

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

**Approval no:** DEV2022/1285

**Date:** 20 October 2022



Queensland  
Government



CARSELDINE VILLAGE

CARSELDINE VILLAGE (STAGE 4B)  
BEAMS ROAD | CARSELDINE

LANDSCAPE CONCEPT PLAN  
JULY 2022 · 10448 ISSUE B

PREPARED BY

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havill  
group

PREPARED FOR

**Economic  
Development  
Queensland**



CARSELDINE VILLAGE

## BEAMS ROAD | CARSELDINE (STAGE 4B)

LANDSCAPE CONCEPT PLAN



**Economic  
Development  
Queensland**

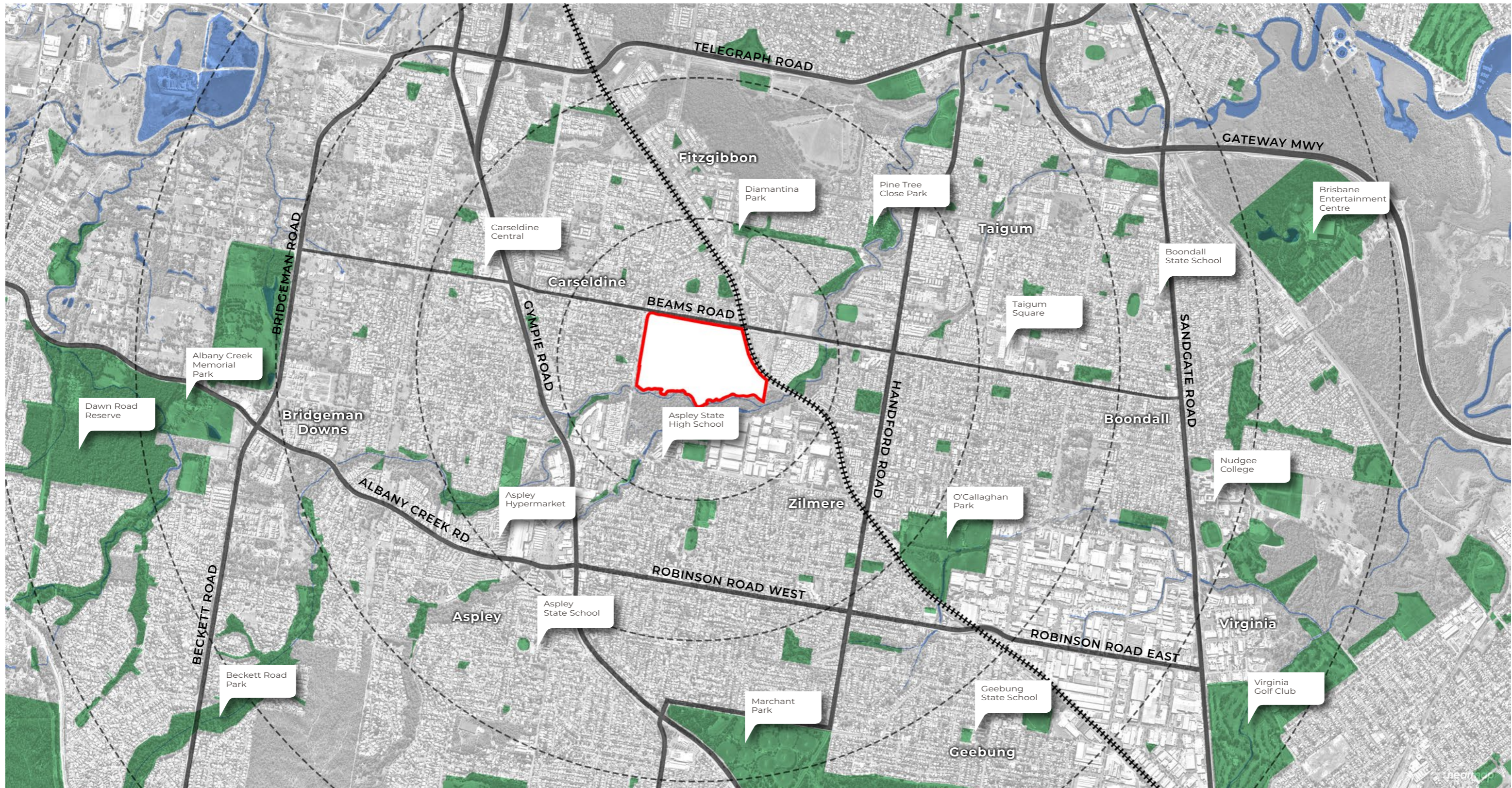
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- SITE BOUNDARY
- STAGE BOUNDARY
- STAGE 4B
- RAILWAY CORRIDOR
- WATERWAY

