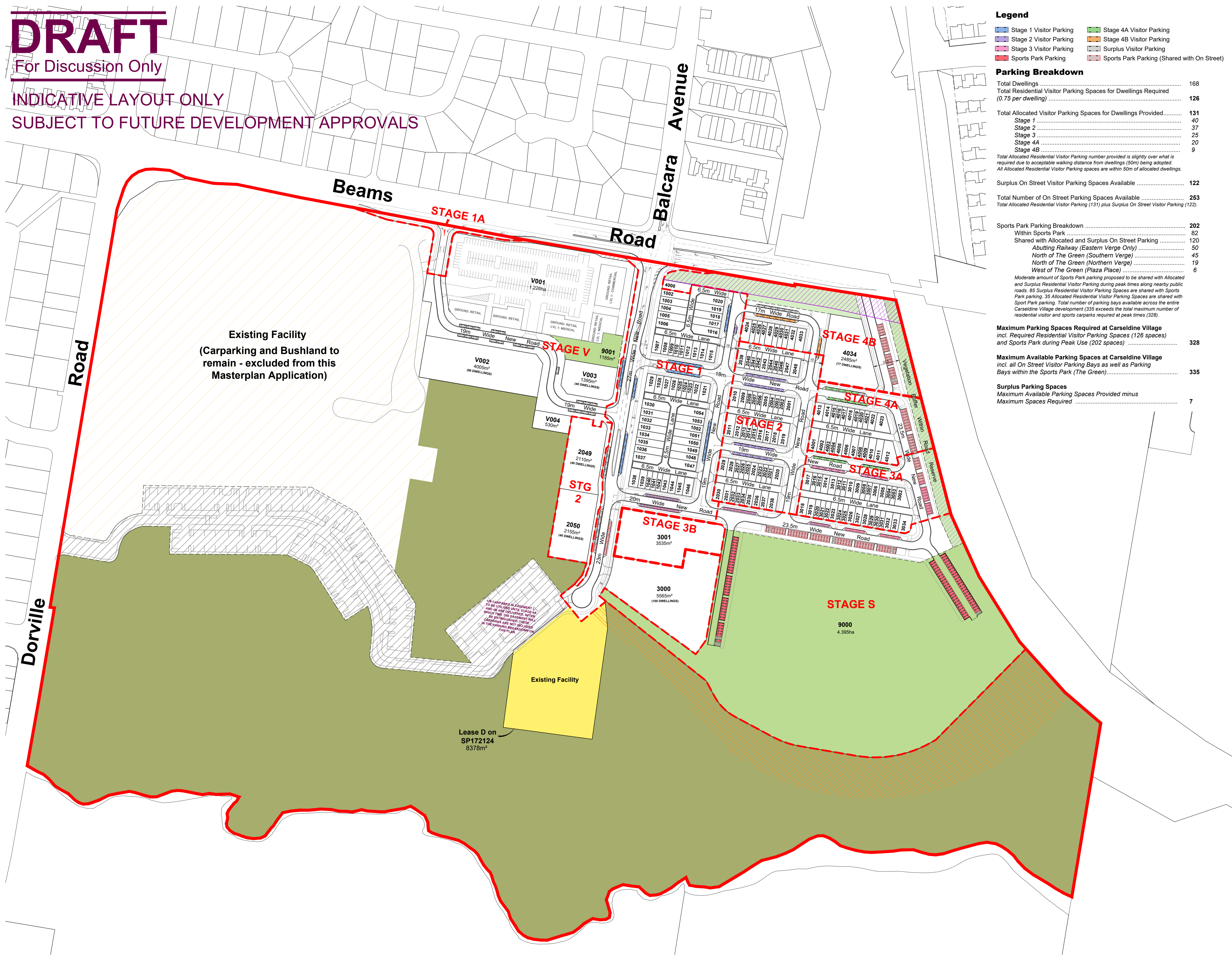


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For Discussion Only

INDICATIVE LAYOUT ONLY

SUBJECT TO FUTURE DEVELOPMENT APPROVALS



Legend

- Stage 1 Visitor Parking
- Stage 2 Visitor Parking
- Stage 3 Visitor Parking
- Sports Park Parking
- Stage 4A Visitor Parking
- Stage 4B Visitor Parking
- Surplus Visitor Parking
- Sports Park Parking (Shared with On Street)

Parking Breakdown

Total Dwellings	168
Total Residential Visitor Parking Spaces for Dwellings Required (0.75 per dwelling)	126
Total Allocated Visitor Parking Spaces for Dwellings Provided	131
Stage 1	40
Stage 2	37
Stage 3	25
Stage 4A	20
Stage 4B	9

Total Allocated Residential Visitor Parking number provided is slightly over what is required due to acceptable walking distance from dwellings (50m) being adopted. All Allocated Residential Visitor Parking spaces are within 50m of allocated dwellings.

