Community consultation

Economic Development Queensland (EDQ) has been undertaking community engagement since December 2016.

The Carseldine Urban Village master plan will address the following community priorities, which were identified during engagement:

- protect and enhance native flora and fauna
- enhance open space (recreation) with leisure facilities such as BBQ's, playground, walking tracks, exercise equipment
- retain and improve sports facilities
- manage urban growth including traffic, parking and flooding
- improve the social, cultural and community amenity of the area - place for markets, events, retail, neighbourhood services and community meeting spaces
- provide housing choice and affordability
- be an exemplar of sustainable development.



Economic Development Queensland

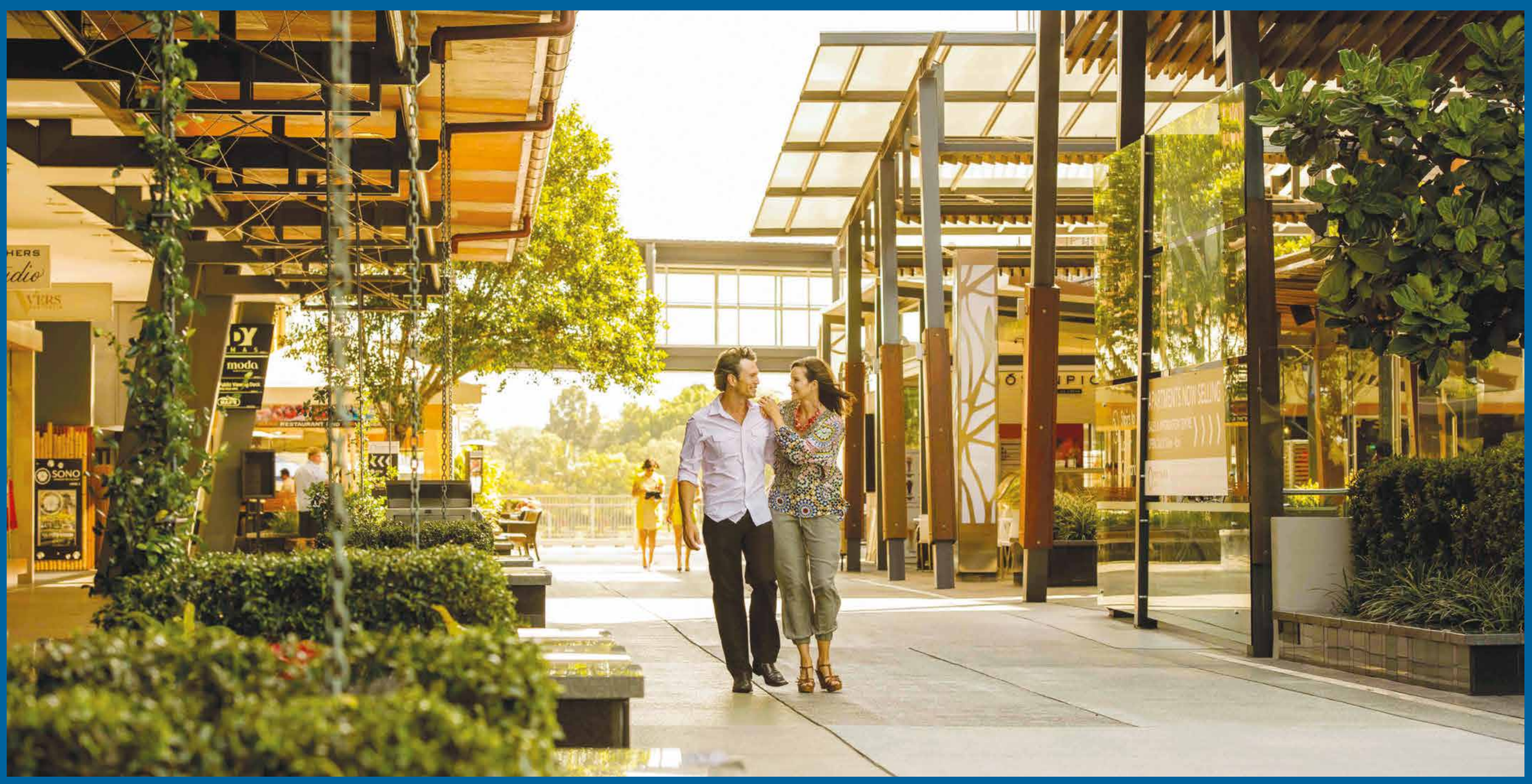
Queensland Government

Vision for Carseldine Urban Village

Create an urban village with a lifestyle heart, be a walkable community, featuring smart innovations and flexible home designs.

