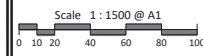


Development Yield (Maximum Density)	
Residential Dwellings	606 dwellings
Commercial (sq.m)	15,050 sq.m GFA ^
Retail (sq.m)	4,000 sq.m GFA
Childcare	100 children

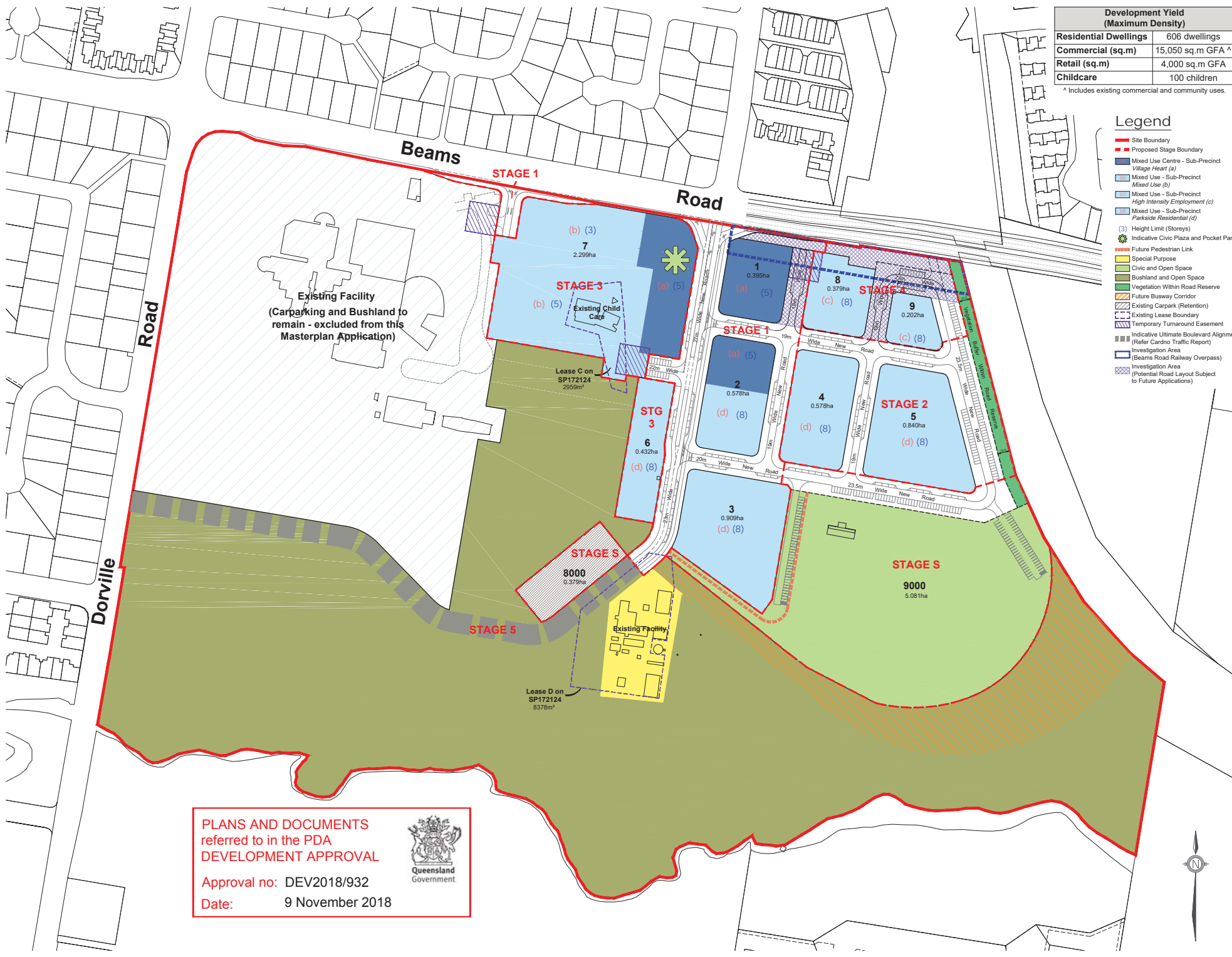
^ Includes existing commercial and community uses.



Note:
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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.