Surplus On Street Visitor Parking Spaces Available 122

Total Number of On Street Parking Spaces Available 253
Total Allocated Residential Visitor Parking (131) plus Surplus On Street Visitor Parking (122).

Sports Park Parking Breakdown	202
Within Sports Park	82
Shared with Allocated and Surplus On Street Parking	120
Abutting Railway (Eastern Verge Only)	50
North of The Green (Southern Verge)	45
North of The Green (Northern Verge)	19
West of The Green (Plaza Place)	6

Moderate amount of Sports Park parking proposed to be shared with Allocated and Surplus Residential Visitor Parking during peak times along nearby public roads. 65 Surplus Residential Visitor Parking Spaces are shared with Sports Park parking. 35 Allocated Residential Visitor Parking Spaces are shared with Sports Park parking. Total number of parking bays available across the entire Carseldine Village development (335) exceeds the total maximum number of residential visitor and sports carparks required at peak times (328).

Maximum Parking Spaces Required at Carseldine Village incl. Required Residential Visitor Parking Spaces (126 spaces) and Sports Park during Peak Use (202 spaces) 328

Maximum Available Parking Spaces at Carseldine Village incl. all On Street Visitor Parking Bays as well as Parking Bays within the Sports Park (The Green) 335

Surplus Parking Spaces
Maximum Available Parking Spaces Provided minus
Maximum Spaces Required 7

0 10 20 30 40 50 1:1,500 @ A1

CARSELDINE VILLAGE OVERALL FUTURE SUBDIVISION CARPARK ANALYSIS (BEST CASE)

PLAN REF: 128180 - 68G
DATE: 22 NOVEMBER 2021
CLIENT: EDG
DRAWN BY: MD / JC
CHECKED BY: MD / DG

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Contours: QUT.
Overpass investigation Area: DTMR 26/08/2021.

Legend

- Site Boundary
- Proposed Stage Boundary
- Special Purpose
- Civic and Open Space
- Bushland and Open Space
- Vegetation Within Road Reserve
- Future Busway Corridor
- Existing Driveway and Carpark (Retention)
- Beams Road Resumption
- Beams Road Investigation Area (As per DEV2019/1074 - 128180-71A)



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Carseldine Village Carparking Breakdown - Best Case Scenario (128180-68G)

STAGE	YIELD	VISITOR PARKING RATE	VISITOR CARPARKING REQUIRED	VISITOR CARPARKING PROVIDED WITHIN STAGE	NOTES
STAGE S	n/a	See Notes	202 spaces	271 spaces	135 spaces On-Street and in The Green. 136 spaces in Easement L to be relinquished upon construction of Stage 4A and 4B.
STAGE 1	53 dwellings	See Notes - 0.75 spaces per dwelling	39.8 spaces	60 spaces	
STAGE 2	48 dwellings		36.0 spaces	24 spaces	Apartment carparking to be provided on site - no on-street requirements.
STAGE 3	33 dwellings		24.8 spaces	35 spaces	Future Development Site carparking to be provided on site - no on-street requirements.
STAGE 4A	23 dwellings		17.3 spaces	27 spaces	
STAGE 4B	11 dwellings		8.3 spaces	33 spaces	Apartment carparking to be provided on site - no on-street requirements.
STAGE V	n/a	n/a	n/a	21 spaces	Retail and apartment carparking to be provided on site - no on-street requirements.
OVERALL	168 dwellings		328 spaces	471 spaces	Including Easement L
				335 spaces	Excluding Easement L

Notes:

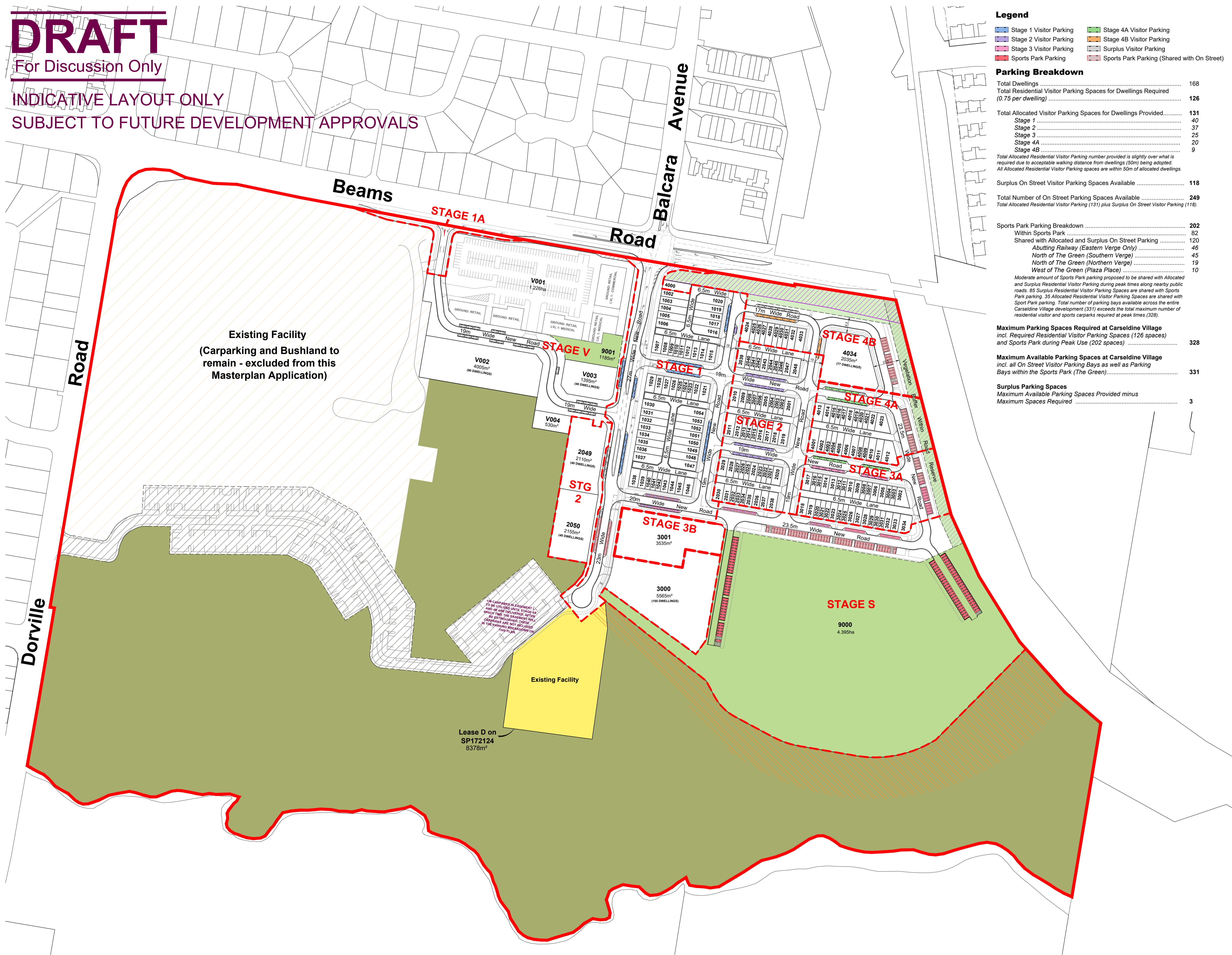
- Visitor Carparking Rate for The Green in Stage S as per the Cardno Traffic Memo.
- 0.75 visitor spaces per dwelling adopted in line with *EDQ Guideline 5 Neighbourhood Planning and Design* (assumes each dwelling is a minimum of two bedrooms).

