



Development Yield (Maximum Density)	
Residential Dwellings	606 dwellings
Commercial (sq.m)	15,050 sq.m GFA (13,285m² existing DTMR Facility + 1,765m² within Mixed Use Centre - Village Heart)
Retail (sq.m)	4,000 sq.m GFA
Childcare	100 children

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

CARSELDINE URBAN VILLAGE OVERALL MASTERPLAN

PLAN REF: 128180 - 37Q
 DATE: 01 FEBRUARY 2021
 CLIENT: EDQ
 DRAWN BY: MD
 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.

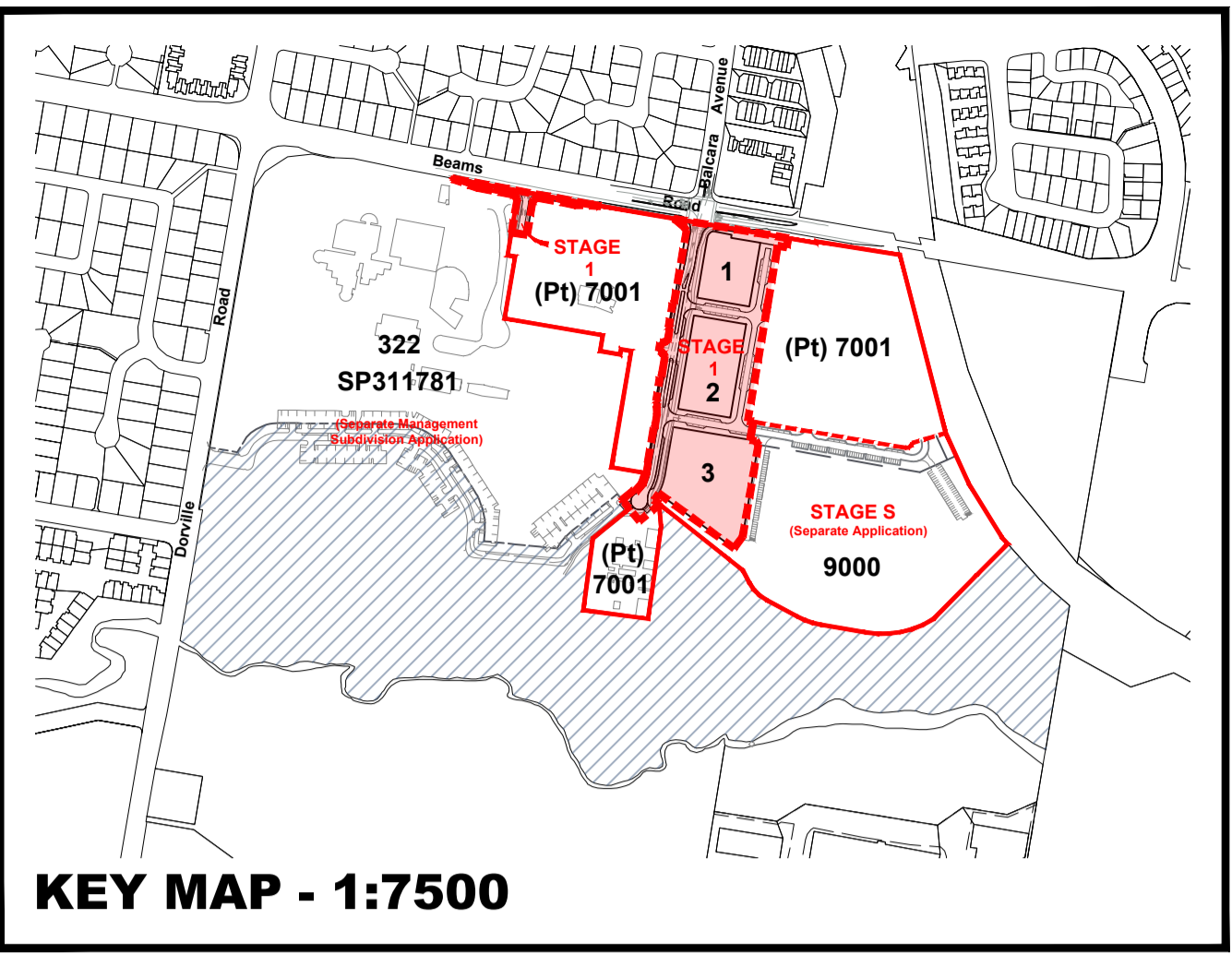
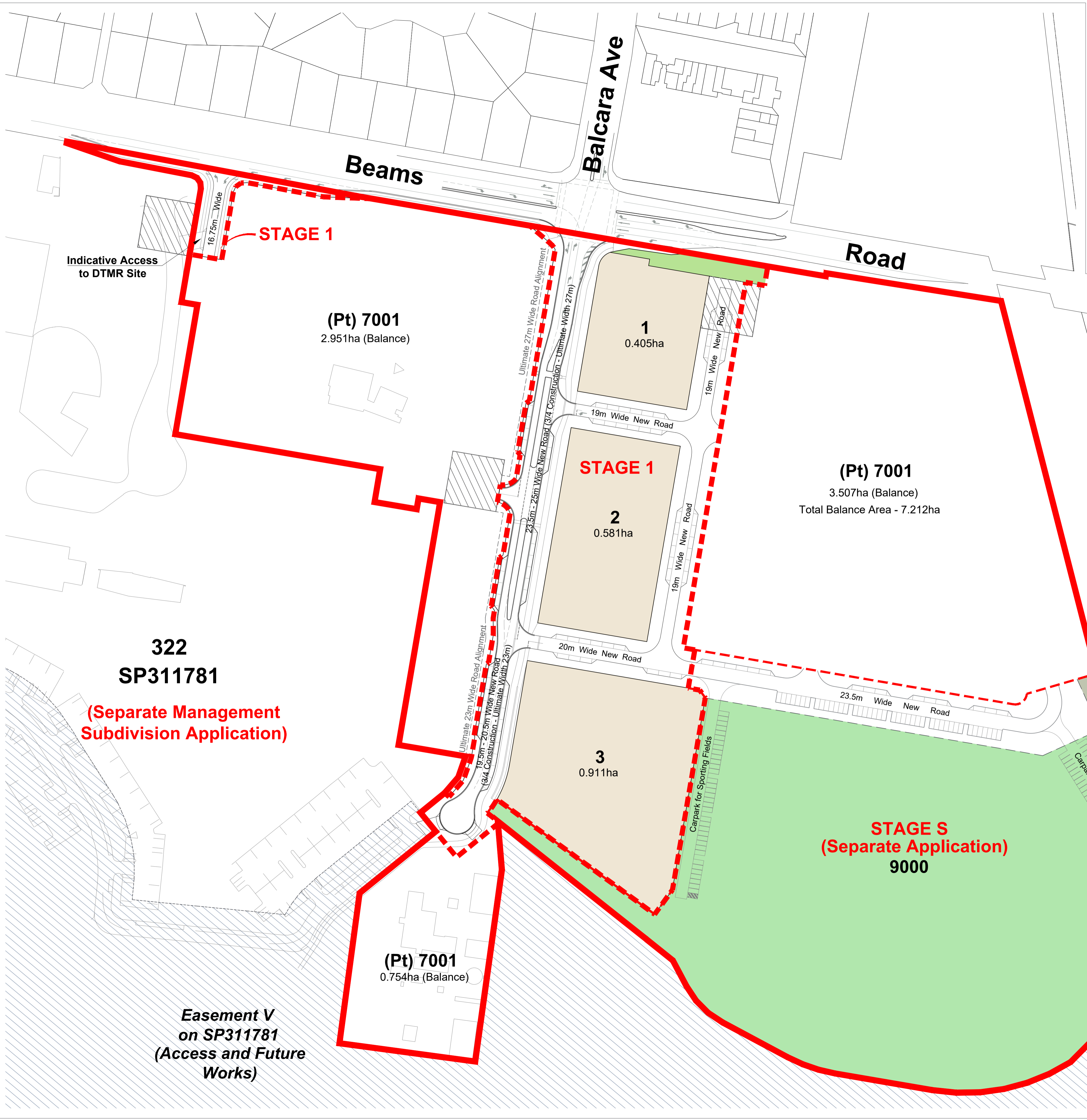
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/932
 Date: 11 February 2021