Legend

- Site Boundary
- Proposed Stage Boundary
- Mixed Use Centre - Sub-Precinct Village Heart (a)
- Mixed Use - Sub-Precinct Mixed Use (b)
- Mixed Use - Sub-Precinct High Intensity Employment (c)
- Mixed Use - Sub-Precinct Parkside Residential (d)
- (3) Height Limit (Storeys)
- Indicative Civic Plaza and Pocket Park
- Future Pedestrian Link
- Special Purpose
- Civic and Open Space
- Bushland and Open Space
- Vegetation Within Road Reserve
- Future Busway Corridor
- Existing Carpark (Retention)
- Existing Lease Boundary
- Temporary Turnaround Easement
- Indicative Ultimate Boulevard Alignment (Refer Cardno Traffic Report)
- Investigation Area
- (Beams Road Railway Overpass)
- Investigation Area (Potential Road Layout Subject to Future Applications)



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/932

Date: 9 November 2018

CLIENT ECONOMIC DEVELOPMENT QUEENSLAND

PROJECT CARSELDINE URBAN VILLAGE

OVERALL MASTERPLAN

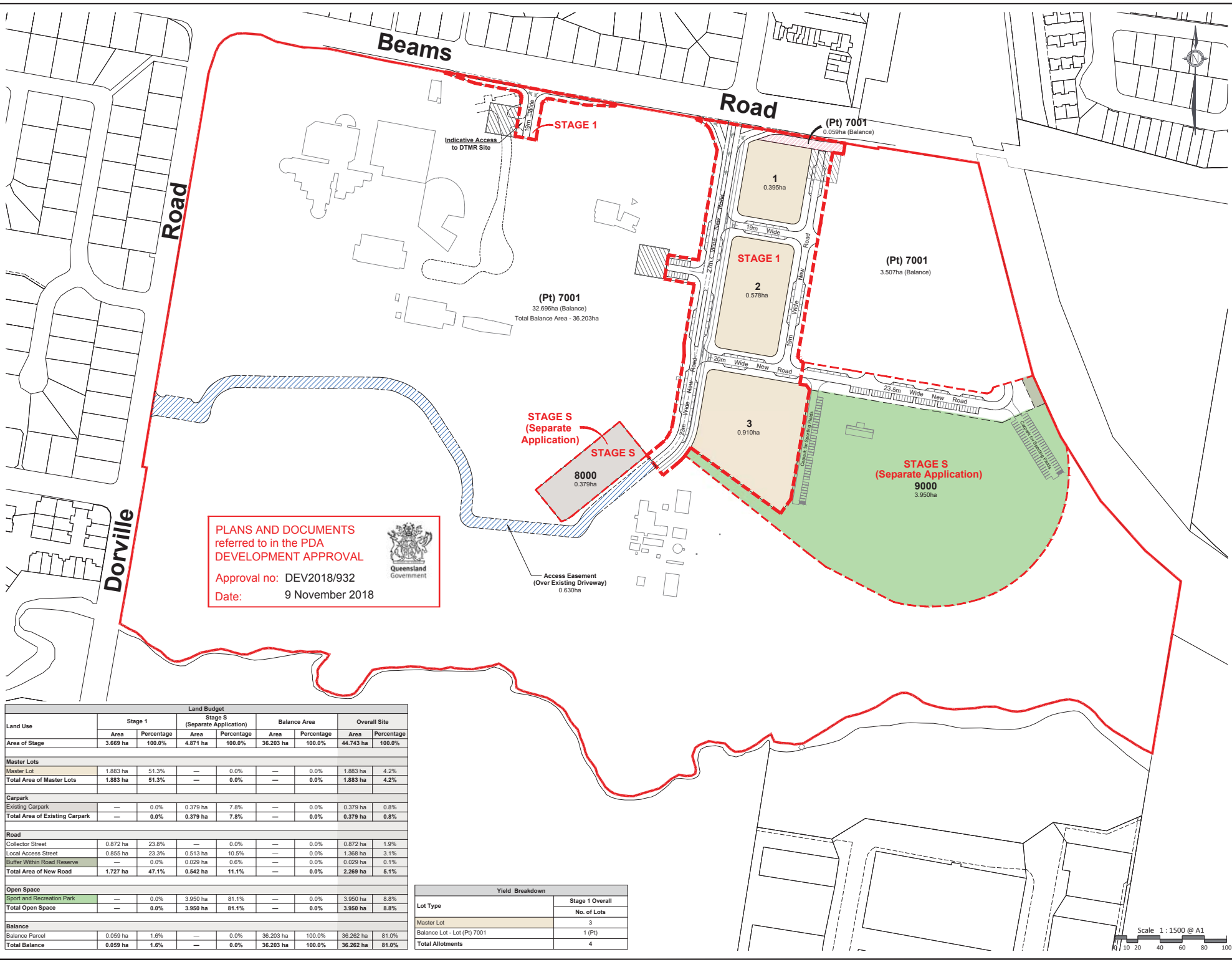
Date:	19 OCTOBER 2018
Comp By:	MD
Checked By:	MD / DG
DWG Name:	128180-37
Job Ref:	128180
Local Authority:	ECONOMIC DEVELOPMENT QUEENSLAND