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For Discussion Only

INDICATIVE LAYOUT ONLY

SUBJECT TO FUTURE DEVELOPMENT APPROVALS



Legend

- Stage 1 Visitor Parking
- Stage 2 Visitor Parking
- Stage 3 Visitor Parking
- Sports Park Parking
- Stage 4A Visitor Parking
- Stage 4B Visitor Parking
- Surplus Visitor Parking
- Sports Park Parking (Shared with On Street)

Parking Breakdown

Total Dwellings	168
Total Residential Visitor Parking Spaces for Dwellings Required (0.75 per dwelling)	126
Total Allocated Visitor Parking Spaces for Dwellings Provided	131
Stage 1	40
Stage 2	37
Stage 3	25
Stage 4A	20
Stage 4B	9
Total Allocated Residential Visitor Parking number provided is slightly over what is required due to acceptable walking distance from dwellings (50m) being adopted. All Allocated Residential Visitor Parking spaces are within 50m of allocated dwellings.	
Surplus On Street Visitor Parking Spaces Available	118
Total Number of On Street Parking Spaces Available	249
Total Allocated Residential Visitor Parking (131) plus Surplus On Street Visitor Parking (118)	249

Sports Park Parking Breakdown	202
Within Sports Park	82
Shared with Allocated and Surplus On Street Parking	120
Abutting Railway (Eastern Verge Only)	46
North of The Green (Southern Verge)	45
North of The Green (Northern Verge)	19
West of The Green (Plaza Place)	10
Moderate amount of Sports Park parking proposed to be shared with Allocated and Surplus Residential Visitor Parking during peak times along nearby public roads. 65 Surplus Residential Visitor Parking Spaces are shared with Sports Park parking. 35 Allocated Residential Visitor Parking Spaces are shared with Sports Park parking. Total number of parking bays available across the entire Carseldine Village development (331) exceeds the total maximum number of residential visitor and sports carparks required at peak times (328).	
Maximum Parking Spaces Required at Carseldine Village incl. Required Residential Visitor Parking Spaces (126 spaces) and Sports Park during Peak Use (202 spaces)	328
Maximum Available Parking Spaces at Carseldine Village incl. all On Street Visitor Parking Bays as well as Parking Bays within the Sports Park (The Green)	331
Surplus Parking Spaces Maximum Available Parking Spaces Provided minus Maximum Spaces Required	3

0 10 20 30 40 50 1:1,500 @ A1

CARSELDINE URBAN VILLAGE OVERALL FUTURE SUBDIVISION CARPARK ANALYSIS (WORST CASE)

PLAN REF: 128180 - 134B
 DATE: 22 NOVEMBER 2021
 CLIENT: EDG
 DRAWN BY: MD / JC
 CHECKED BY: MD / DG

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
 Site boundaries: Registered Survey Plans.
 Adjoining information: DCDB.
 Contours: QUT.
 Overpass investigation Area: DTMR 26/08/2021.

- ### Legend
- Site Boundary
 - Proposed Stage Boundary
 - Special Purpose
 - Civic and Open Space
 - Bushland and Open Space
 - Vegetation Within Road Reserve
 - Future Busway Corridor
 - Existing Driveway and Carpark (Retention)
 - Beams Road Resumption
 - Beams Road Investigation Area (As per DEV2019/1074 - 128180-71A)

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Carseldine Village Carparking Breakdown - Worst Case Scenario (128180-134B)

STAGE	YIELD	VISITOR PARKING RATE	VISITOR CARPARKING REQUIRED	VISITOR CARPARKING PROVIDED WITHIN STAGE	NOTES
STAGE S	n/a	See Notes	202 spaces	271 spaces	135 spaces On-Street and in The Green. 136 spaces in Easement L to be relinquished upon construction of Stage 4A and 4B.
STAGE 1	53 dwellings	See Notes - 0.75 spaces per dwelling	39.8 spaces	60 spaces	
STAGE 2	48 dwellings		36.0 spaces	24 spaces	Apartment carparking to be provided on site - no on-street requirements.
STAGE 3	33 dwellings		24.8 spaces	35 spaces	Future Development Site carparking to be provided on site - no on-street requirements.
STAGE 4A	23 dwellings		17.3 spaces	27 spaces	
STAGE 4B	11 dwellings		8.3 spaces	29 spaces	Apartment carparking to be provided on site - no on-street requirements.
STAGE V	n/a	n/a	n/a	21 spaces	Retail and apartment carparking to be provided on site - no on-street requirements.
OVERALL	168 dwellings		328 spaces	467 spaces	Including Easement L
				331 spaces	Excluding Easement L

Notes:

- Visitor Carparking Rate for The Green in Stage S as per the Cardno Traffic Memo.
- 0.75 visitor spaces per dwelling adopted in line with *EDQ Guideline 5 Neighbourhood Planning and Design* (assumes each dwelling is a minimum of two bedrooms).