The outcomes of this vision will be:

- a community that promotes walkability and connections, with wider footpaths and limited driveways, homes located a short walk from cafes, shops, sport and recreation facilities and public transport
- homes with a range of designs for different lifestyles, including terraces, work and home spaces in one dwelling, low and medium-rise apartments
- an exemplar village, featuring the latest in energy innovations in the home and public areas.







Economic Development Queensland

Queensland Government

Master plan



How community feedback shaped the master plan – traffic and carparking

You said:

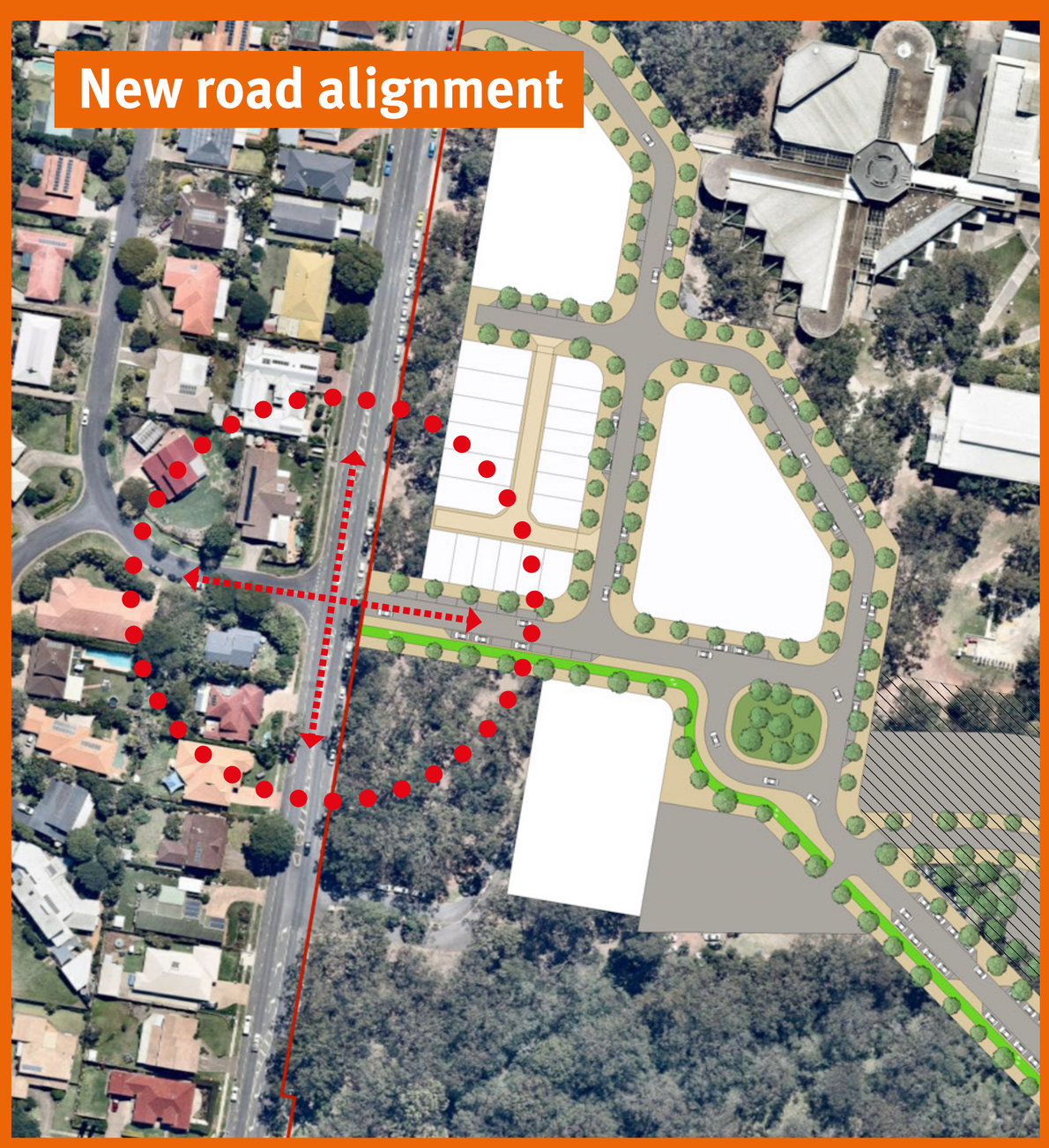
You want traffic impacts to be managed and parking to be retained.