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



 STAGE BOUNDARY

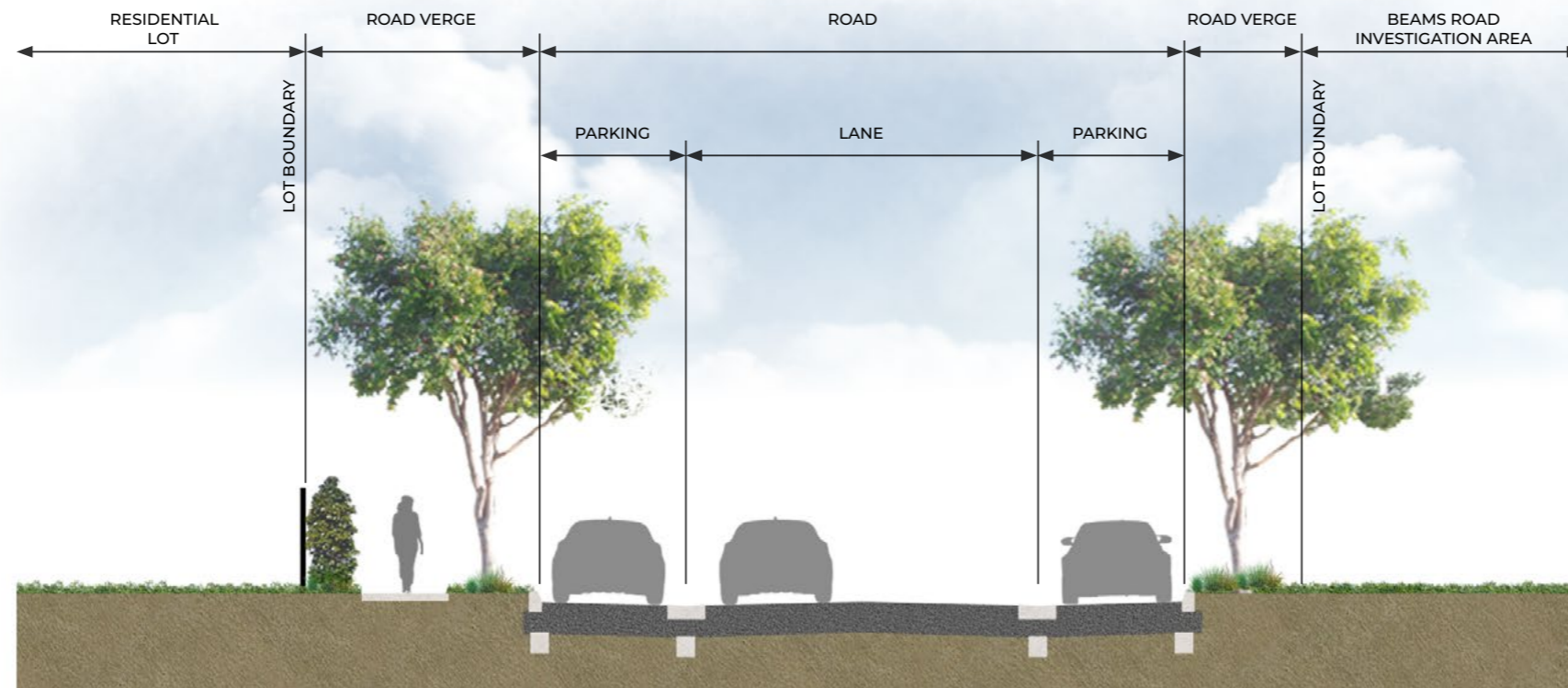
 POTENTIAL PASSIVE IRRIGATION  
- Final locations TBA. Refer P08 and P07 for indicative section and species

