Community newsletter

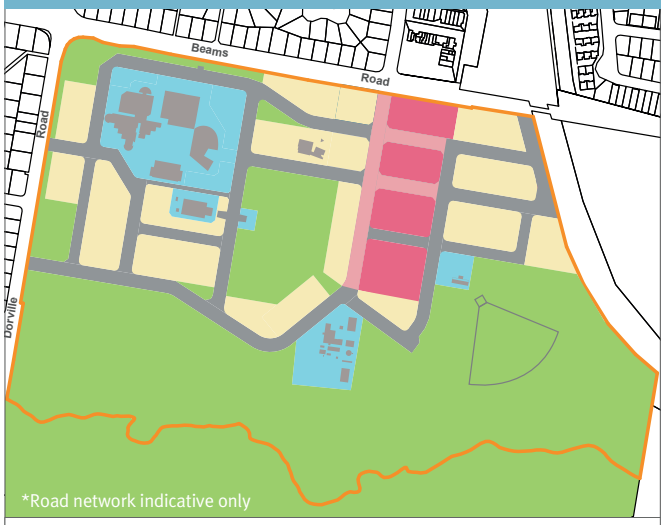
# Economic Development Queensland




## Carseldine Urban Village

December 2016

### Concept plan




- Green/open space
- Future development
- Existing buildings to remain
- Stage 1

## Update on Carseldine Urban Village

Over the coming years, Economic Development Queensland (EDQ) will deliver the necessary infrastructure, including roads, flood mitigation, sewer and water services, that will help transform the Carseldine site into a vibrant urban village.

The urban village will deliver high quality innovative urban design, housing diversity, affordability and work from home opportunities. Once complete, Carseldine Urban Village is expected to include up to 900 homes for around 2,000 residents as well as commercial and retail space for approximately 1,500 workers. The village will have a commercial and retail plaza and 25 hectares of green and open space.

The proposed first stage (see concept plan) of the Carseldine site transformation will include a new boulevard entrance from Beams Road with landscaping that will complement the existing bushland and proposed first release lots. The Kedron Wavell Ballpark and approximately 18 hectares of protected vegetation will be retained. A further 3.5 hectares of open space will be created. Operations of C&K Childcare and Carseldine Markets will continue.

## Advancing our cities and regions strategy

In October 2016, the Queensland Government launched the Advancing our cities and regions (AOCR) strategy, which will see surplus and underutilised state property renewed and repurposed – breathing new life into communities across the state.

The Carseldine Urban Village has been identified as the first South East Queensland urban renewal precinct to be revitalised under the AOCR strategy.

For further information visit:
www.edq.qld.gov.au/infrastructure/advancing-our-cities-and-regions-strategy




**Visit our website or Carseldine Markets on Saturday - 3, 10 or 17 December 2016 to register for future community engagement.**

# Community engagement

In delivering this project, in February 2017, EDQ will engage with the community and interested stakeholders on needs and uses for new community spaces within the urban village as well as existing parks, sporting fields and other communal areas.

This will build on the extensive community engagement conducted in 2011 when detailed planning for the urban village was undertaken by the former Urban Land Development Authority (now EDQ).

The formal community engagement process included community newsletters, letters to residents, a public notification period where 26 submissions were received and the creation of the Carseldine Community Reference Group. This community feedback was incorporated into an amendment of the Fitzgibbon PDA Development Scheme and the proposed Carseldine Urban Village site plan prior to its formal adoption in July 2011.

The existing sporting club facilities and grounds located around the Kedron Wavell Ballpark are excluded from development.

Anyone interested in being involved in future community consultation is encouraged to register with EDQ. Details are in the 'Get involved' section on the back page of the newsletter.

## Project snapshot

- Location: 532 Beams Road, Carseldine
- Size: 46 hectares
- Green and community space: 25 hectares
- Project duration: 4 years+
- New homes: up to 900
- Approx residents: 2,000 people
- Retail space: up to 7,000m² gross floor area
- Commercial space: up to 57,000m² gross floor area
- Investment: $36 million
- Construction job creation: +70 connected to construction
- Ongoing jobs: 1,500
- Stage 1: Consisting of fill and earthworks relating to localised flood mitigation, entry Boulevard and provision of mixed-use village heart and mixed-use parkside residential living.

