

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

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Queensland
Government



CARSELDINE VILLAGE

CARSELDINE VILLAGE (STAGE 4A)
BEAMS ROAD | CARSELDINE

LANDSCAPE CONCEPT PLAN
NOVEMBER 2021 · 10448 ISSUE F

PREPARED BY



PREPARED FOR

Economic
Development
Queensland



CARSELDINE VILLAGE

BEAMS ROAD | CARSELDINE

LANDSCAPE CONCEPT PLAN



**Economic
Development
Queensland**

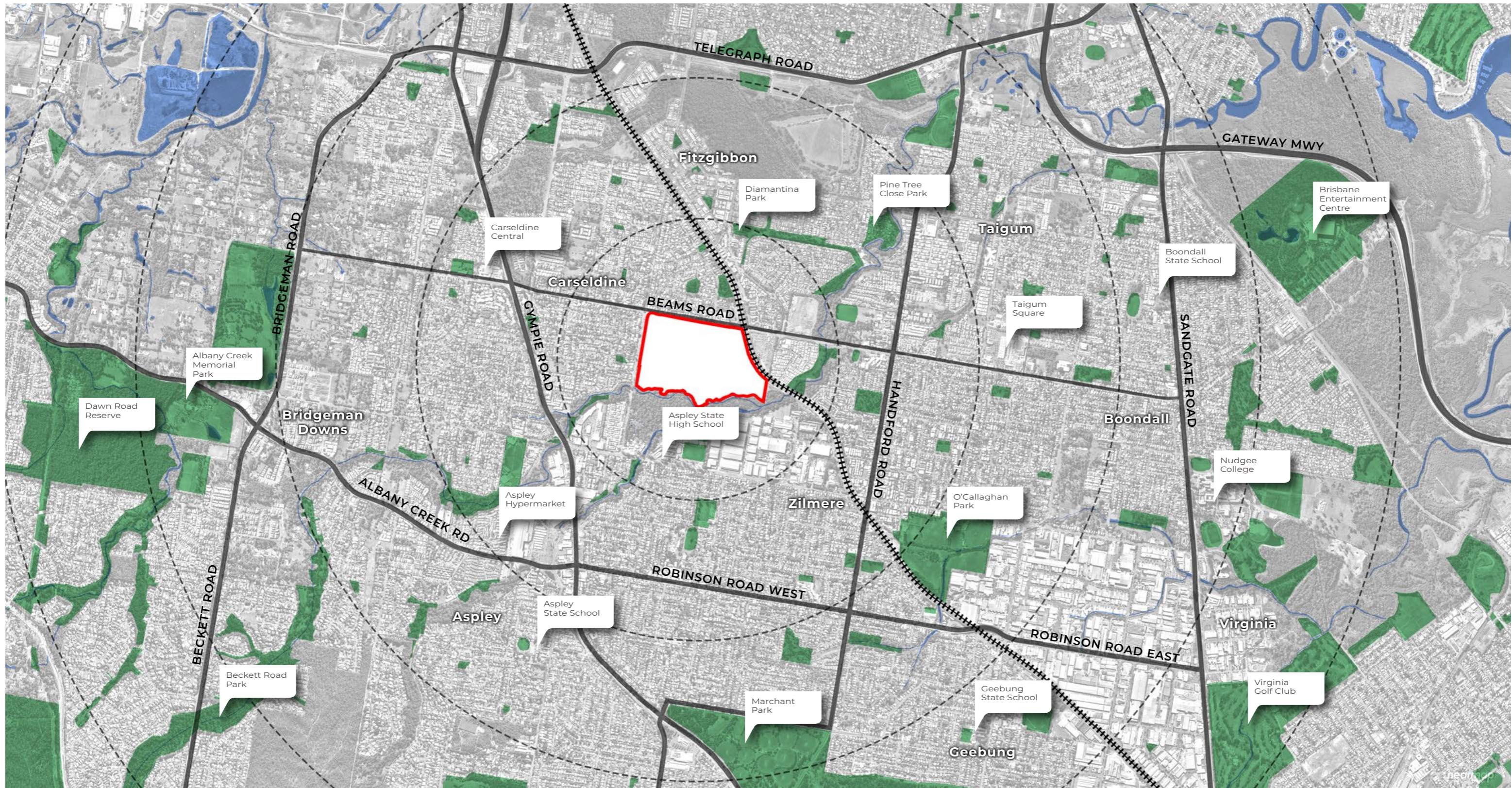
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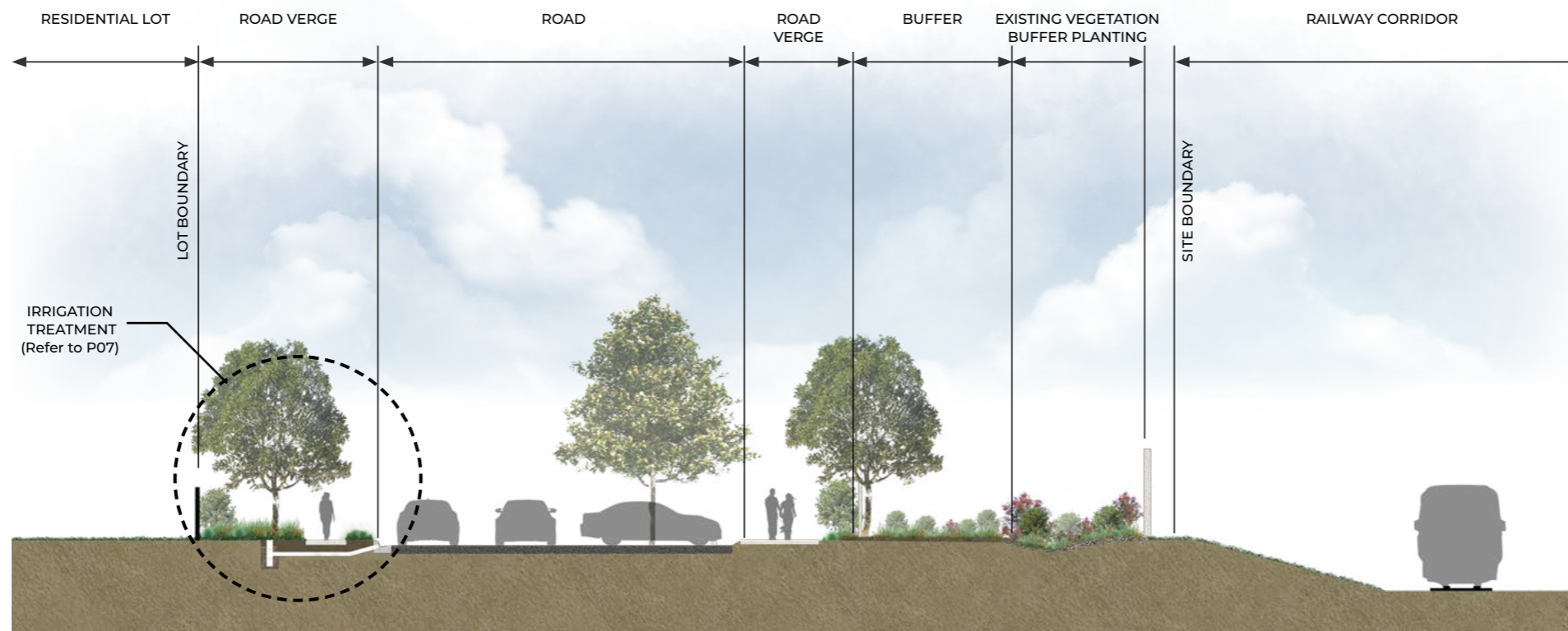