Locality:	CARSELDINE
Scale:	1:1500
Sheet:	A1
Plan Ref:	128180-37
Rev:	J



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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/932

Date: 9 November 2018



Land Use	Stage 1		Stage S (Separate Application)		Balance Area		Overall Site	
	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage
Area of Stage	3.669 ha	100.0%	4.871 ha	100.0%	36.203 ha	100.0%	44.743 ha	100.0%
Master Lots								
Master Lot	1.883 ha	51.3%	—	0.0%	—	0.0%	1.883 ha	4.2%
Total Area of Master Lots	1.883 ha	51.3%	—	0.0%	—	0.0%	1.883 ha	4.2%
Carpark								
Existing Carpark	—	0.0%	0.379 ha	7.8%	—	0.0%	0.379 ha	0.8%
Total Area of Existing Carpark	—	0.0%	0.379 ha	7.8%	—	0.0%	0.379 ha	0.8%
Road								
Collector Street	0.872 ha	23.8%	—	0.0%	—	0.0%	0.872 ha	1.9%
Local Access Street	0.855 ha	23.3%	0.513 ha	10.5%	—	0.0%	1.368 ha	3.1%
Buffer Within Road Reserve	—	0.0%	0.029 ha	0.6%	—	0.0%	0.029 ha	0.1%
Total Area of New Road	1.727 ha	47.1%	0.542 ha	11.1%	—	0.0%	2.269 ha	5.1%
Open Space								
Sport and Recreation Park	—	0.0%	3.950 ha	81.1%	—	0.0%	3.950 ha	8.8%
Total Open Space	—	0.0%	3.950 ha	81.1%	—	0.0%	3.950 ha	8.8%
Balance								
Balance Parcel	0.059 ha	1.6%	—	0.0%	36.203 ha	100.0%	36.262 ha	81.0%
Total Balance	0.059 ha	1.6%	—	0.0%	36.203 ha	100.0%	36.262 ha	81.0%

Yield Breakdown	
Lot Type	Stage 1 Overall No. of Lots
Master Lot	3
Balance Lot - Lot (Pt) 7001	1 (Pt)
Total Allotments	4

- REVISION
- A: 12/07/2017 - Amend Access Easement
 - B: 27/07/2017 - Amend Lot 9000 Boundary
 - C: 31/07/2017 - Amend Access Easement
 - D: 03/08/2017 - Incorporation of Drainage Parcel
 - E: 04/08/2017 - Remove Drainage
 - F: 07/03/2018 - Amend Lot 9000 Boundary
 - G: 19/03/2018 - Road Pavement Amendments
 - H: 18/04/2018 - Amend Access Easement
 - I: 19/10/2018 - Road Width Amendments

Note:
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Source Information:
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 Adjoining information: DCDB.
 Contours: QUT.

Legend

- Site Boundary
- - - Proposed Stage Boundary
- ▨ Potential Future Road Widening
- ▨ Temporary Turnaround Easement

CLIENT: ECONOMIC DEVELOPMENT QUEENSLAND

PROJECT: CARSELDINE URBAN VILLAGE

RECONFIGURATION OF LOT STAGE 1 - OVERALL PLAN

Date: 19 OCTOBER 2018

Comp By: MD

Checked By: MD / DG

DWG Name: 128180-29 - ROL

Job Ref: 128180

Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

Locality: CARSELDINE

Scale: 1:1500 Sheet: A1

Plan Ref: 128180-31 Rev: 1

PLAN 1 OF 2

RPS

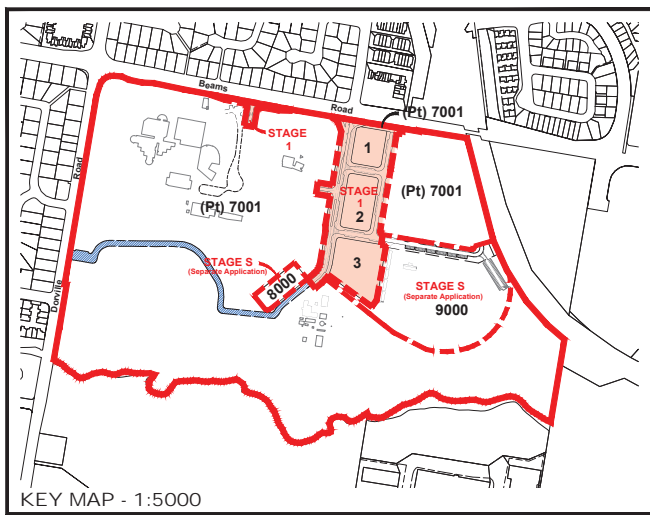
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 ACN 140 292 762
 ABN 44 140 292 762