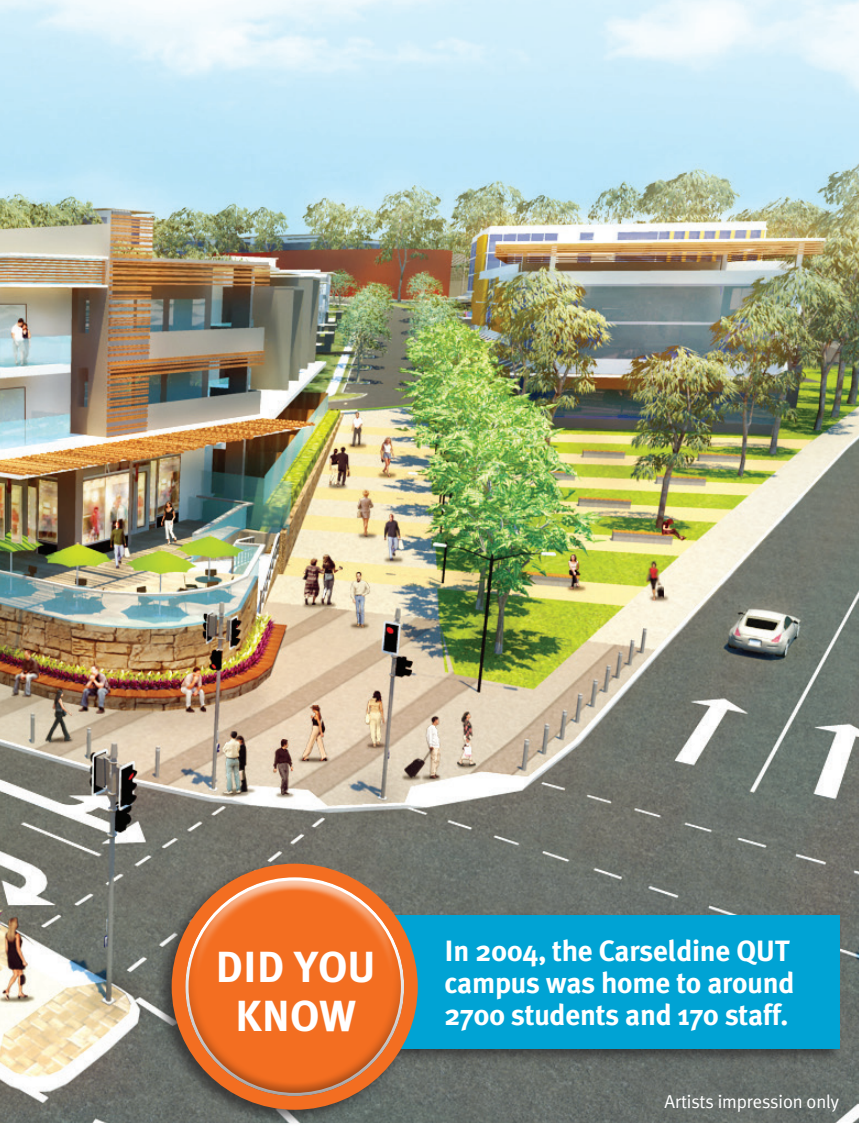





**25 HECTARES**

**GREEN AND COMMUNITY SPACE**









# Frequently asked questions

## What will remain on site?

The Kedron Wavell Ballpark, government office precinct, and selected other buildings plus protected vegetation will remain.

The renewed urban village will keep (and potentially add to) the current number of car parks available at the precinct.

Activities including the Carseldine Markets and childcare will remain as an integral part of the urban village.

## Who is the contact for development applications?

Within a Priority Development Area, EDQ acts as the consent authority to assess development applications in consultation with Brisbane City Council.

## What about local flooding issues?

Onsite works will include localised flood mitigation along the proposed bus corridor within the site and areas of fill that will improve surrounding land that currently experience inundation and open local opportunities for development.

## What about traffic issues?

Traffic assessment reports were undertaken in both 2010 and 2011 in conjunction with the Fitzgibbon PDA Development Scheme amendment which is the overarching plan for the site. Currently a whole-of-site traffic assessment is underway as part of the first development application for the Carseldine Urban Village. Where road or intersection upgrades are identified as being triggered by the development, the works will be progressively delivered in accordance with the relevant development approval.

## How will land be sold?

Expressions of Interests (EOI) for development parcels will be released to the market. Successful development companies and/or building groups will then advertise their various commercial, retail and/or residential product for sale to future residents and business owners. EOIs must focus on community objectives relating to housing diversity, innovation, work from home opportunities and retail and commercial centres for job creation. The process is currently being refined and details will be available in the coming months.

## How can I stay informed about the project?

Register your interest in the project to receive regular community newsletters and stay informed on progress at haveyoursay.dilgp.qld.gov.au/carseldine

## STAGE 1 PROJECT TIMEFRAME*

*indicative timeline

**DECEMBER 2016**
Visit us at Carseldine Markets

**JANUARY 2017**
Second community newsletter

**FEBRUARY 2017**
Community consultation on open space

**EARLY-MID 2017**
Development application stage 1 lodgement (infrastructure)

# WHAT NEXT?

EDQ will be working with the community to gather ideas on what they would like to see as part of the urban village's public realm, including:

- civic village heart
- public art throughout the village
- track and trail opportunities
- extension of cycle paths.

See the 'Get involved' box below to register for future community engagement.






# GET INVOLVED

EDQ would like to hear from people who want to be involved in community consultation, and would like to be kept informed about project developments, and the Carseldine Urban Village revitalisation.

To register to be involved in community consultation, and to receive project updates such as newsletters, please visit haveyoursay.dilgp.qld.gov.au/carseldine

If you are concerned about specific impacts of the Carseldine Urban Village (for example, sporting field use, car parks, walking tracks) please email or phone us with your specific queries:

Email: edq@dilgp.qld.gov.au

Phone: (07) 3452 7880