

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



Approval no: DEV2022/1321

Date: 27 February 2023



CARSELDINE VILLAGE

CARSELDINE VILLAGE (STAGE V)  
BEAMS ROAD | CARSELDINE

LANDSCAPE CONCEPT PLAN  
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PREPARED BY

 **saunders  
havill  
group**

PREPARED FOR

**Economic  
Development  
Queensland**



CARSELDINE VILLAGE

## BEAMS ROAD | CARSELDINE (STAGE V)

LANDSCAPE CONCEPT PLAN



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Development  
Queensland**

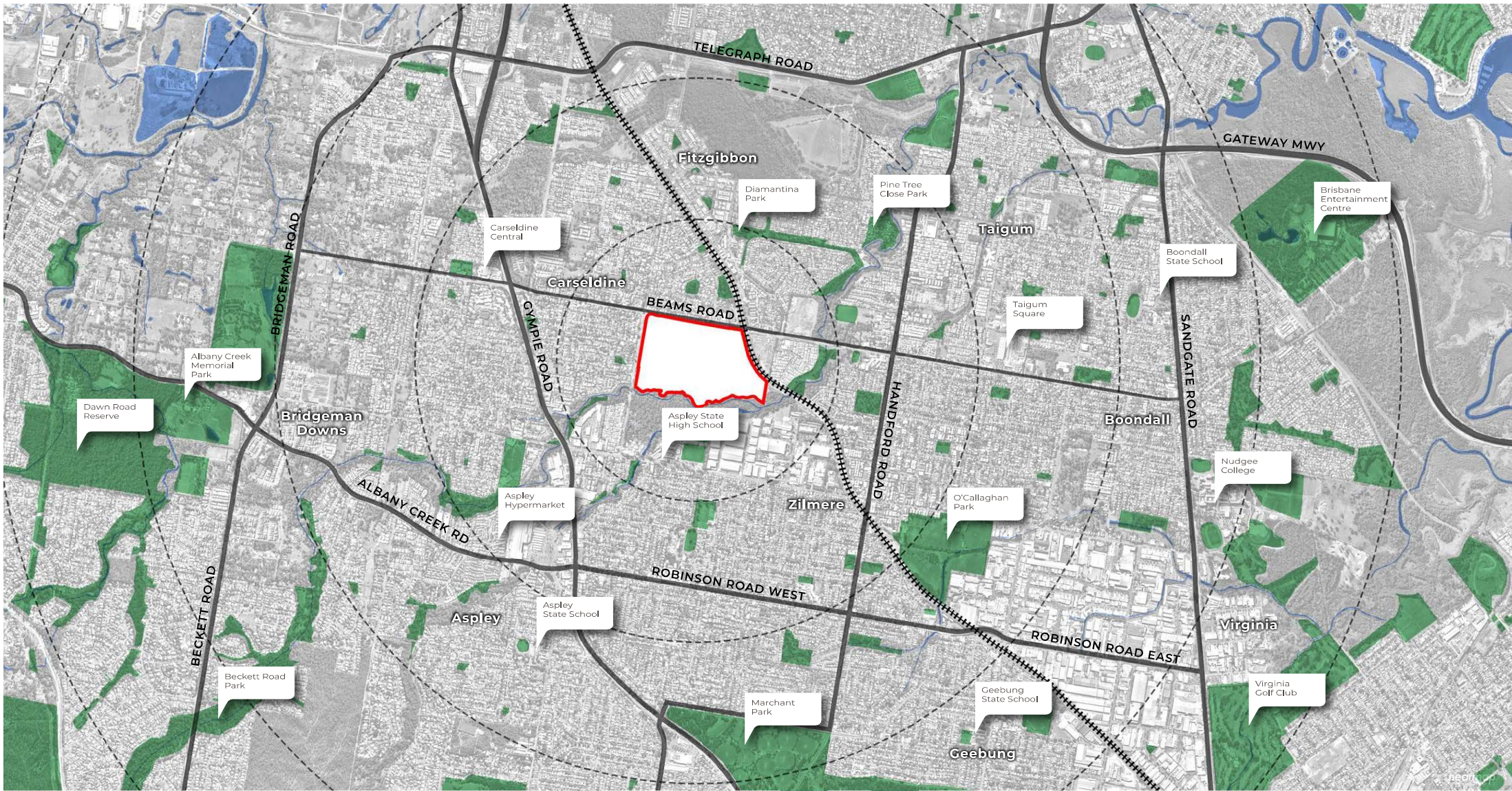
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09	INDICATIVE PLANT PALETTE