- 1. RESIDENTIAL LOTS
- 2. INTERNAL ROAD
- 3. STREET PARKING
- 4. LANEWAY ACCESS TO LOTS
- 5. PEDESTRIAN FOOTPATH
- 6. SCREEN PLANTING TO LOT BOUNDARY

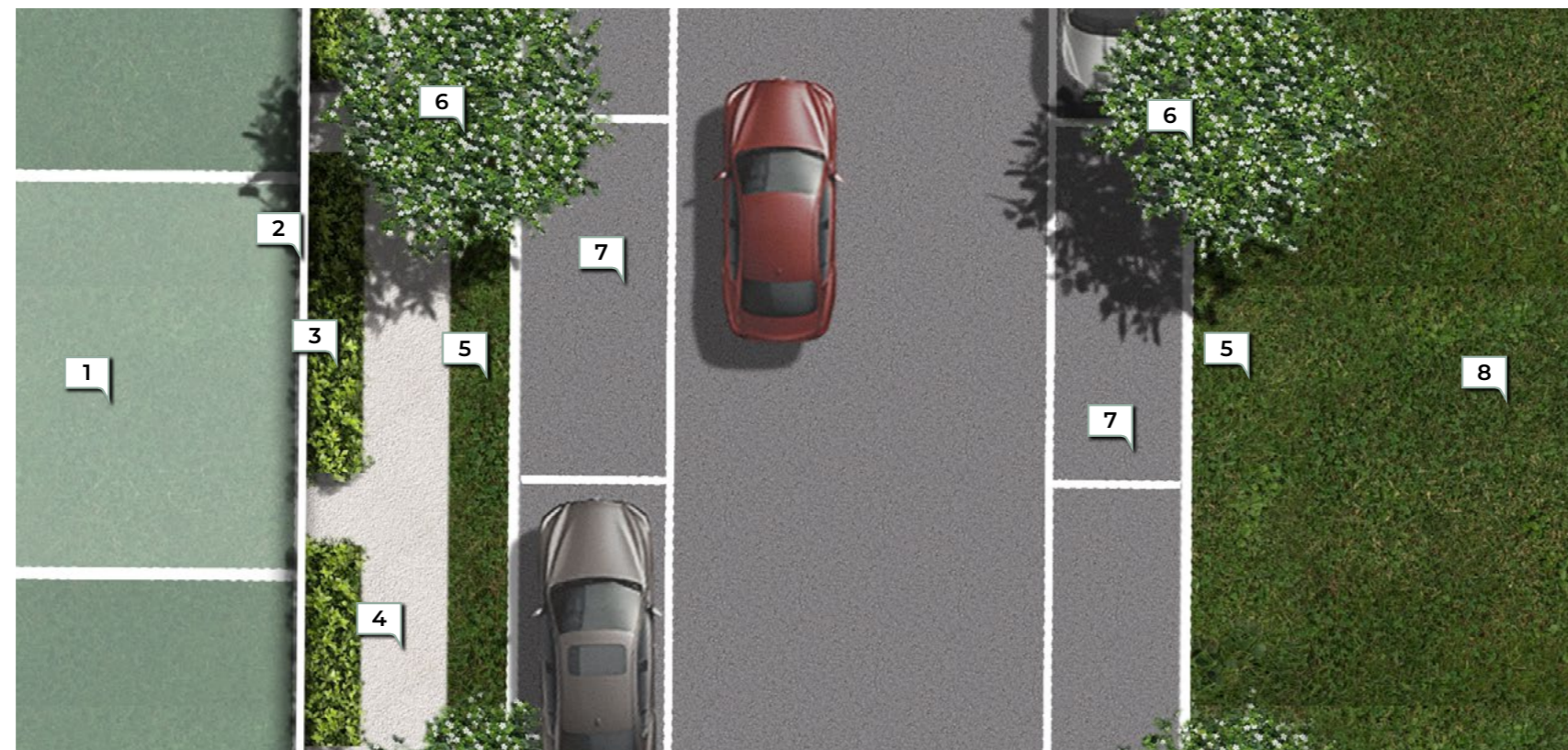
- 7. FEATURE STREET TREES  
- Delonix sp.
- 8. FEATURE PLANTING OF GROUNDCOVERS AND SHADE TREES TO PARKING BAYS  
- Indicative species: Waterhousia, Lophostemon etc.