- SITE BOUNDARY
- STAGE BOUNDARY
- STAGE 4A
- RAILWAY CORRIDOR
- WATERWAY

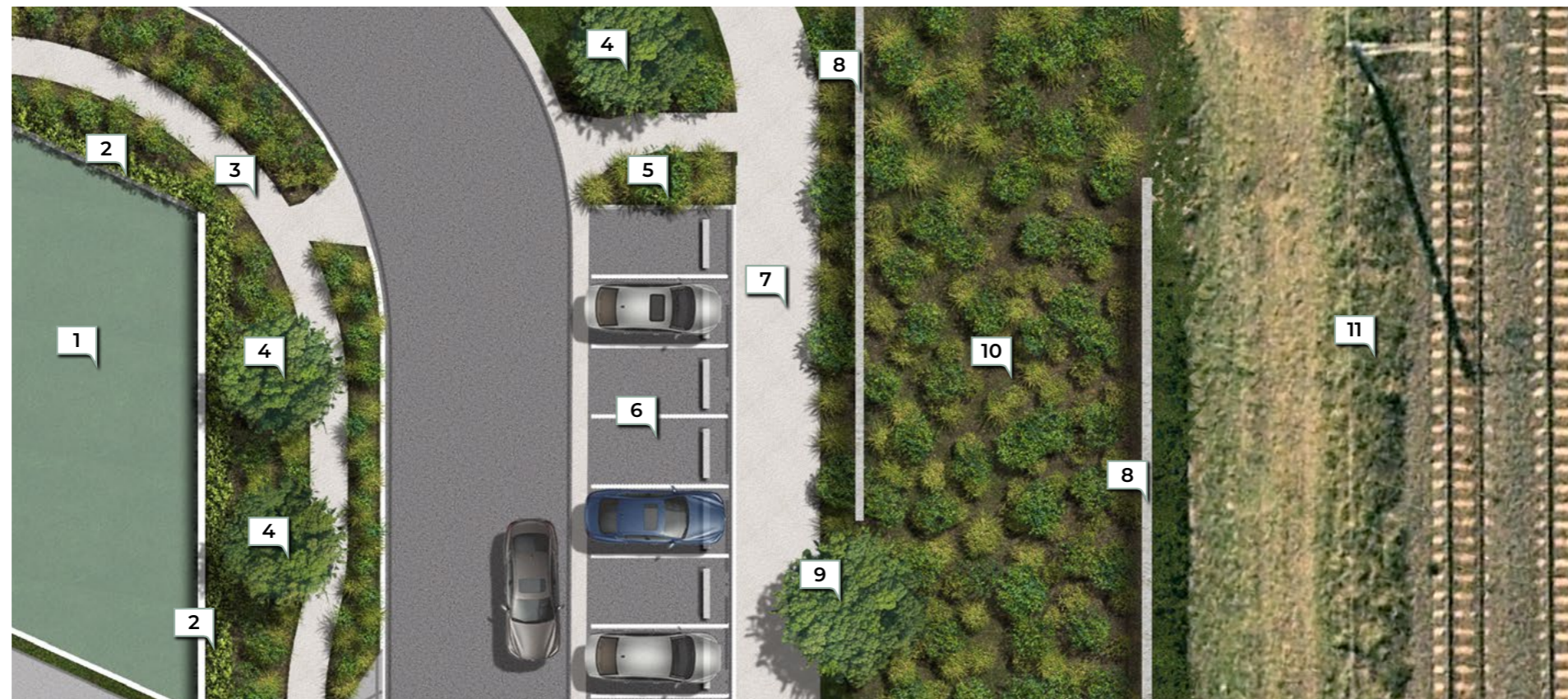
- 1. DEPARTMENT TRANSPORT AND MAIN ROADS
- 2. CARSELDINE GOVERNMENT PRECINCT
- 3. EXISTING CHILDCARE CENTRE
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- 5. RECREATION AND SPORTS PRECINCT
- 6. STAGE 1 DEVELOPMENT
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- 8. STAGE 3A DEVELOPMENT
- 9. PROPOSED CHILDCARE CENTRE
- 10. STAGE 4A DEVELOPMENT
- 11. STAGE 4B DEVELOPMENT



