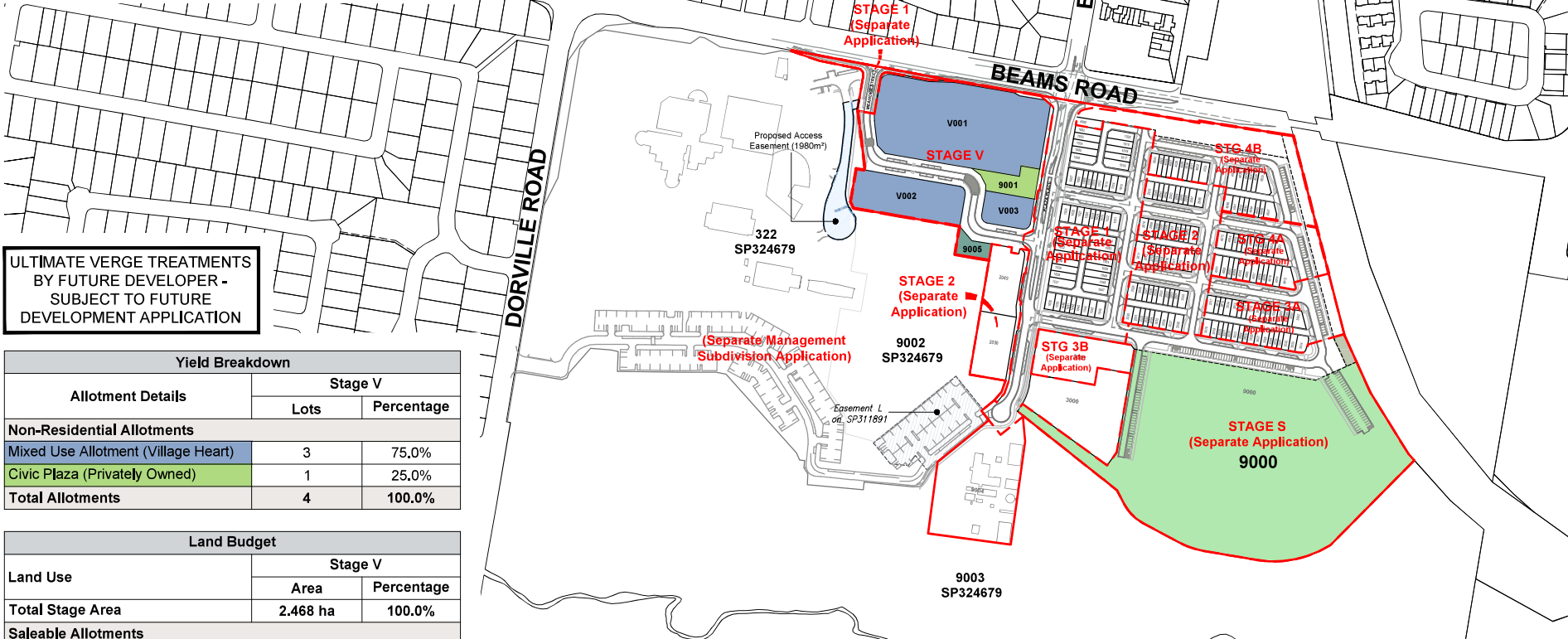


### Legend

- Site Boundary
- Proposed Stage Boundary
- Existing Easements
- Proposed Access Easement
- Beams Road Resumption

**Note:**  
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Areas have been rounded down to the nearest 1m<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.