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Scale 1:1500 @ A1

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Yield Breakdown	
Lot Type	Stage 1 Overall
	No. of Lots
Master Lot	3
Balance Lot - Lot (Pt) 7001	1 (Pt)
Total Allotments	4

Land Use	Land Budget							
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	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage
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Master Lots								
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Total Balance	0.059 ha	1.6%	—	0.0%	36.203 ha	100.0%	36.262 ha	81.0%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

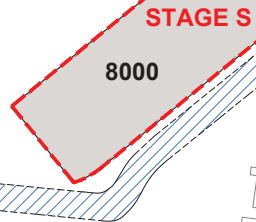
Approval no: DEV2018/932

Date: 9 November 2018



Queensland Government

STAGE S (Separate Application)



(Pt) 7001
32.696ha (Balance)
Total Balance Area - 36.203ha

(Pt) 7001
3.507ha (Balance)

(Pt) 7001
0.059ha (Balance)

- REVISION
- A: 12/07/2017 - Amend Access Easement
 - B: 27/07/2017 - Amend Lot 9000 Boundary
 - C: 31/07/2017 - Amend Access Easement
 - D: 03/08/2017 - Incorporation of Drainage Parcel
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Source Information:
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Adjoining information: DCDB.
Contours:

- Legend**
- Site Boundary
 - - - Proposed Stage Boundary
 - ▨ Potential Future Road Widening
 - ▨ Temporary Turnaround Easement

CLIENT ECONOMIC DEVELOPMENT QUEENSLAND

PROJECT CARSELDINE URBAN VILLAGE

RECONFIGURATION OF LOT STAGE 1

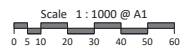
Date: 19 OCTOBER 2018
Comp By: MD
Checked By: MD / DG
DWG Name: 128180-29 - ROL
Job Ref: 128180
Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