1. RESIDENTIAL LOTS
2. INTERNAL ROAD
3. STREET PARKING
4. LANEWAY ACCESS TO LOTS
5. PEDESTRIAN FOOTPATH
6. SHADE TREES ALONG SHARED PATHWAY
7. SCREEN PLANTING TO LOT BOUNDARY
8. FEATURE STREET TREES - Delonix sp.
9. FEATURE PLANTING OF GROUNDCOVERS AND SHADE TREES TO PARKING BAYS - Indicative species: Waterhousia, Lophostemon etc.
10. EXISTING ACOUSTIC FENCE - Refer to Eng. Plan
11. SHARED PATHWAY
12. PLANTED RAILWAY BUFFER
13. EXISTING PLANTED SWALE/ BUFFER PLANTING
14. POTENTIAL PASSIVE IRRIGATION - Final locations TBA - Refer P06-08 for indicative section and species
15. RAILWAY CORRIDOR

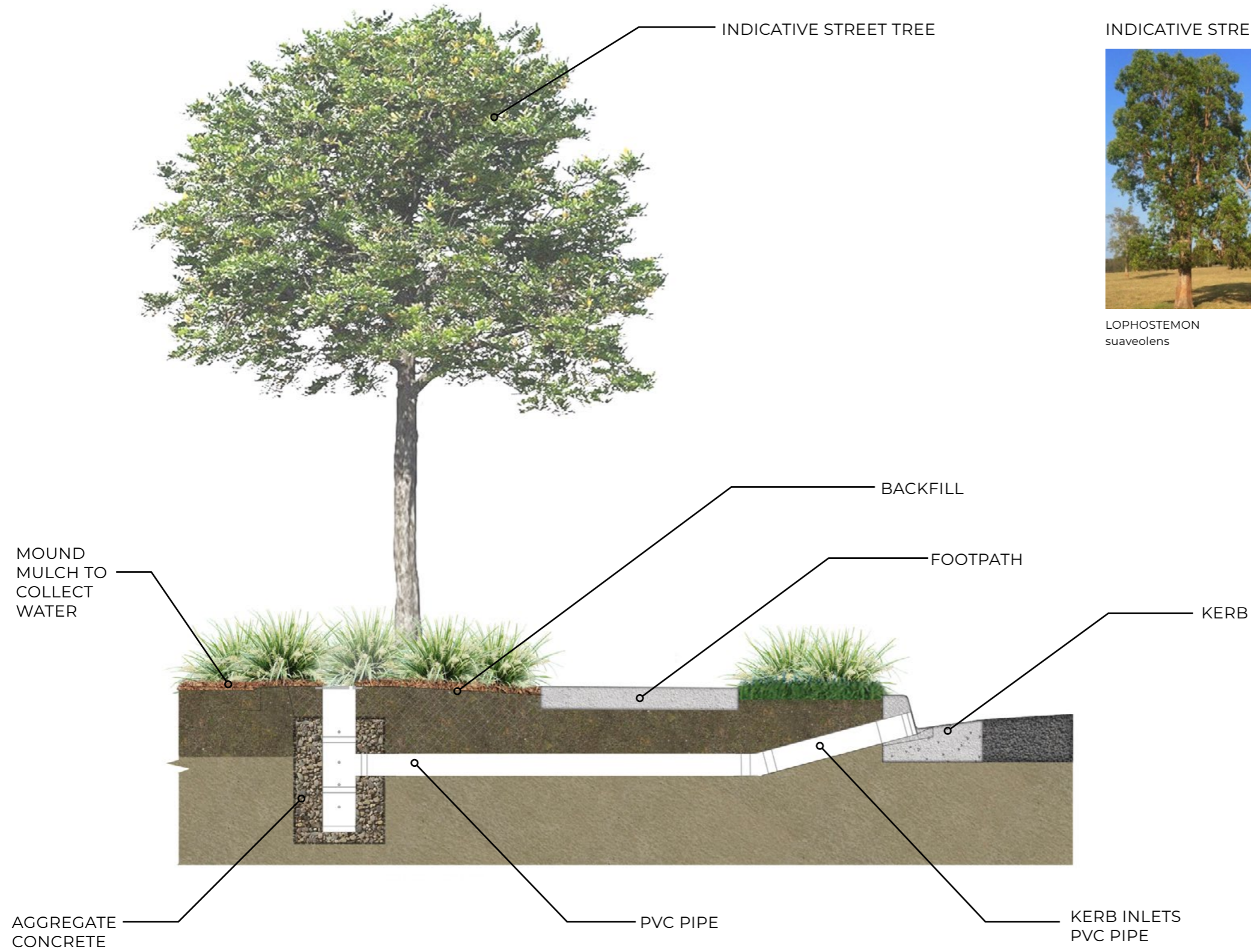


SECTION A : RAILWAY ESPLANADE (23.5m WIDE ROAD RESERVE + 10.5m BUFFER)



PLAN VIEW

1. RESIDENTIAL LOT
2. SCREEN PLANTING
3. PEDESTRIAN FOOTPATH
4. POTENTIAL PASSIVE IRRIGATION
- Final locations TBA
5. FEATURE PLANTING OF
GROUNDCOVERS AND SHADE
TREES TO PARKING BAYS
(Indicative species: Waterhousia,
Lophostemon etc.)
6. STREET PARKING
7. SHARED PATHWAY
8. EXISTING ACOUSTIC FENCE
9. SHADE/ SCREENING TREES
10. EXISTING PLANTED SWALE/
BUFFER PLANTING/
11. RAILWAY CORRIDOR