- 9. EXISTING ACOUSTIC FENCE
- 10. SHARED PATHWAY
- 11. PLANTED RAILWAY BUFFER
- 12. EXISTING PLANTED SWALE/ BUFFER PLANTING
- 13. INDICATIVE STREET TREES

- 14. TURFED AREA
- 15. BEAMS ROAD INVESTIGATION AREA  
- Turf stabilised earthworks and batters
- 16. RAILWAY CORRIDOR

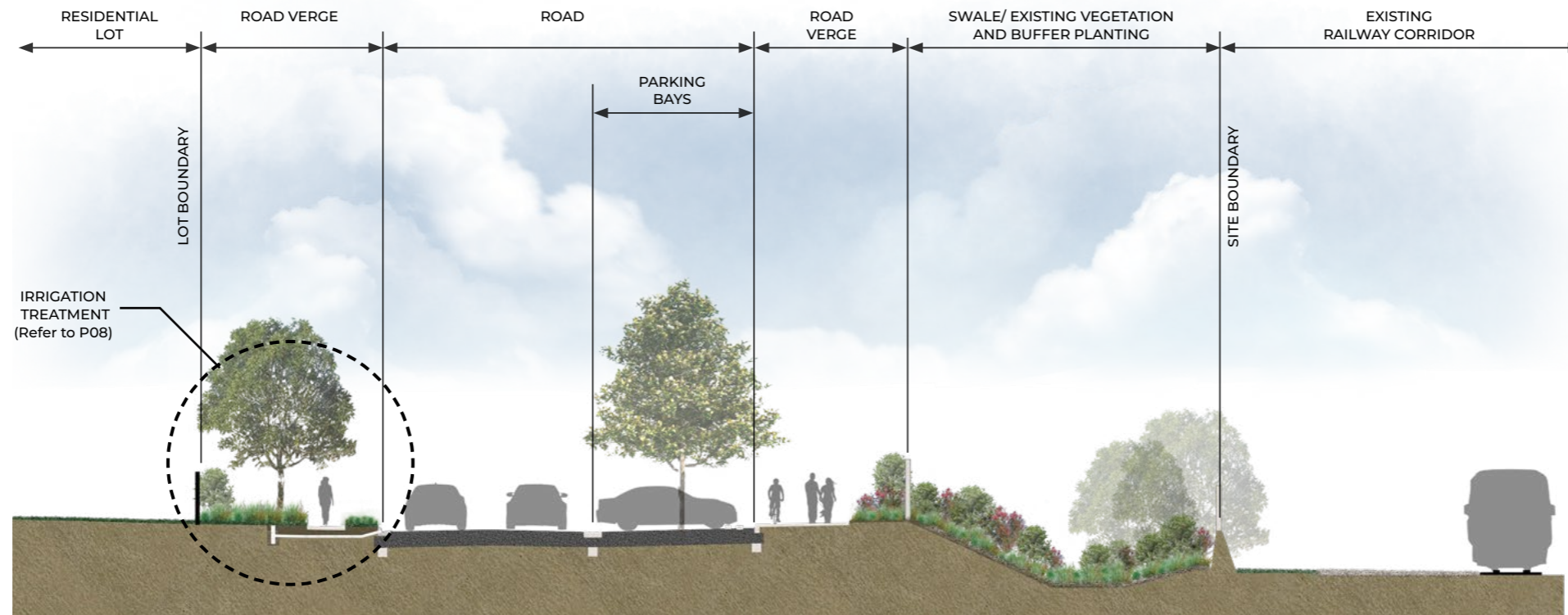


SECTION B : TYPICAL STREETSCAPE (17m WIDE ROAD)

