

Legend

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

Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 1m².
The boundaries shown on this plan should not be used for final detailed engineers design.

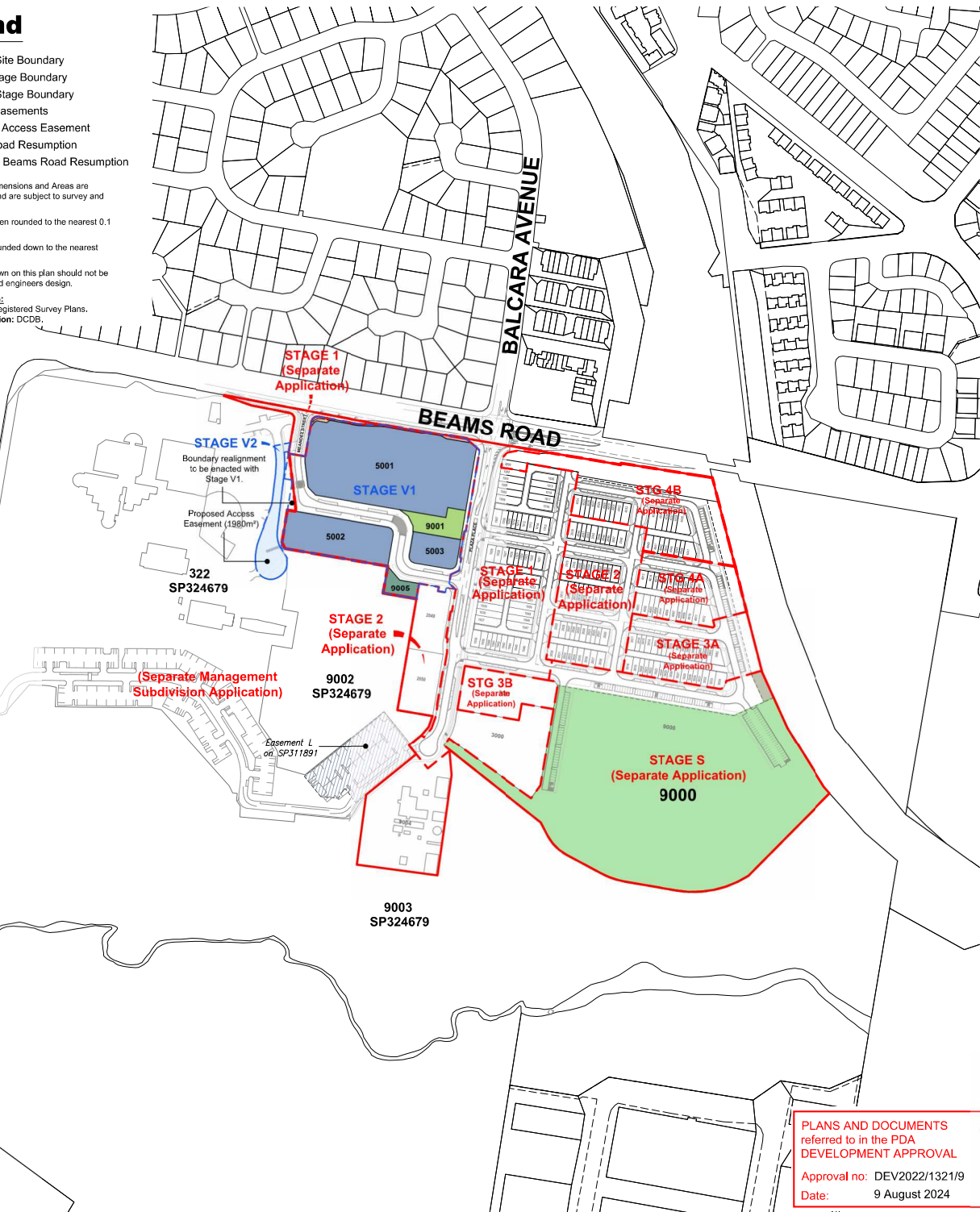
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.