ULTIMATE VERGE TREATMENTS BY FUTURE DEVELOPER - SUBJECT TO FUTURE DEVELOPMENT APPLICATION

Yield Breakdown		
Allotment Details	Stage V	
	Lots	Percentage
<b>Non-Residential Allotments</b>		
Mixed Use Allotment (Village Heart)	3	75.0%
Civic Plaza (Privately Owned)	1	25.0%
<b>Total Allotments</b>	<b>4</b>	<b>100.0%</b>

Land Budget		
Land Use	Stage V	
	Area	Percentage
<b>Total Stage Area</b>	<b>2.468 ha</b>	<b>100.0%</b>
<b>Saleable Allotments</b>		
Mixed Use Allotment	1.768 ha	71.6%
Civic Plaza (Privately Owned)	0.118 ha	4.8%
<b>Total Area of Saleable Allotments</b>	<b>1.886 ha</b>	<b>76.4%</b>
<b>Road</b>		
Beams Road Resumption	0.030 ha	1.2%
Entry Boulevard (Western Verge)	0.038 ha	1.5%
High Street (14.5m - 19m Wide)	0.453 ha	18.4%
<b>Total Area of Road</b>	<b>0.521 ha</b>	<b>21.1%</b>
<b>Open Space</b>		
Bushland	0.061 ha	2.5%
<b>Total Area of Open Space</b>	<b>0.061 ha</b>	<b>2.5%</b>

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1321

Date: 27 February 2023



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**CARSELDINE URBAN VILLAGE**

**PLAN OF SUBDIVISION**  
**STAGE V - OVERALL**

PLAN REF: **128180 - 123**  
 Rev No: **1**  
 DATE: 26 JULY 2022  
 CLIENT: EDQ  
 DRAWN BY: MD  
 CHECKED BY: MD / DG

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

RPS

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# BEAMS ROAD


STAGE 1

MEANDER STREET

322  
SP324679

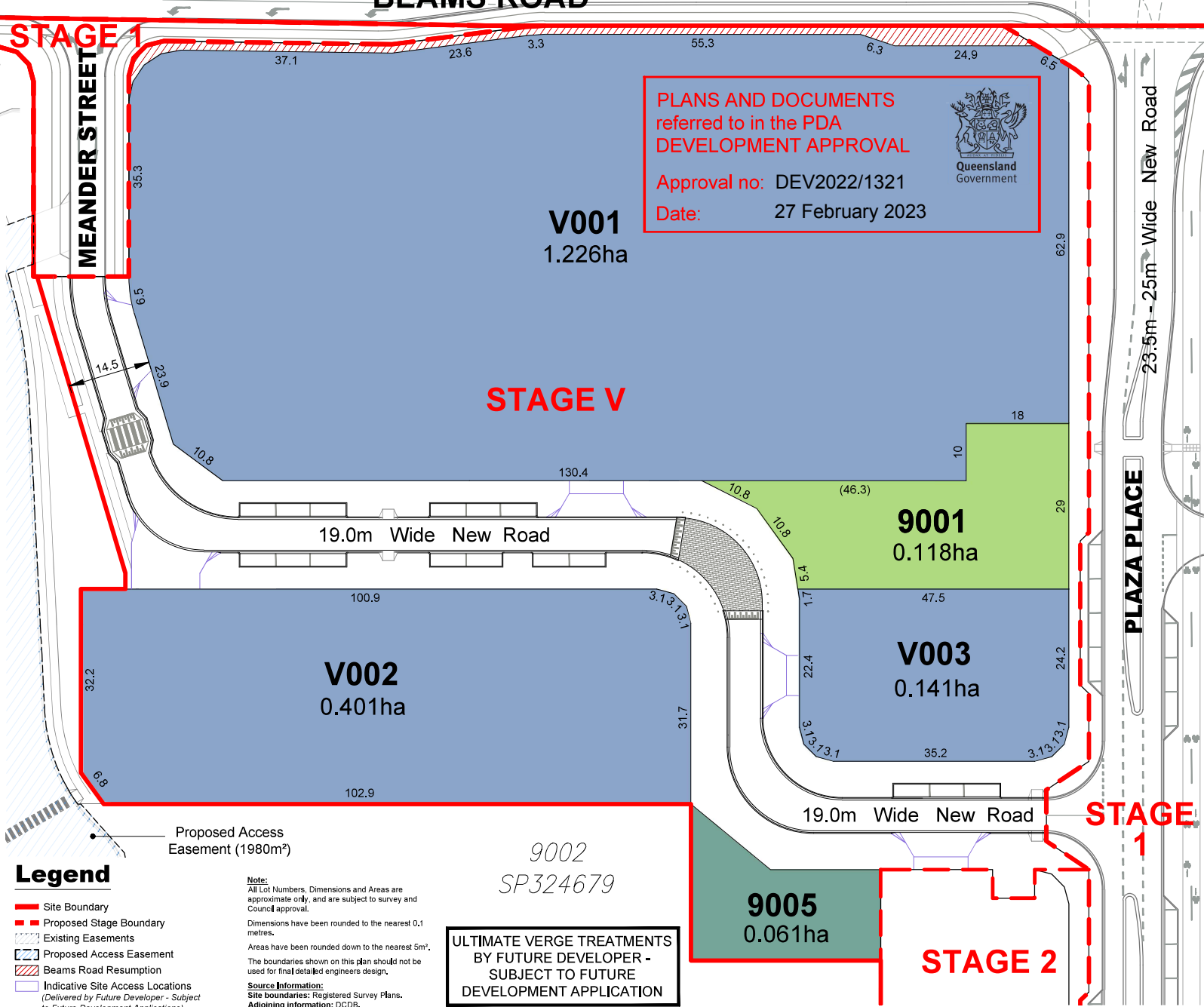
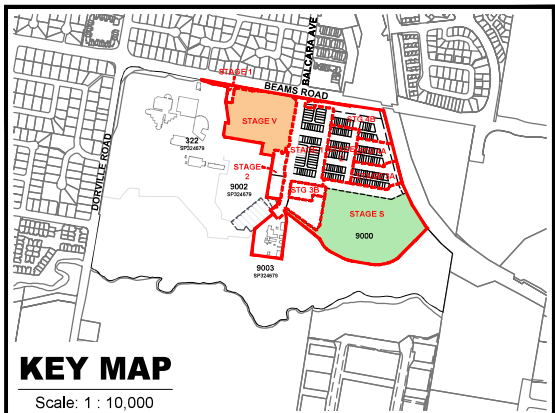
**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2022/1321  
Date: 27 February 2023