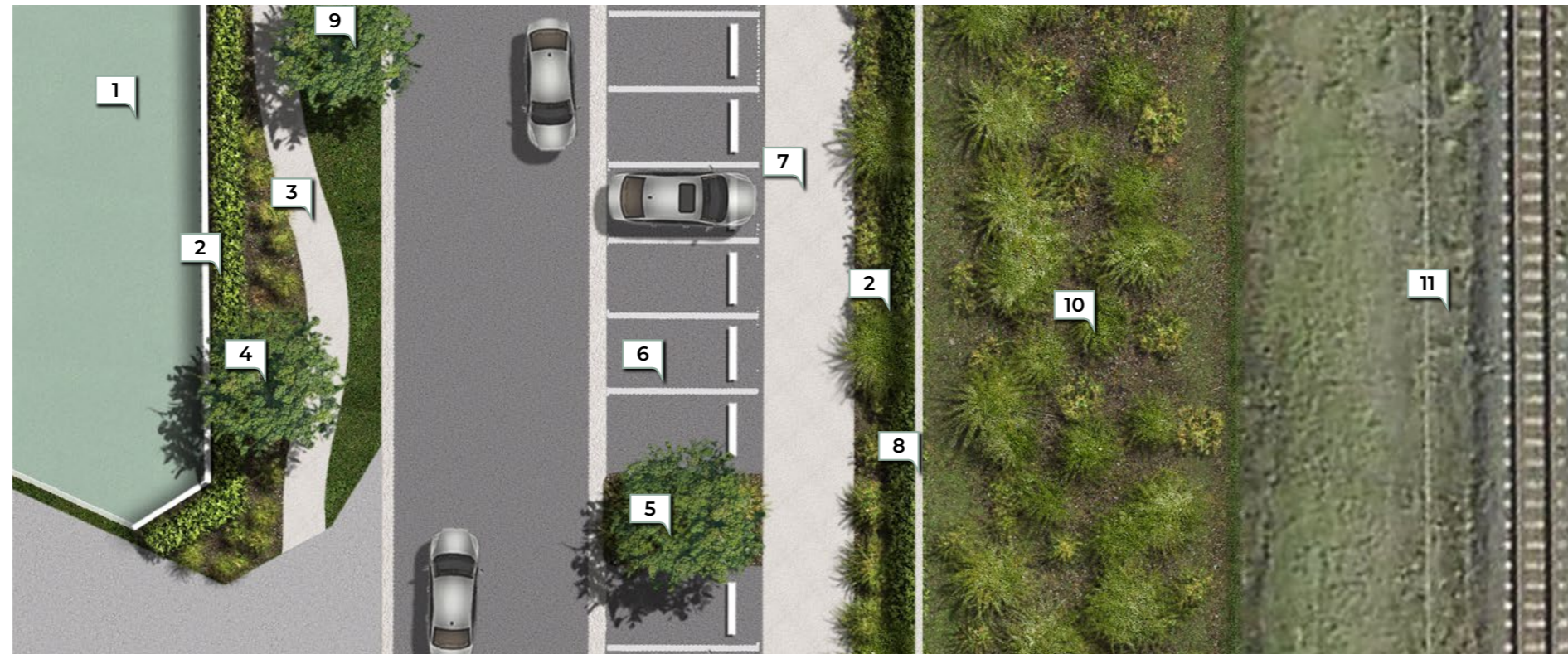


PLAN VIEW

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

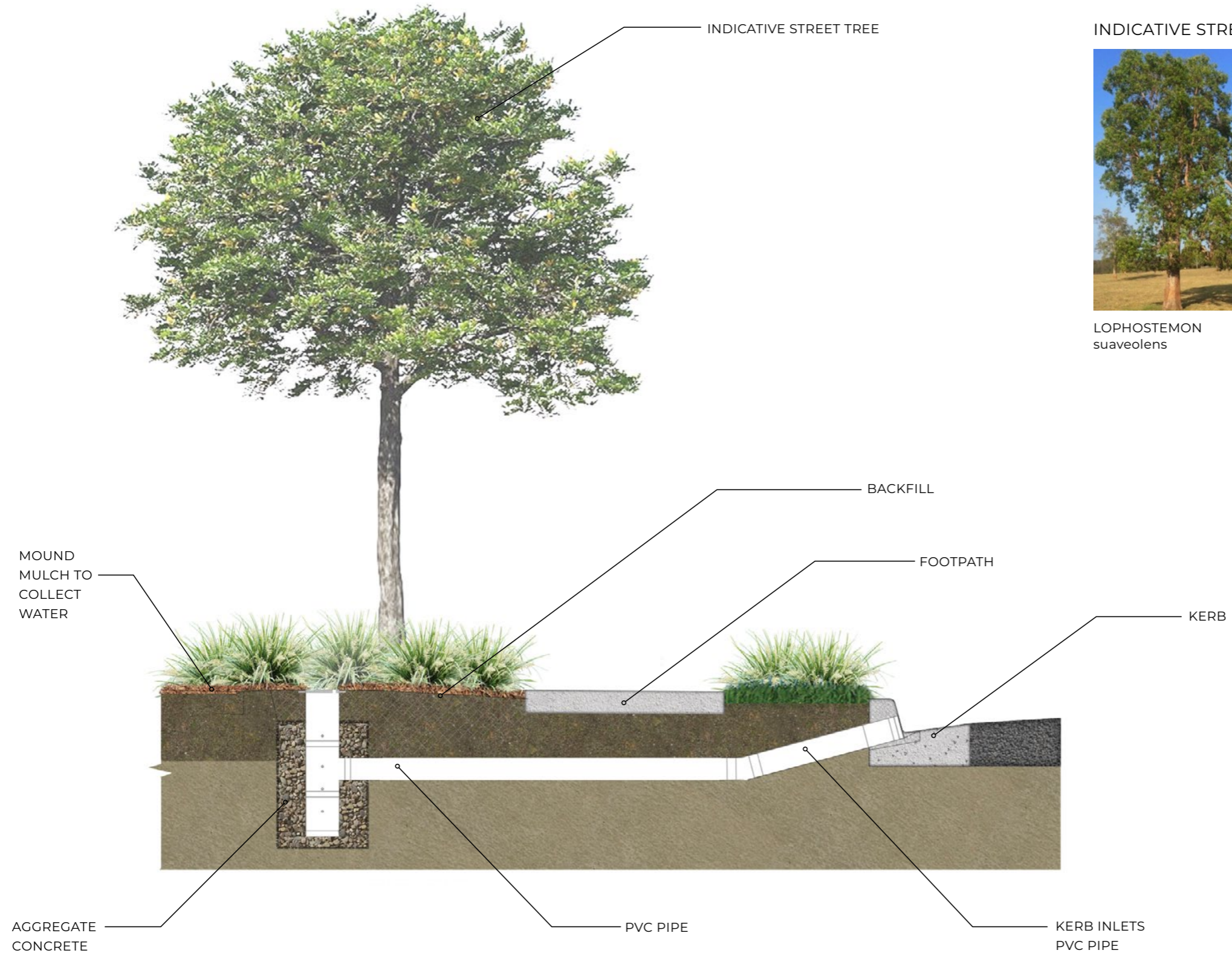


SECTION A : RAILWAY ESPLANADE (23.5m WIDE ROAD RESERVE + 10.5m BUFFER)



PLAN VIEW

- 1. RESIDENTIAL LOT
- 2. SCREEN PLANTING
- 3. 1.5m PEDESTRIAN FOOTPATH
- 4. PASSIVE IRRIGATION
- 5. FEATURE PLANTING OF GROUNDCOVERS AND SHADE TREES TO PARKING BAYS (Indicative species: Waterhousia, Tristaniopsis etc.)
- 6. STREET PARKING