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CARSELDINE URBAN VILLAGE
RECONFIGURATION OF LOT - STAGE 1
MASTER SUBDIVISION
OVER LOT 1 ON SP311781

PLAN REF: **128180 - 31M**
 DATE: 10 September 2019
 CLIENT: EDCO
 DRAWN BY: MD
 CHECKED BY: MD / DG

- Legend**
- Site Boundary
 - - - Proposed Stage Boundary
 - Sport and Recreation Park
 - Buffer Within Road Reserve
 - Existing Driveway and Carparking
 - Temporary Turnaround Easement
 - Approved Easement V (Access and Future Works) over Lot 322 on SP311781 - DEV2019/1032

Yield Breakdown

Lot Type	Stage 1	
	Number of Lots	
Master Lot	3	
Total Allotments	3	

Land Budget

Land Use	Stage 1	
	Area	Percentage
Area of Stage	3.507 ha	100.0%
Master Lots		
Master Lot	1.898 ha	54.1%
Total Area of Master Lots	1.898 ha	54.1%
Road		
Village Main Street (27m Wide)	0.533 ha	15.2%
Western Access Road (23m Wide)	0.248 ha	7.1%
Loop Road (20m Wide)	0.166 ha	4.7%
Access Place (19m Wide)	0.471 ha	13.4%
Modified Access Place (16.75m Wide)	0.129 ha	3.7%
Pedestrian Link Within Road Reserve	0.062 ha	1.8%
Total Area of New Road	1.609 ha	45.9%

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Areas have been rounded down to the nearest 5m².

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Source Information:
 Site boundaries: Registered Survey Plans & Land Partners.
 Adjoining information: DCDB.

- Revision:**
- A: 12/07/17 - Amend Access Easement
 - B: 27/07/17 - Amend Lot 9000 Boundary
 - C: 31/07/17 - Amend Access Easement
 - D: 03/08/17 - Incorporation of Drainage
 - E: 04/08/17 - Removal of Drainage
 - F: 07/03/18 - Amend Lot 9000 Boundary
 - G: 19/03/18 - Road Pavement Amendments
 - H: 18/04/18 - Amend Access Easement
 - I: 19/10/18 - Road Width Amendments
 - J: 01/11/18 - Stage S Amendments
 - K: 17/07/19 - Subject Parcel Amendments
 - L: 01/08/19 - Amend Road Width 22m to 19m
 - M: 05/09/19 - Amend to 3/4 Road Construction

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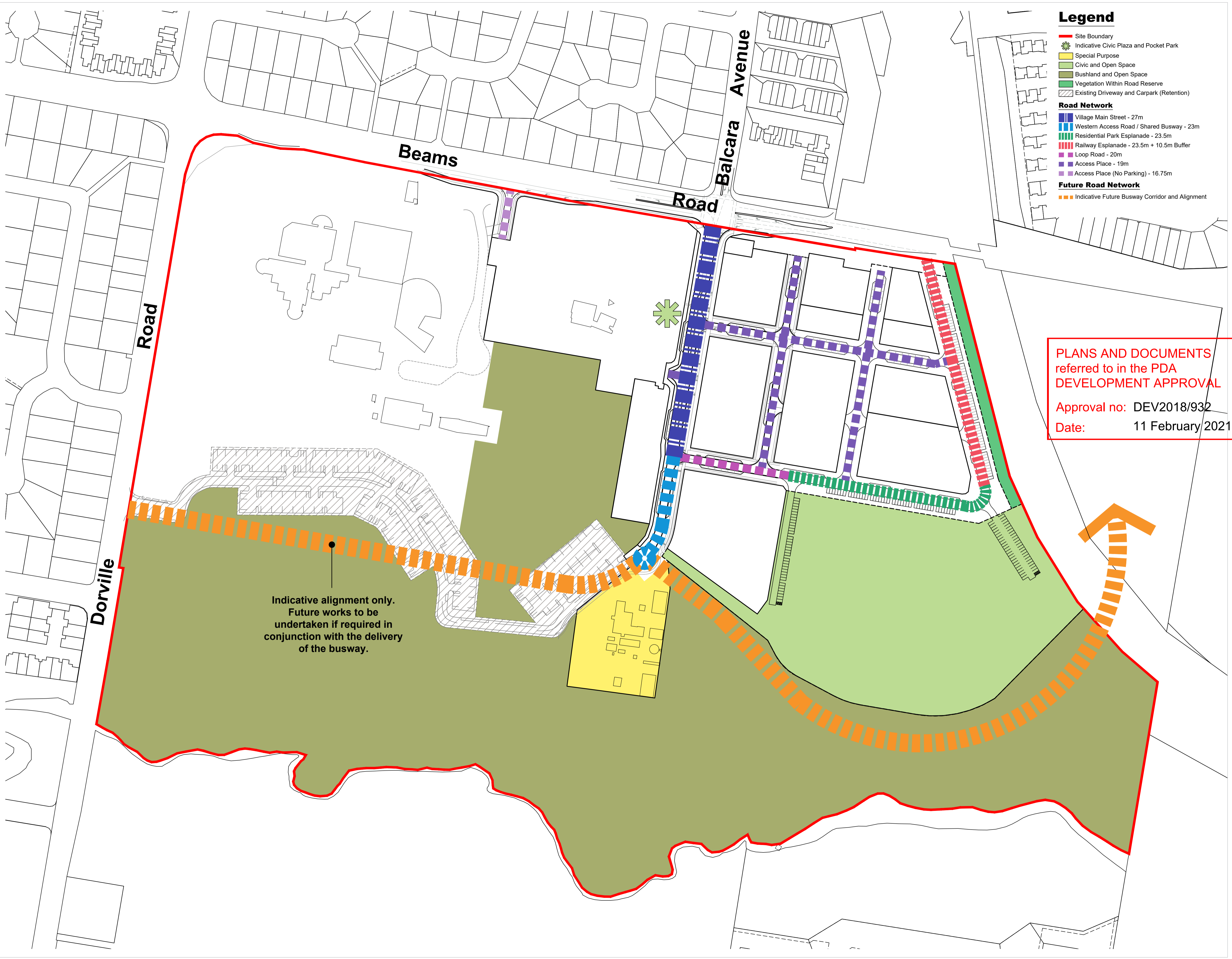