INDICATIVE STREET TREE SPECIES



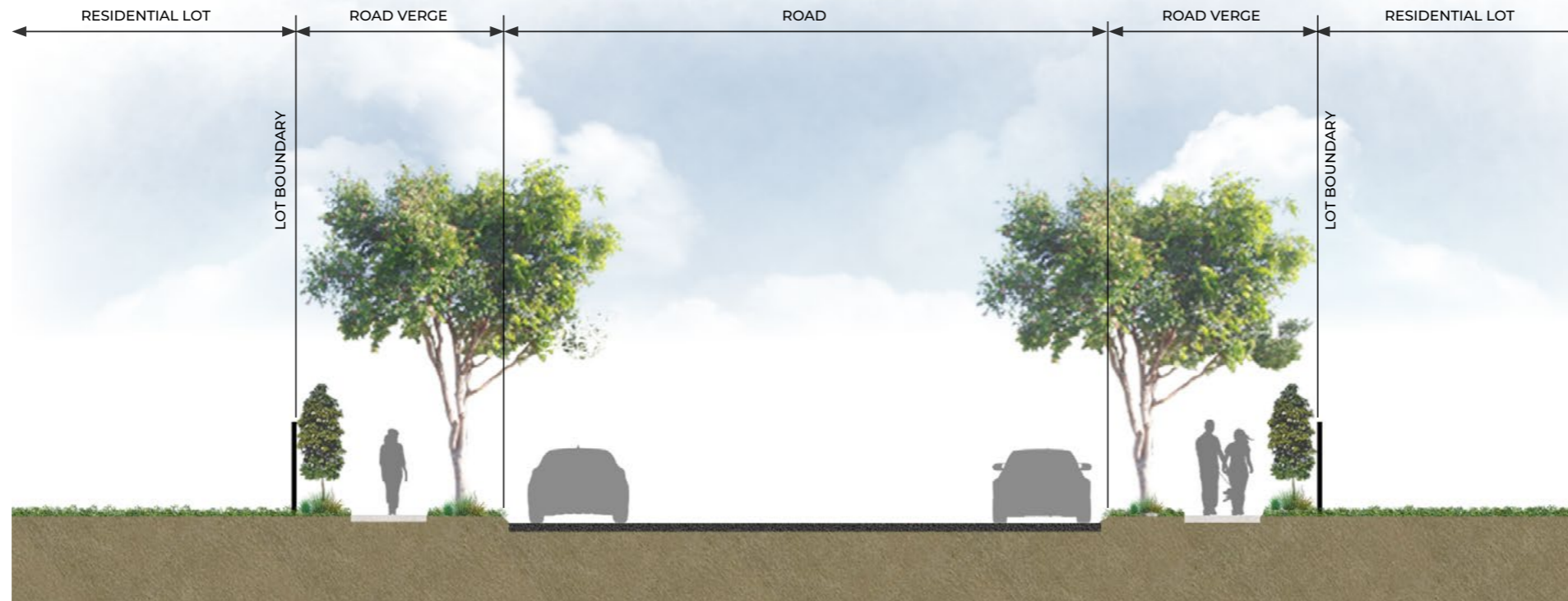
LOPHOSTEMON
suaveolens



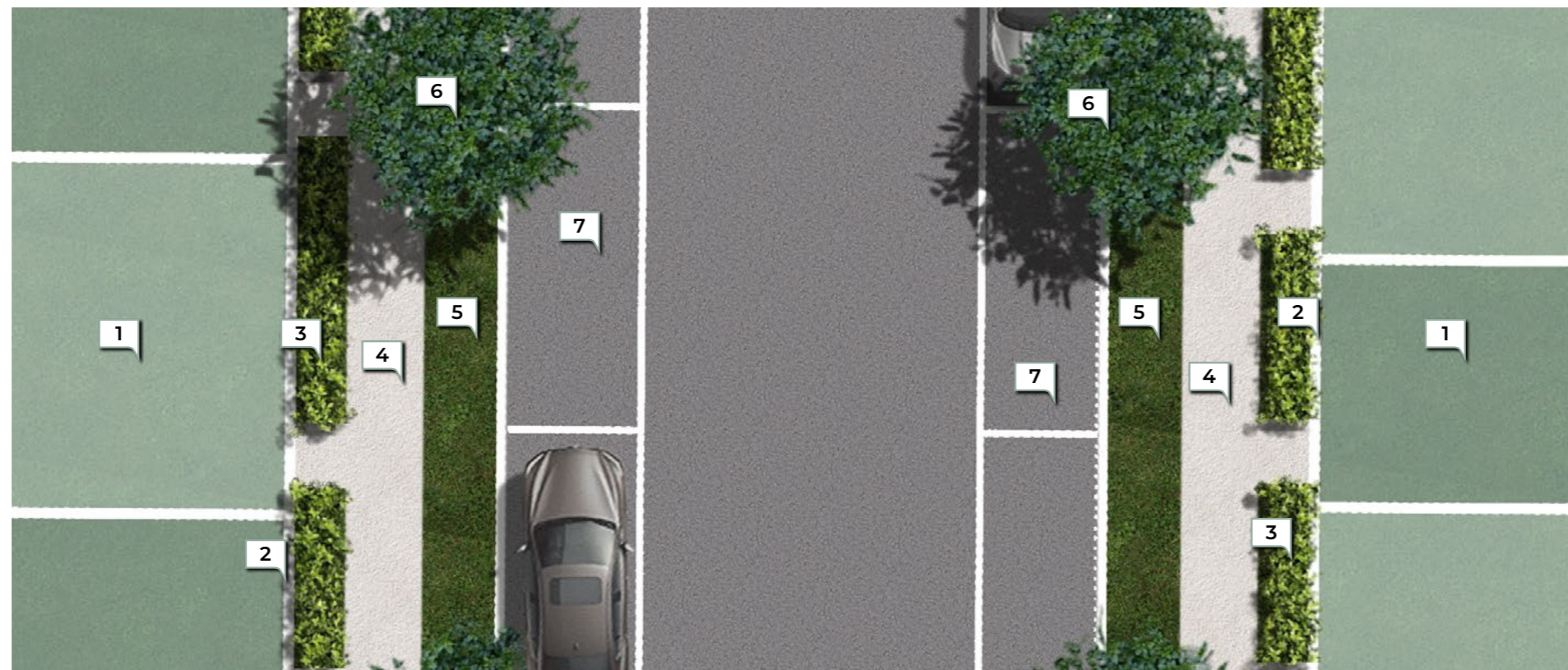
TRISTANIOPSIS
laurina luscious



WATERHOUSEA
floribunda

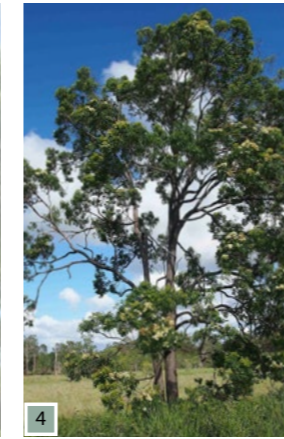
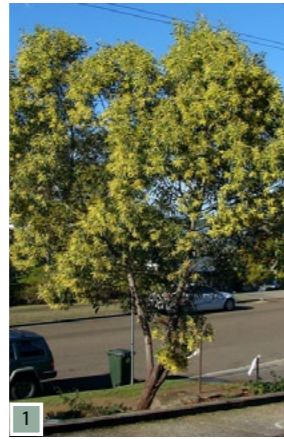


SECTION B : TYPICAL STREETScape (19m WIDE ROAD)



PLAN VIEW

- 1. RESIDENTIAL LOT
- 2. LOT FENCING
- 3. SCREEN PLANTING
- 4. PEDESTRIAN FOOTPATH
- 5. TURFED AREA
- 6. STREET SHADE TREES
- 7. STREET PARKING