- 7. 3m SHARED PATHWAY
- 8. ACOUSTIC FENCE
- 9. SHADE TREES
- 10. PLANTED SWALE/ BUFFER PLANTING
- 11. RAILWAY CORRIDOR



INDICATIVE STREET TREE SPECIES



LOPHOSTEMON  
suaveolens

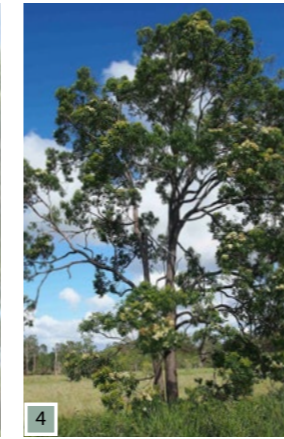
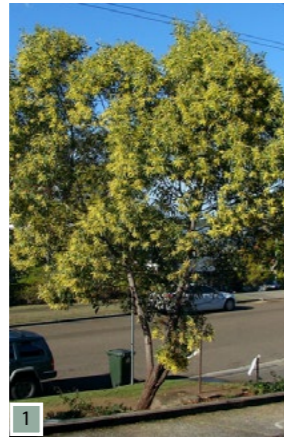


TRISTANIOPSIS  
laurina luscious



WATERHOUSEA  
floribunda





**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 (*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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