- |   |                        |   |                  |  |                                   |                          |
|---|------------------------|---|------------------|--|-----------------------------------|--------------------------|
|  | SITE BOUNDARY          |  | RAILWAY CORRIDOR | 1. DEPARTMENT TRANSPORT AND MAIN ROADS | 5. RECREATION AND SPORTS PRECINCT | 10. STAGE 4A DEVELOPMENT |
|  | STAGE BOUNDARY         |  | WATERWAY         | 2. CARSELDINE GOVERNMENT PRECINCT      | 6. STAGE 1 DEVELOPMENT            | 11. STAGE 4B DEVELOPMENT |
|  | STAGE V (SUBJECT SITE) |   |                  | 3. EXISTING CHILDCARE CENTRE           | 7. STAGE 2 DEVELOPMENT            |                          |
|   |                        |   |                  | 4. EXISTING VEGETATION                 | 8. STAGE 3A DEVELOPMENT           |                          |
|   |                        |   |                  |  | 9. PROPOSED CHILDCARE CENTRE      |                          |



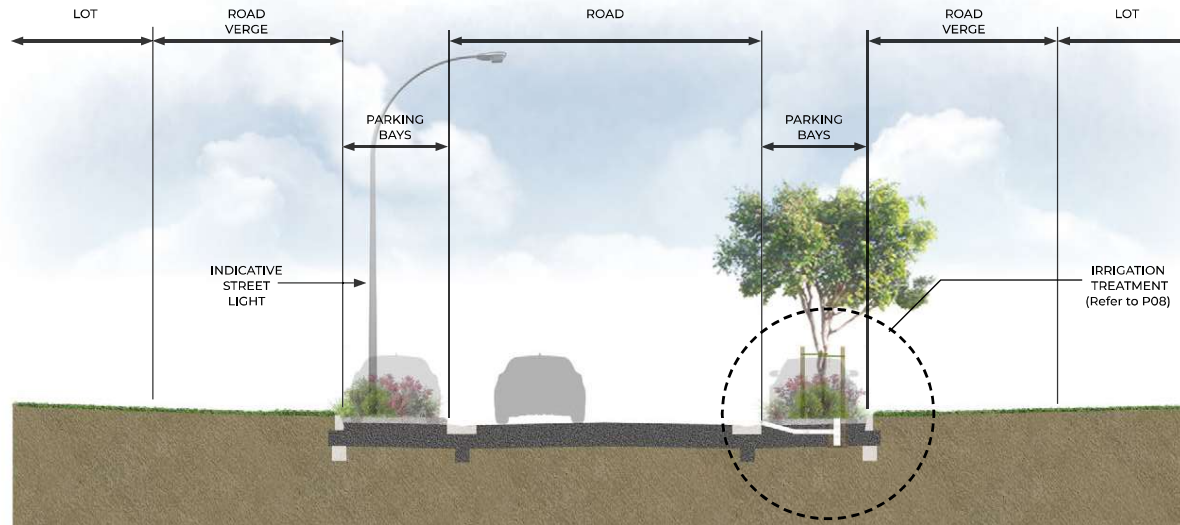
- SITE BOUNDARY
- STAGE BOUNDARY

- POTENTIAL PASSIVE IRRIGATION  
- Final locations TBA. Refer P08 for indicative section and species
- INDICATIVE STREET LIGHTING  
- Final locations TBA.
- EXISTING STREET LIGHTING

1. CIVIC PLAZA
2. FUTURE CARPARK
3. MIXED USE ALLOTMENT (VILLAGE HEART)
4. RAMP ACCESS
5. STREET PARKING
6. 1.5m CONCRETE FOOTPATH
7. INDICATIVE STREET TREES
8. FEATURE LANDSCAPING
9. TURFED AREA  
- Interim verge treatment. Works by EDQ
10. ROAD RESUMPTION
11. INDICATIVE DRIVEWAY CROSSOVER LOCATIONS  
- Subject to Future Developer

12. POTENTIAL WORKS TO ADJOINING LOT
13. RAISED SHARED ZONE  
Exposed Aggregate Finish. Refer to civil's drawings for additional details
14. PROPOSED ACCESS EASEMENT  
- Refer to Engineers