Easement V
on SP311781
(Access and Future Works)

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Legend

- Site Boundary
 - ★ Indicative Civic Plaza and Pocket Park
 - Special Purpose
 - Civic and Open Space
 - Bushland and Open Space
 - Vegetation Within Road Reserve
 - ▨ Existing Driveway and Carpark (Retention)
- Road Network**
- Village Main Street - 27m
 - Western Access Road / Shared Busway - 23m
 - Residential Park Esplanade - 23.5m
 - Railway Esplanade - 23.5m + 10.5m Buffer
 - Loop Road - 20m
 - Access Place - 19m
 - Access Place (No Parking) - 16.75m
- Future Road Network**
- Indicative Future Busway Corridor and Alignment

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

CARSELDINE URBAN VILLAGE ROAD HIERARCHY PLAN

PLAN REF: 128180 – 38L
 DATE: 17 JULY 2020
 CLIENT: EDQ
 DRAWN BY: MD
 CHECKED BY: MD/DG

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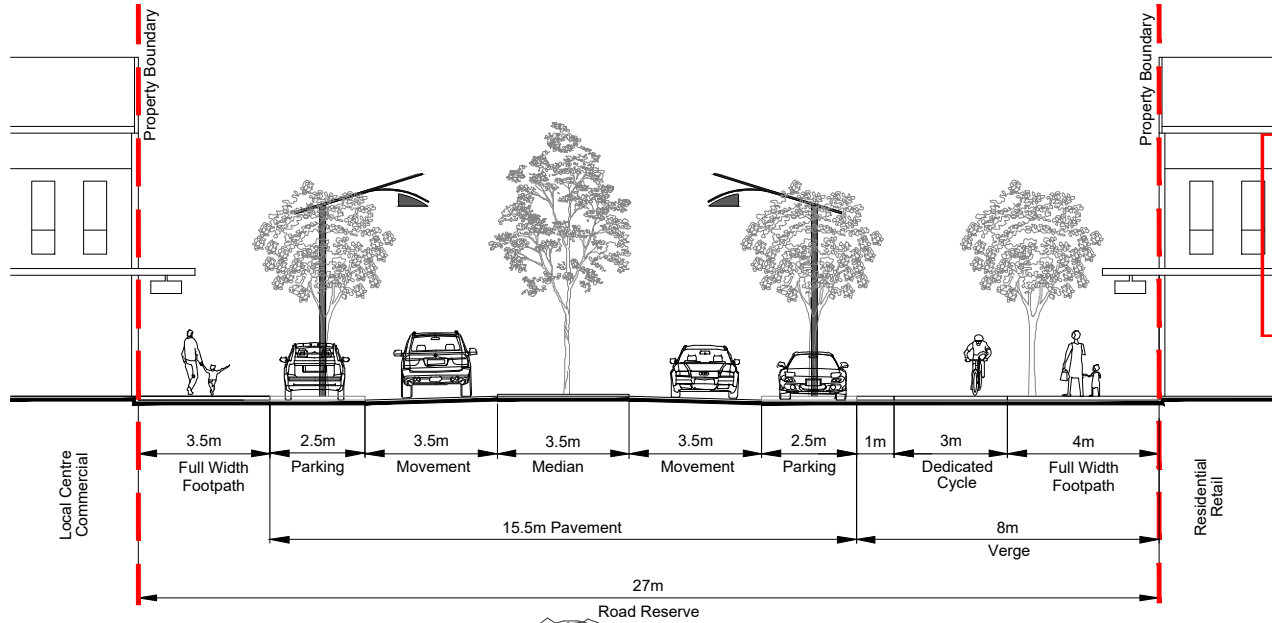
Indicative alignment only. Future works to be undertaken if required in conjunction with the delivery of the busway.