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

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

| Land Budget | | |
|--|-----------------|---------------|
| Land Use | Stage V | |
| | Area | Percentage |
| Total Stage Area | 2.468 ha | 100.0% |
| Saleable Allotments | | |
| Mixed Use Allotment | 1.764 ha | 71.5% |
| Civic Plaza (Privately Owned) | 0.118 ha | 4.8% |
| Total Area of Saleable Allotments | 1.882 ha | 76.3% |
| Road | | |
| Beams Road Resumption | 0.030 ha | 1.2% |
| Additional Beams Road Resumption | 0.004 ha | 0.2% |
| Entry Boulevard (Western Verge) | 0.038 ha | 1.5% |
| High Street (14.5m - 19m Wide) | 0.453 ha | 18.4% |
| Total Area of Road | 0.525 ha | 21.3% |
| Open Space | | |
| Bushland | 0.061 ha | 2.5% |
| Total Area of Open Space | 0.061 ha | 2.5% |



0 10 20 30 40 50 1:1,000 @ A2

CARSELDINE URBAN VILLAGE

**PLAN OF SUBDIVISION
STAGE V - OVERALL**

PLAN REF: **128180 - 123**
 Rev No: **L**
 DATE: 04 JULY 2024
 CLIENT: EDQ
 DRAWN BY: MD
 CHECKED BY: MD / DG

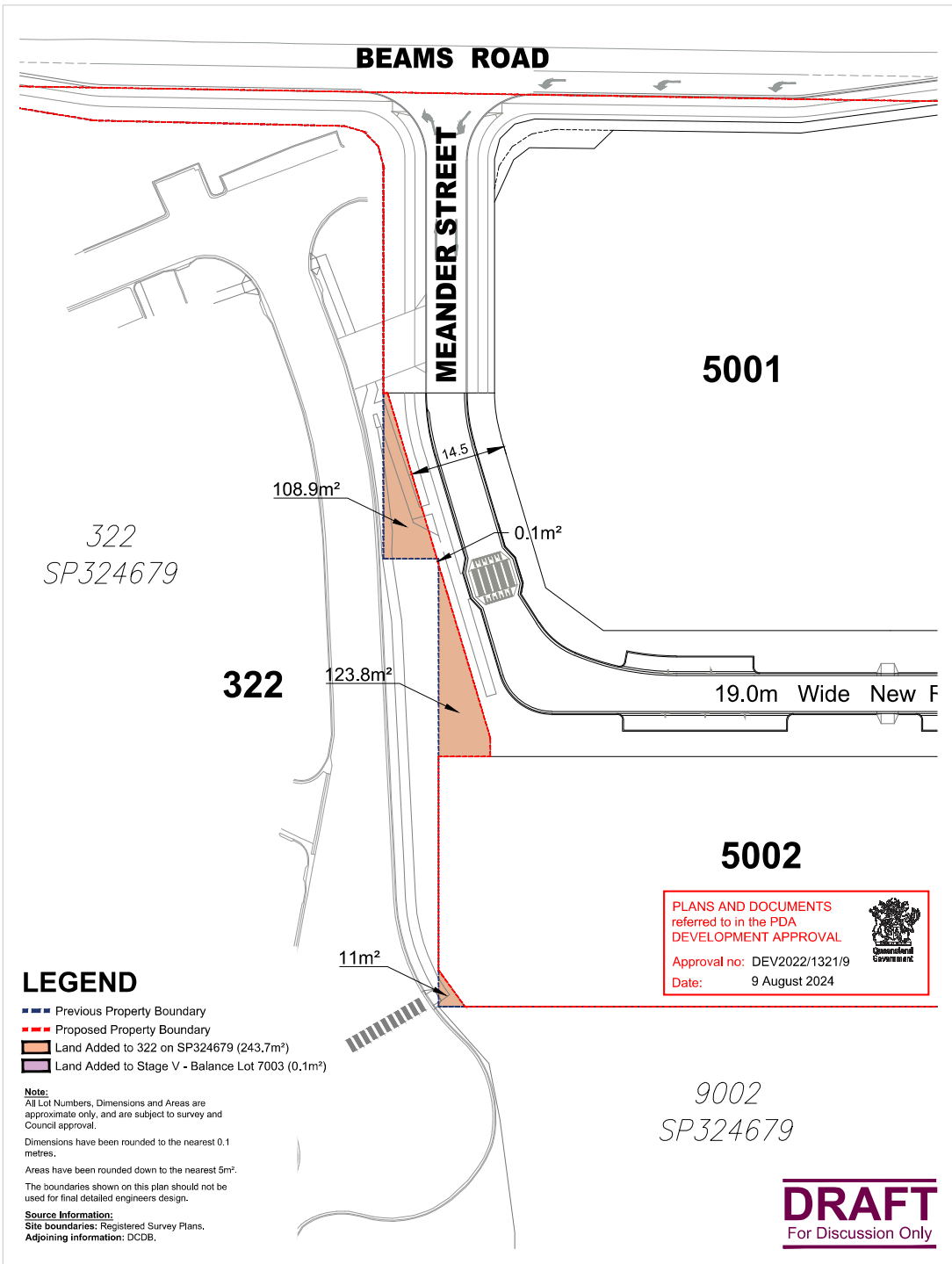
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1321/9
 Date: 9 August 2024