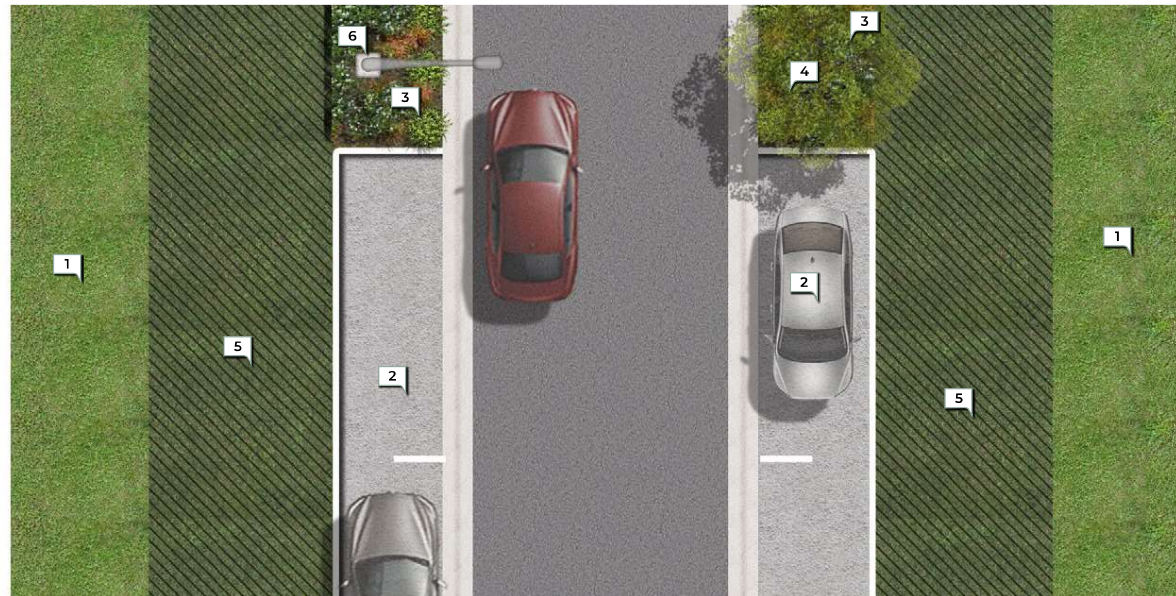
NOTE : ULTIMATE VERGE TREATMENTS BY FUTURE DEVELOPER - IN CONJUNCTION WITH COMMERCIAL DEVELOPMENT.