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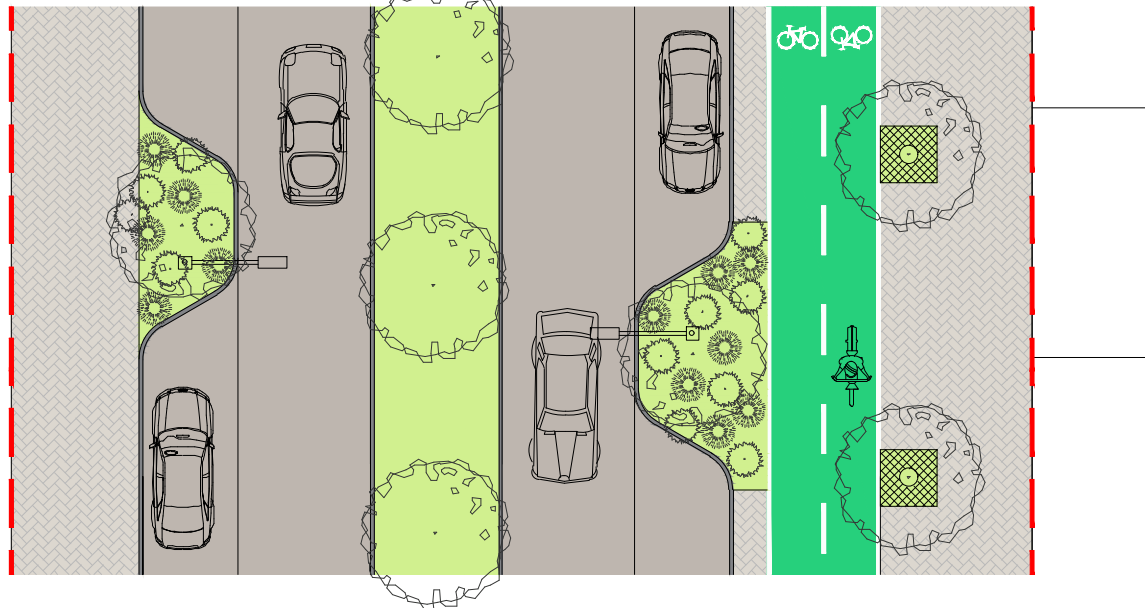
Village Main Street - 27m Wide Road Reserve



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 11 February 2021

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PLAN REF: **128180 – 39D**
 DATE: 09 SEPTEMBER 2019
 CLIENT: EDQ
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CARSELDINE URBAN VILLAGE VILLAGE MAIN STREET 27m WIDE

