



Development Yield (Maximum Density)	
Residential Dwellings	606 dwellings
Commercial (sq.m)	15,050 sq.m GFA (13,285m <sup>2</sup> existing DTMR Facility + 1,765m <sup>2</sup> 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 Parkside Residential (d)
- (3) 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 - 37S  
 DATE: 30 JUNE 2022  
 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 5m<sup>2</sup>.  
 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.  
 Investigation Area (Beams Road Railway Overpass): TMR - June 2022.

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

Approval no: DEV2018/932  
 Date: 17 August 2022



**URBAN DESIGN**  
 Level 4 HQ South  
 520 Wickham Street  
 PO Box 1559  
 Fortitude Valley QLD 4006  
 T +61 7 3539 9500  
 W rpsgroup.com

