

Scale: 1:1500 @ A1
 0 10 20 40 60 80 100

NOTE: Heights, 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 50m². Site boundaries on this site should not be used for final detailed engineers design.

Source Information:
 Site boundaries: Registered Survey
 Applying information: DCDB.
 Contours: OUT.

CLIENT: ECONOMIC DEVELOPMENT QUEENSLAND
 PROJECT: CARSELDINE URBAN VILLAGE
 OVERALL MASTERPLAN

Date: 20 NOVEMBER 2018
 Checked By: MD / DG
 DWG Name: 128180-37
 Job Ref: 128180
 Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND
 Locality: CARSELDINE

Scale: 1:1500
 Sheet: A1
 Plan Ref: 128180-37

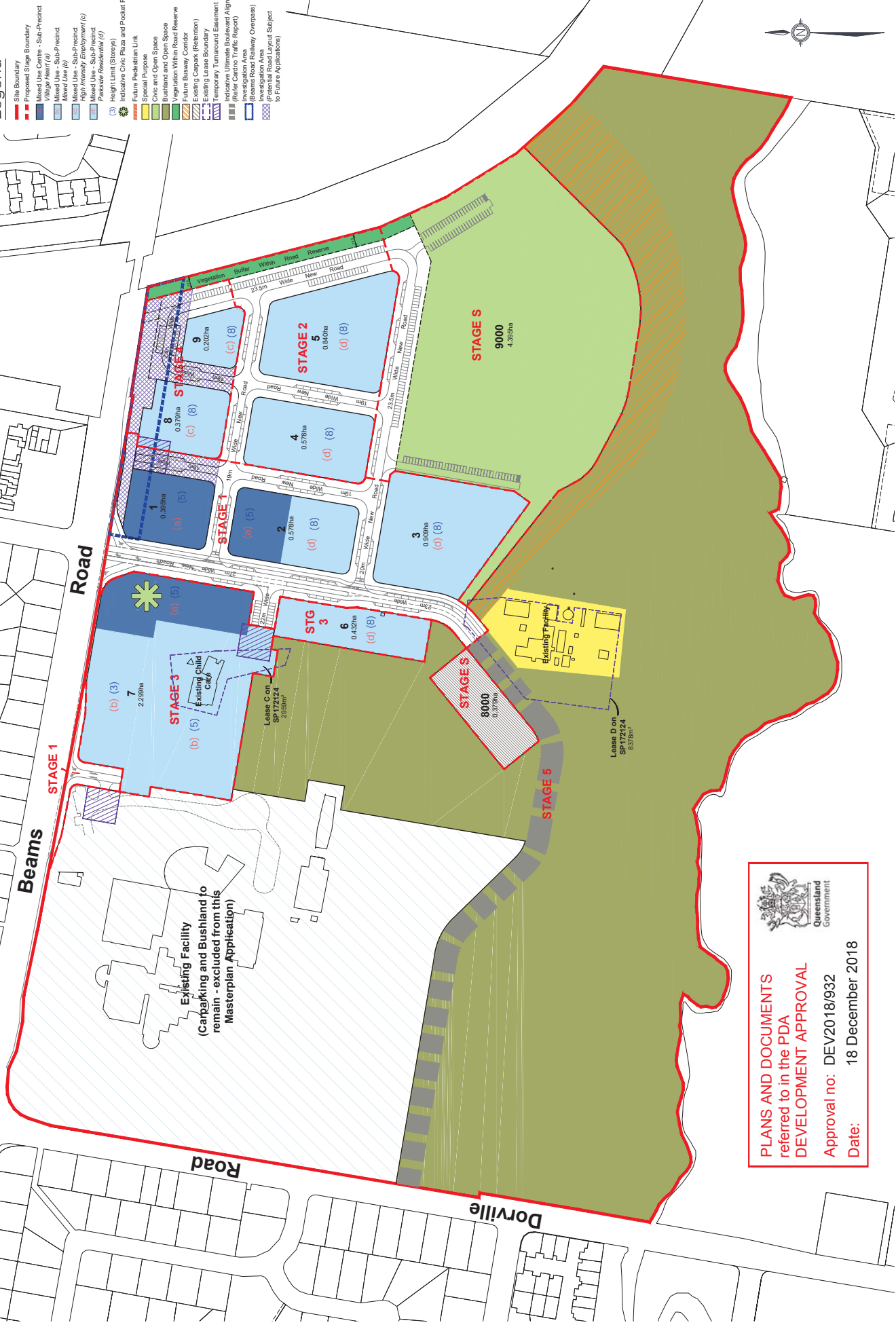


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Development Yield (Maximum Density)	606 dwellings
Residential Dwellings	15,050 sqm GFA [^]
Commercial (sq.m)	4,000 sqm GFA
Retail (sq.m)	100 children
Childcare	

[^] Includes existing commercial and community uses.

- Legend**
- Site Boundary
 - Proposed Stage Boundary
 - Mixed Use - Carpark - Sub-Preinct
 - Village Heart (d)
 - Mixed Use - Sub-Preinct
 - Mixed Use (b)
 - Mixed Use - Sub-Preinct
 - High Intensity Employment (c)
 - High Intensity Employment (d)
 - Pre-fabricated Residential (d)
 - Height Limit (Storves)
 - Indicative Civic Plaza and Pocket Park
 - Future Recreational Link
 - Special Purpose
 - Civic and Open Space
 - Bushland and Open Space
 - Vegetation Within Road Reserve
 - Future Busway Corridor
 - Existing Carpark (Retention)
 - Existing Lease Boundary
 - Temporary Turnaround Easement
 - Indicative Ultimate Boulevard Alignment (Refer Carpark Traffic Report)
 - Investigation Area
 - Beams Road Railway Overpass
 - Potential Road Layout Subject to Future Applications



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2018/932
 Date: 18 December 2018