Locality: CARSELDINE
Scale: 1:1000 Sheet: A1
Plan Ref: 128180-31 Rev: 1

PLAN 2 OF 2

RPS

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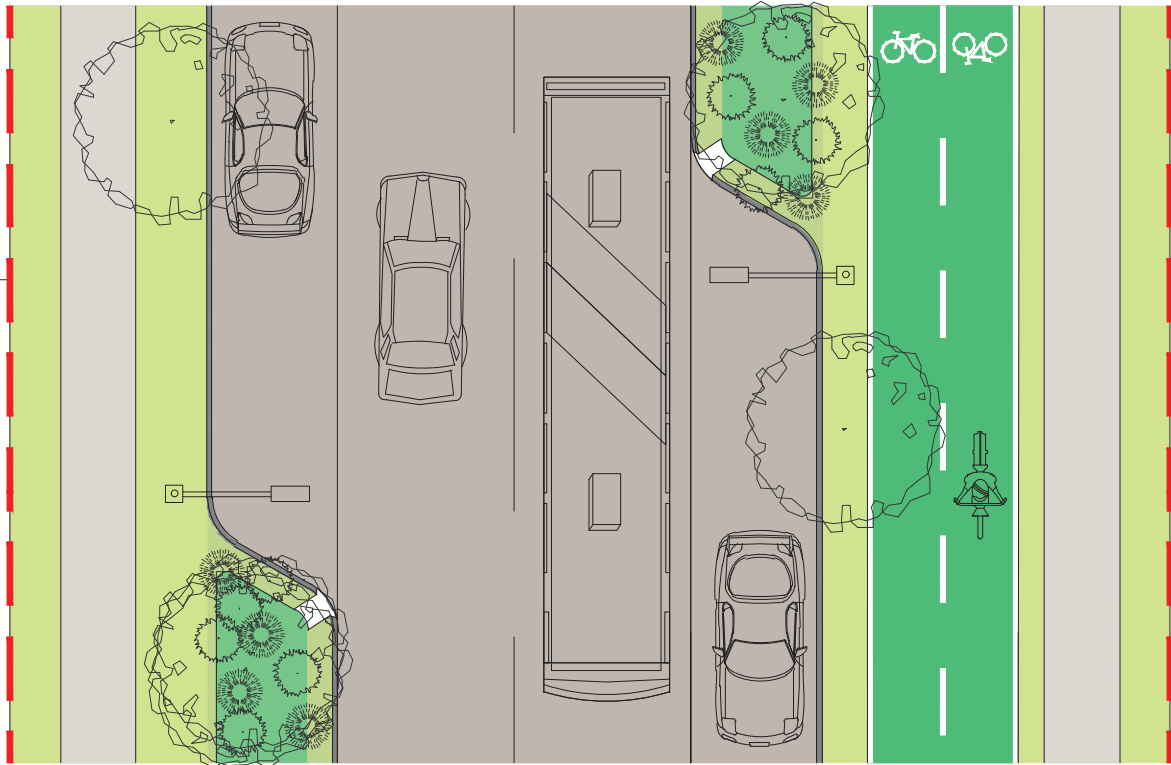
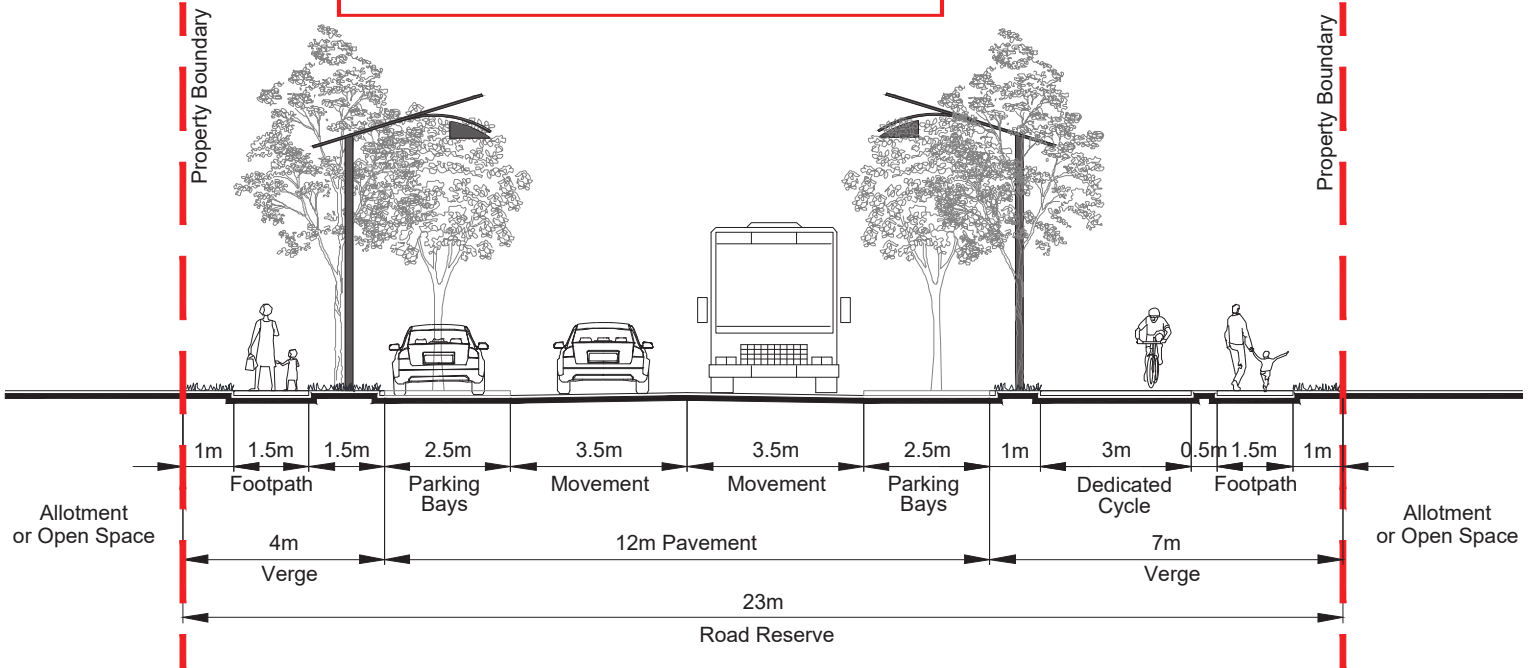
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Western Access Road / Shared Busway - 23m

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/932

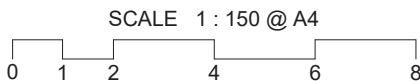
Date: 9 November 2018



Disclaimer: Cross Sections are indicative only and subject to detail design. Location of pavement subject to change through detailed design of landscape and servicing.