SECTION A : MEANDER STREET



ADDITIONAL TREE STAKE ARRANGEMENT TO AID TREE PROTECTION

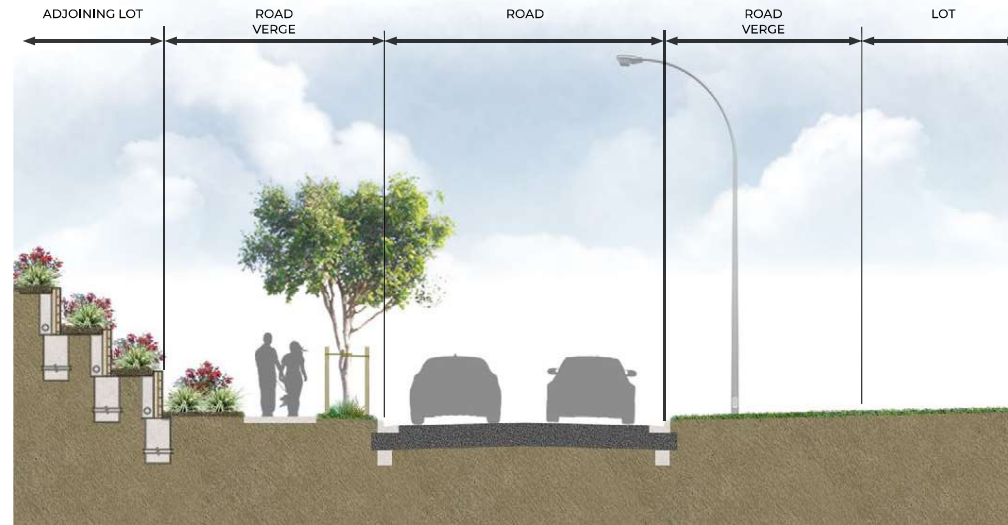


PLAN VIEW

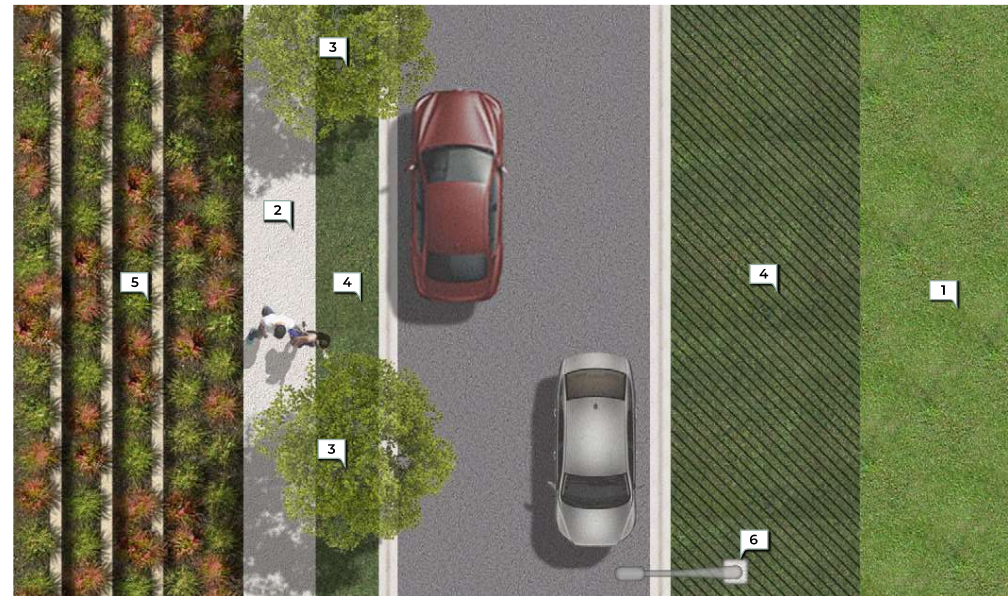


ULTIMATE VERGE TREATMENTS BY FUTURE DEVELOPER - IN CONJUNCTION WITH COMMERCIAL DEVELOPMENT

- 1. PROPERTY LOT
- 2. STREET PARKING BAYS
- 3. FEATURE PLANTING
- 4. SHADE TREES
- 5. TURFED AREA
- 6. INDICATIVE STREET LIGHT



SECTION B : MEANDER STREET



PLAN VIEW



ADDITIONAL TREE STAKE ARRANGEMENT TO AID TREE PROTECTION



ULTIMATE VERGE TREATMENTS BY FUTURE DEVELOPER - IN CONJUNCTION WITH COMMERCIAL DEVELOPMENT

- 1. PROPERTY LOT
- 2. 1.5m PEDESTRIAN FOOTPATH
- 3. SHADE TREES
- 4. TURFED AREA
- 5. LANDSCAPED RETAINING WALLS
- 6. INDICATIVE STREET LIGHT