URBAN DESIGN
 Level 4 HQ South
 520 Wickham Street
 PO Box 1059
 Fortitude Valley QLD 4006
 T +61 7 3539 9500
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rps

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LEGEND

- Previous Property Boundary
- Proposed Property Boundary
- Land Added to 322 on SP324679 (243.7m²)
- Land Added to Stage V - Balance Lot 7003 (0.1m²)

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Source Information:
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 Adjoining information: DCDB.

PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2022/1321/9
 Date: 9 August 2024



9002
 SP324679

DRAFT
 For Discussion Only

PLAN REF: 128180 – 150
 Rev No: E
 DATE: 30 MAY 2024
 CLIENT: EDQ
 DRAWN BY: HD
 CHECKED BY: MD/OG

0 5 10 15 20 25 1:500 @ A3

CARSELDINE URBAN VILLAGE
STAGE V - VILLAGE HEART
BOUNDARY REALIGNMENT

URBAN DESIGN
 Level 4, HQ South
 220 Wickham Street
 PO Box 1559
 Fortitude Valley, QLD 4006
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 W rpsgroup.com

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BEAMS ROAD

STAGE 1

MEANDER STREET

5001
1.226ha

STAGE V

DDA COMPLIANT
PEDESTRIAN ACCESS
- Works by Future
Developer

9001
0.118ha

5003
0.141ha

5002
0.401ha

9002
SP324679

9005
0.061ha

STAGE 2

STAGE 1

PLAZA PLACE

23.5m - 25m Wide New Road

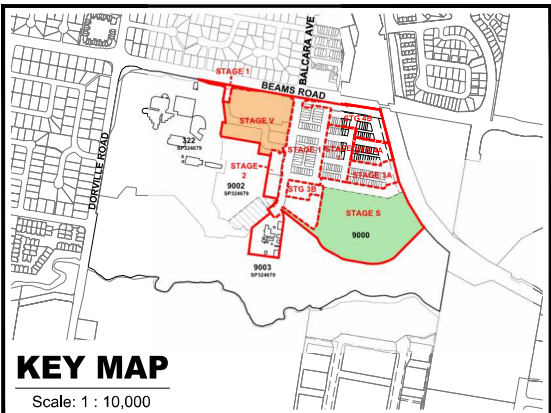
19.0m Wide New Road

19.0m Wide New Road

19.0m Wide New Road

- LEGEND**
- Site Boundary
 - Proposed Stage Boundary
 - Indicative Future Driveway Crossovers
(Delivered by Future Developer - Subject to Future Development Applications)
 - Meander Street - Indicative Street Tree Locations
(Kerb-inlets and associated back of kerb works to be constructed as part of EDQ's Stage V ROL works)

- VERGE TREATMENTS**
- Ultimate Verge Treatment - Works by EDQ
(Footpath, Verge Landscaping, Turf)
 - Ultimate Verge Treatment - Works by BCC
(Road Resumption)
 - Interim Verge Treatment - Works by EDQ
(Turf, Sacrificial Low Level Feature Planting Adjoining Parking Bays)
Ultimate Verge Treatments to be Delivered by Future Developer - Subject to Future Development Applications
 - Interim Verge Treatment - Works Completed by EDQ in Stage 1
(Turf, Street Trees)
Ultimate Verge Treatments to be Delivered by Future Developer - Subject to Future Development Applications - Includes Strata-Vaults on Plaza Place and to include passive street tree irrigation connections



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Adjoining information: DCDB.

**CARSELDINE URBAN VILLAGE
STAGE V - VILLAGE HEART
VERGE TREATMENTS**

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1321/9
Date: 9 August 2024



PLAN REF: **128180 - 149**
Rev No: **F**
DATE: 30 MAY 2024
CLIENT: EDQ
DRAWN BY: MD / DG
CHECKED BY: MD / DG



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