DATE: 19 Oct 2018



DWG NAME : 128180-39C

Western Access Road / Shared Busway - 23m

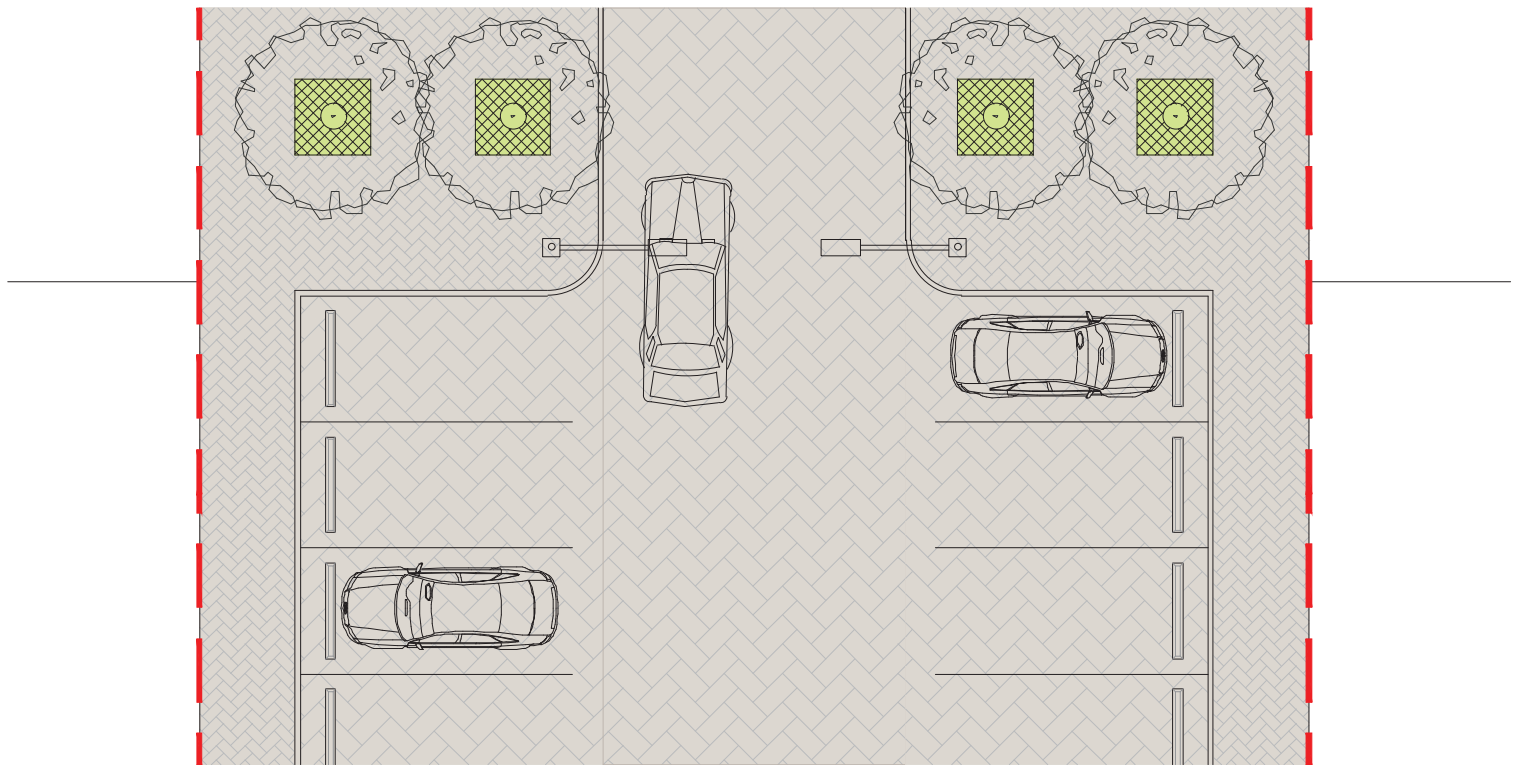
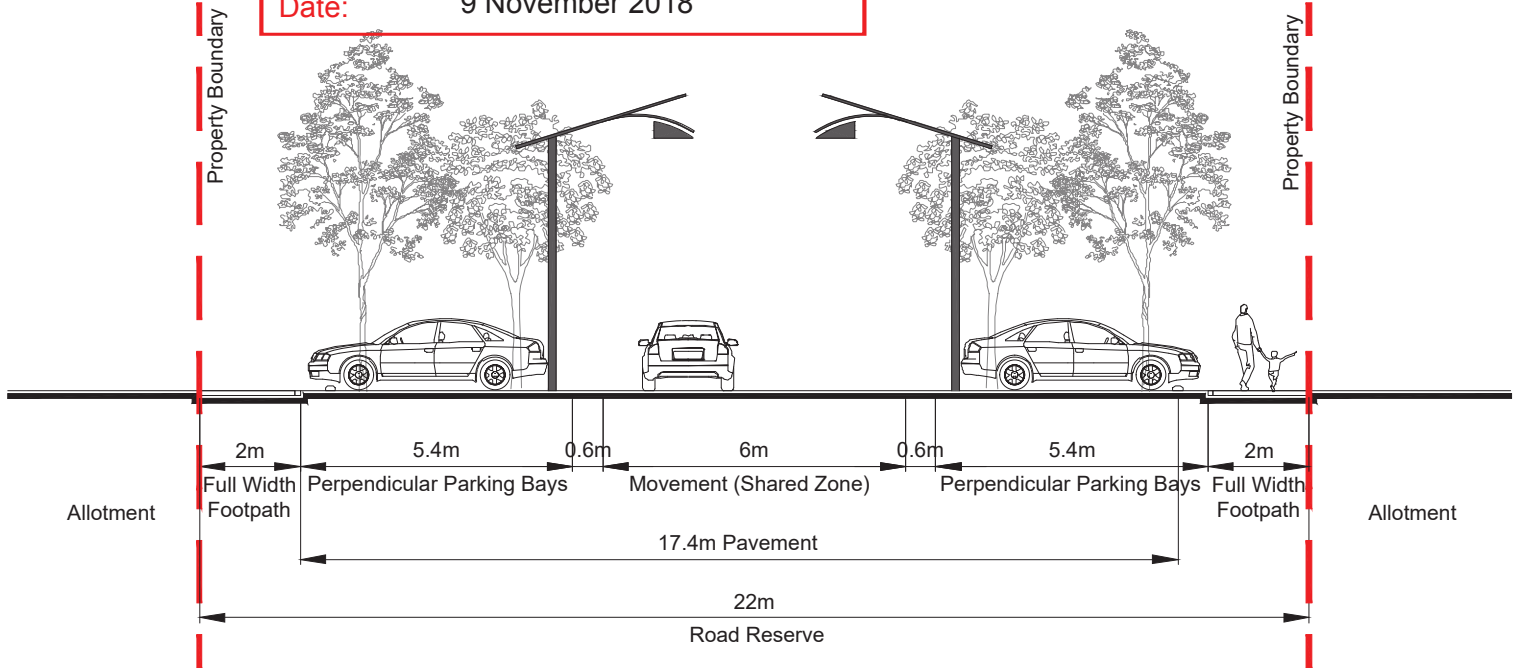
Carseldine Urban Village