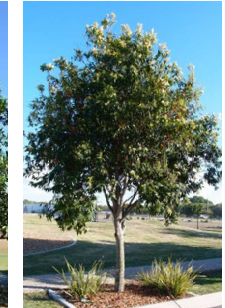
INDICATIVE STREET TREE SPECIES



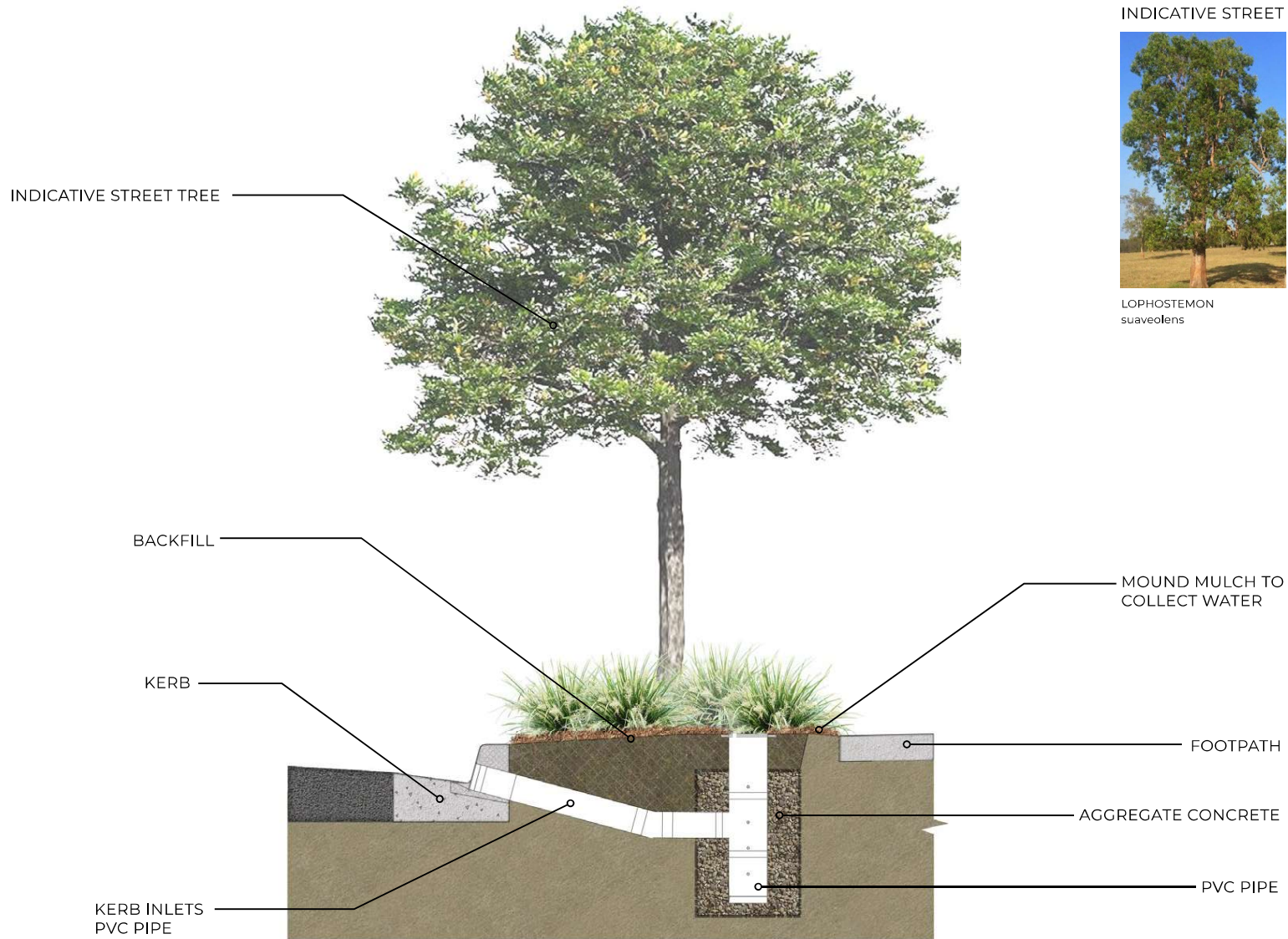
LOPHOSTEMON  
suaveolens



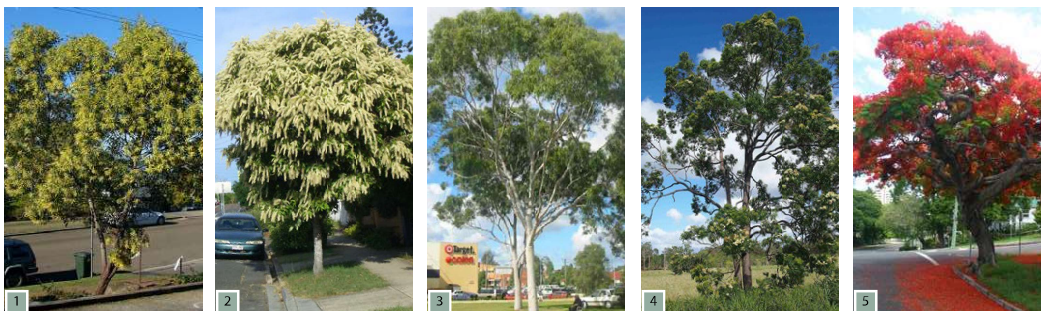
TRISTANIOPSIS  
laurina luscious



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 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 (*Cynea 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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