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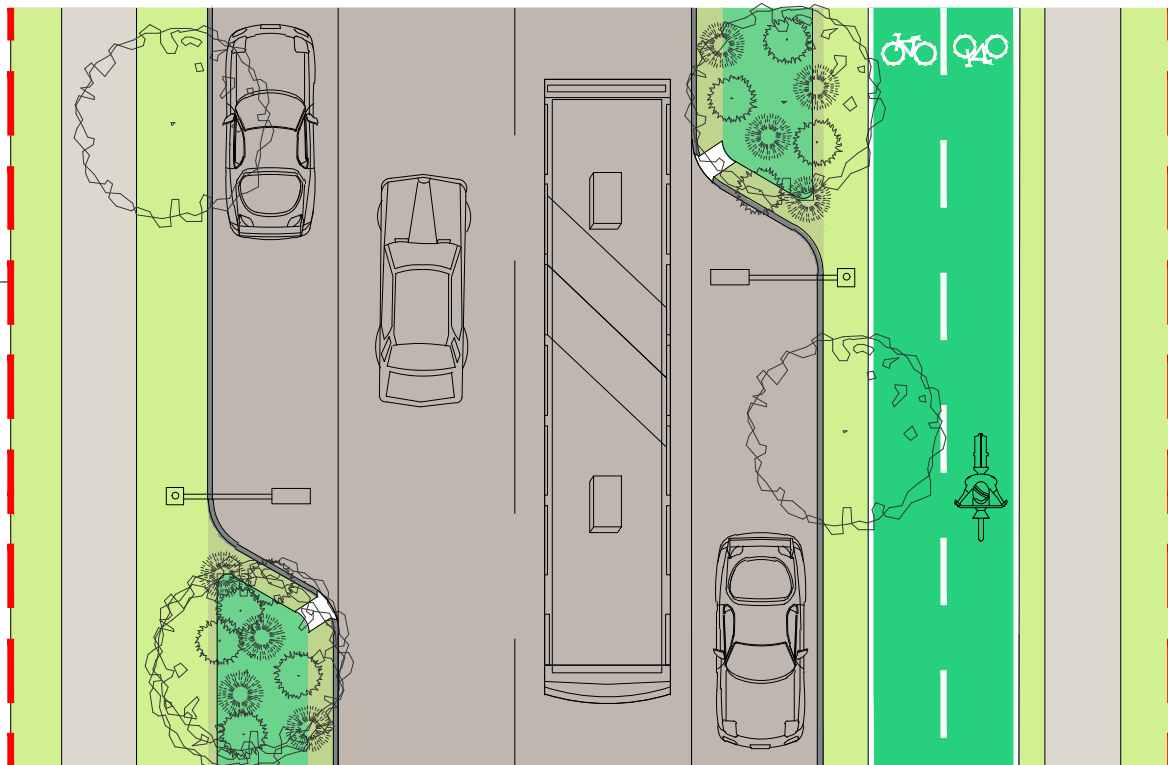
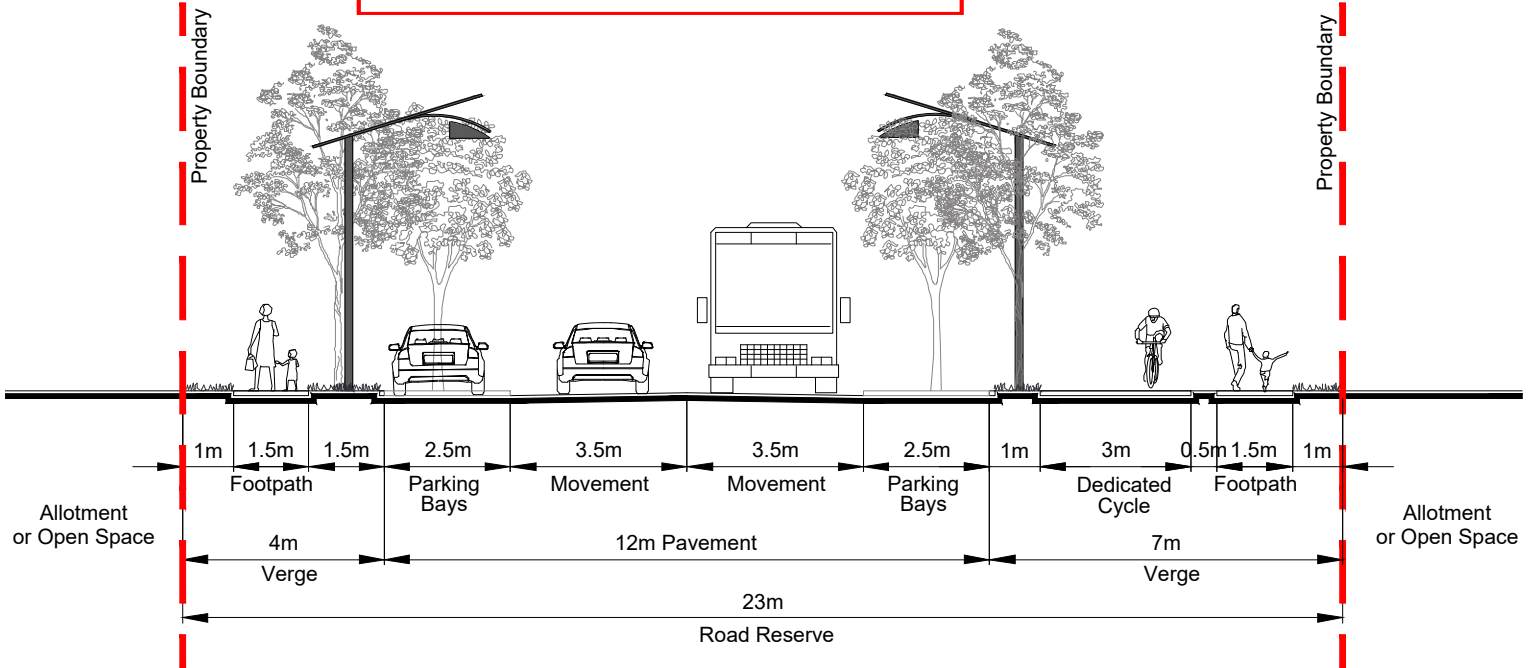
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Western Access Road / Shared Busway - 23m