Shared Access Lane (Parking Two Sides) - 22m

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



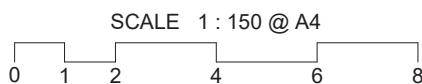
Approval no: DEV2018/932
Date: 9 November 2018



Disclaimer: Cross Sections are indicative only and subject to detail design. Location of pavement subject to change through detailed design of landscape and servicing.



DATE: 19 Oct 2018



DWG NAME : 128180-39C

Shared Access Lane (Parking Two Sides) - 22m

Carseldine Urban Village

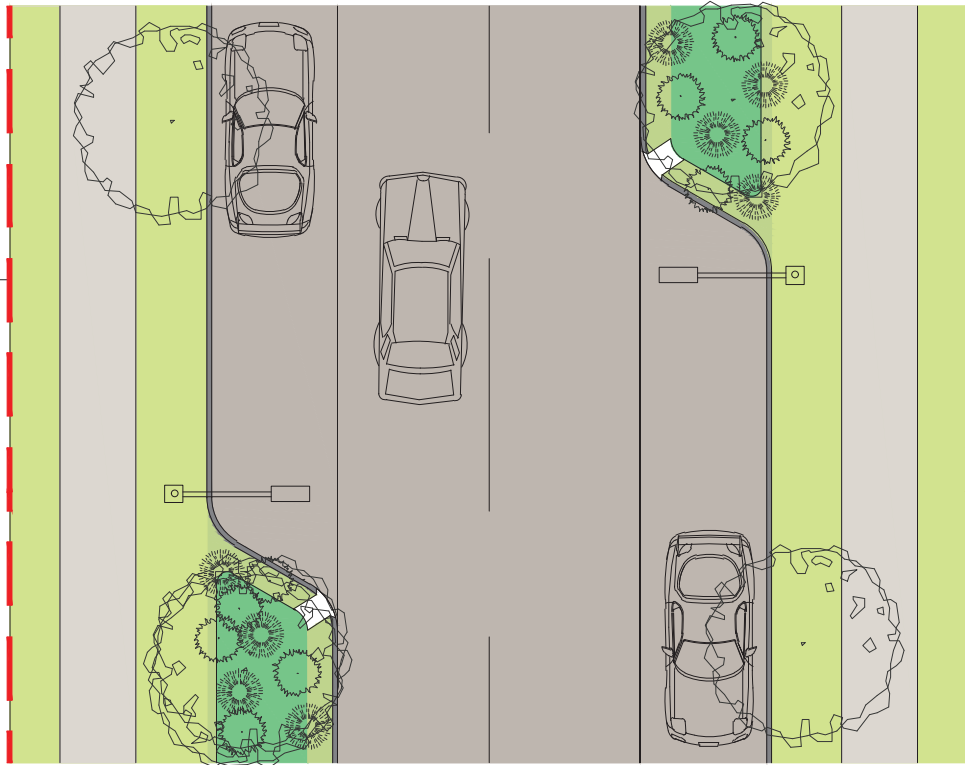
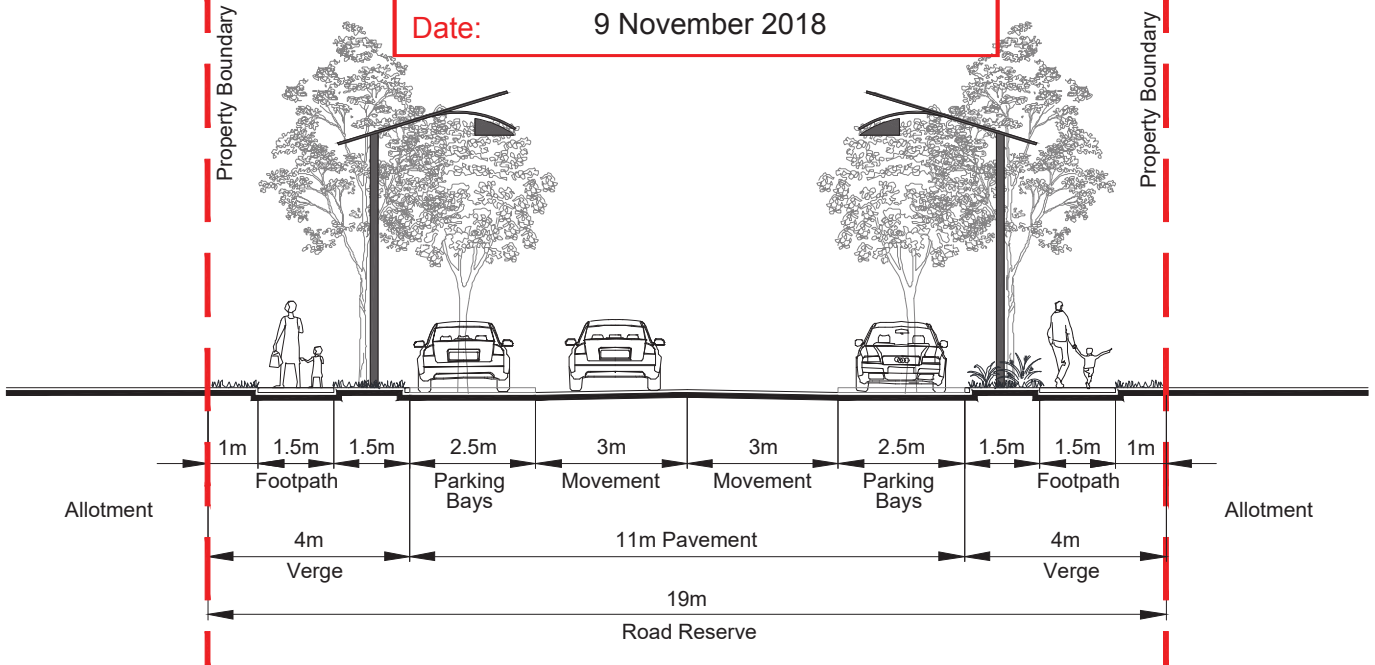
Access Place - 19m

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Approval no: DEV2018/932

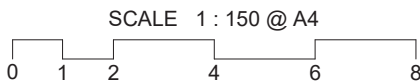
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DATE: 19 Oct 2018



DWG NAME : 128180-39C

Access Place - 19m
Carseldine Urban Village