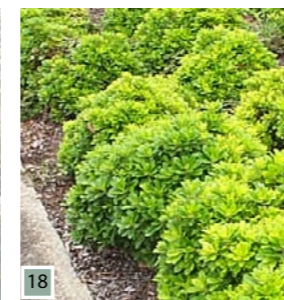


TREES

1. ACACIA concurrens (*Black Wattle*)
2. BUCKINGHAMIA celissima (*Ivory Curl*)
3. CORYMBIA citriodora (*Lemon-scented Gum*)
4. CORYMBIA intermedia (*Pink Bloodwood*)
5. DELONIX regia (*Royal Poinciana*)
6. EUCALYPTUS siderophloia (*Northern Grey Ironbark*)
7. EUCALYPTUS tereticornis (*Forest Red Gum*)
8. LOPHOSTEMON suaveolens (*Swamp Box*)
9. TRISTANIOPSIS laurina luscious (*Water Gum*)
10. WATERHOUSEA floribunda (*Weeping Lilli Pilli*)

SHRUBS / GROUNDCOVERS

11. ALCANTAREA imperialis 'Rubra' (*Imperial Bromeliad*)
12. CRINUM pedunculatum (*Swamp Lily*)
13. DIETES bicolor (*Dietes*)
14. DORYANTHES excelsa (*Gynea Lily*)
15. LIRIOPE muscari (*Evergreen Giant*)
16. PHILODENDRON xanadu (*Winterbourn*)
17. PHYLLANTHUS myrtifolius (*Mousetail Plant*)
18. PITTOSPORUM (*Miss Muffet*)
19. RAPHIS excelsa (*Rhapis Palm*)
20. WESTRINGIA fruticosa (*Jervis Gem*)
21. ZAMIA furfuracea (*Cardboard Cycad*)





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