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PLAN REF: **128180 - 39D**
DATE: 09 SEPTEMBER 2019
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**CARSELDINE URBAN VILLAGE
WESTERN ACCESS ROAD
/ SHARED BUSWAY - 23m WIDE**

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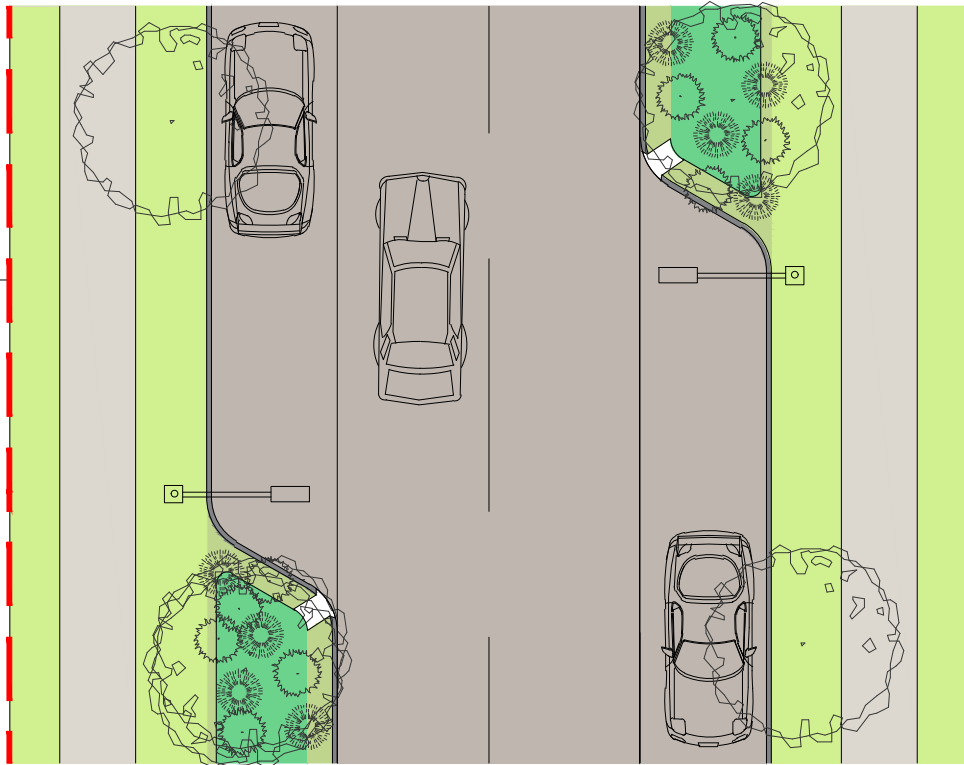
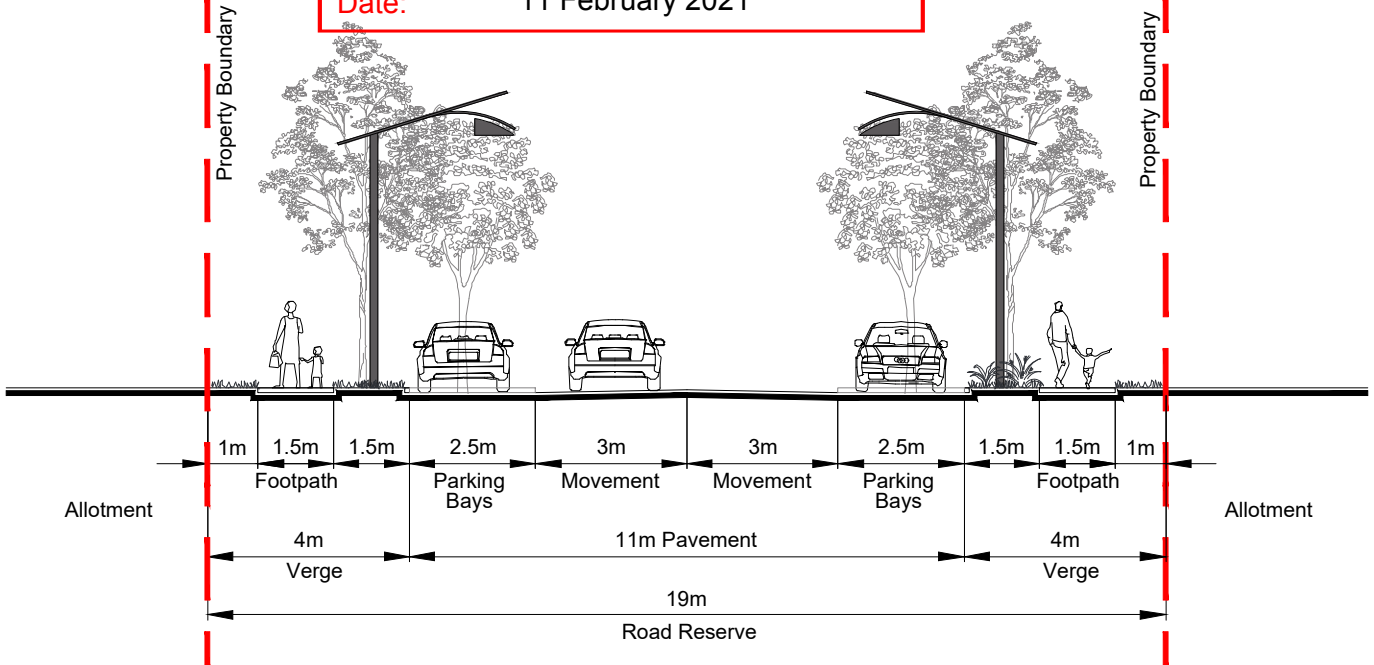
Access Place - 19m