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Bushland	0.061 ha	2.5%
<b>Total Area of Open Space</b>	<b>0.061 ha</b>	<b>2.5%</b>



**Legend**

- Site Boundary
- - - Proposed Stage Boundary
- - - Existing Easements
- - - Proposed Access Easement
- - - Beams Road Resumption
- - - Indicative Site Access Locations  
*(Delivered by Future Developer - Subject to Future Development Applications)*

**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.

**ULTIMATE VERGE TREATMENTS BY FUTURE DEVELOPER - SUBJECT TO FUTURE DEVELOPMENT APPLICATION**

**CARSELDINE URBAN VILLAGE  
PLAN OF SUBDIVISION  
STAGE V - VILLAGE HEART SUBDIVISION**

PLAN REF: 128180 - 124

Rev No: 1  
DATE: 26 JULY 2022  
CLIENT: EDQ  
DRAWN BY: MD  
CHECKED BY: MD / DG



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



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# BEAMS ROAD

# MEANDER STREET

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



Approval no: DEV2022/1321

Date: 27 February 2023

## V001

322  
SP324679

108.9m<sup>2</sup>

14.5

0.1m<sup>2</sup>

123.8m<sup>2</sup>

19.0m Wide New F

## V002

11m<sup>2</sup>

9002  
SP324679

## LEGEND

- Previous Property Boundary
- - - Proposed Property Boundary
- Land Added to 322 on SP324679 (243.7m<sup>2</sup>)
- Land Added to Stage V - Balance Lot 7003 (0.1m<sup>2</sup>)

### Note:

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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.

# DRAFT

For Discussion Only

PLAN REF: 128180 - 150

Rev No: C

DATE: 26 JULY 2022

CLIENT: EDQ

DRAWN BY: MD

CHECKED BY: MD/DG



## CARSELDINE URBAN VILLAGE STAGE V - VILLAGE HEART BOUNDARY REALIGNMENT

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



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