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PLAN REF: **128180 - 39D**
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CARSELDINE URBAN VILLAGE ACCESS PLACE 19m WIDE

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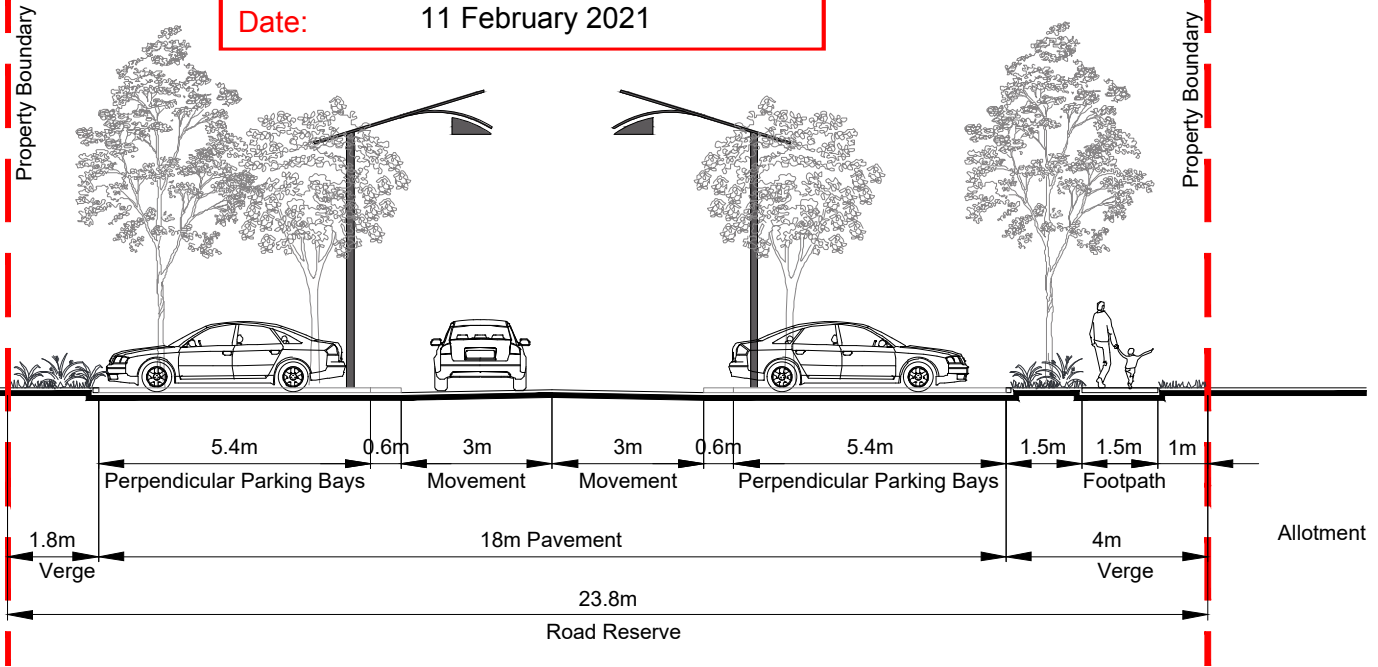


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Access Place (Parking) - 23.8m

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PLAN REF: **128180 - 39D**
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CARSELDINE URBAN VILLAGE ACCESS PLACE (PARKING) 23.8m WIDE

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