We have:

- changed the entry road into Carseldine Urban Village from Dorville Road to:
  - create a single four-way intersection in lieu of another T-intersection
  - utilise an existing 'left in' only access road removing the need for a proposed new entry
  - remove possible impacts to the existing bus stop location on Dorville Road
  - eliminate the new road from facing directly into resident homes.
- changed the staging to allow all existing staff carparking to remain uneffecting until the last stage is built.
- added an extra 190 car parks near the sport and recreation precinct and parallel to railway corridor.
- increased the vegetation setback on Dorville Road from 10 metres to 15 metres.







Economic Development Queensland

Queensland Government

How community feedback shaped the master plan – existing uses

You said:

You want to retain existing commercial and community services.

We are retaining:

- the Carseldine Markets.
- the Creche and Kindergarten Association Limited (C&K) and allowing the area to expand for growth with over 20 dedicated carparking spaces.
- the current commercial buildings, tenanted by Department of Transport and Main Roads.
- the current QUT reseach facility until at least 2020.









Economic Development Queensland

Queensland Government

How community feedback shaped the master plan – village heart

You said:

Carseldine is missing a local urban 'heart' and you want neighbourhood services and places to meet with family, friends and co-workers.

We will allow for:

- local neighbourhood retail - cafes, speciality retail, independent shops.
- wide pavements with outdoor seating.
- gathering places to connect with family and friends.
- activities, such as street festivals, food trucks and night markets.









Economic Development Queensland

Queensland Government

How community feedback shaped the master plan – bushland and wildlife

You said:

You are concerned about loss of bushland and impacts on native flora and fauna.



We will:

- retain approximately 75 per cent of existing bushland
- retain 85 per cent of habitat trees
- rehabilitate Cabbage Tree Creek weed management
- create fauna crossings across Dorville Road, the internal roads and the railway line to connect the habitat corridor.



Habitat trees

An ecologist undertook GPS mapping of habitat trees across the site. 120 habitat trees were identified, of which up to 15 may be removed. If a habitat tree is being removed, the wildlife will be re-homed elsewhere onsite. There will also be revegetation activities which will include planting of food source trees and 3:1 replacement of habit trees.

Nesting boxes

EDQ commissioned an ecologist to inspect the nine existing nesting boxes to see if they were being used by wildlife. The inspection found:

- two were home to squirrel gliders
- one had evidence of squirrel glider occupation
- two were home to rainbow lorikeets
- one was home to a common ringtail possum
- one was home to native bees
- two were unoccupied as damaged.

Animals around Carseldine Urban Village have adopted the nesting boxes as homes, this is important as this is not always the case. As a result, more nesting boxes will be installed, and wildlife will be relocated to these new homes, when habitat trees are removed.

Habitat trees and bushland



Proposed sport and recreation precinct



LEGEND:

- A PROPOSED NEW COMMUNITY FACILITY
- B DOG EXERCISE PARK
- C CHILDRENS PLAY GROUND
- D EXERCISE EQUIPMENT
- E BBQ'S AND SHADED SEATING
- F TENNIS COURTS
- G SOCCER FIELDS
- H CRICKET PITCH
- I CRICKET PRACTICE NETS
- J GRASS VOLLEY BALL FIELDS
- K TIERED SEATING
- L CARPARKING
- M EXISTING VEGETATION



How community feedback shaped the master plan – sport and recreation

You said:

You are concerned about the loss of sporting facilities.

We will:

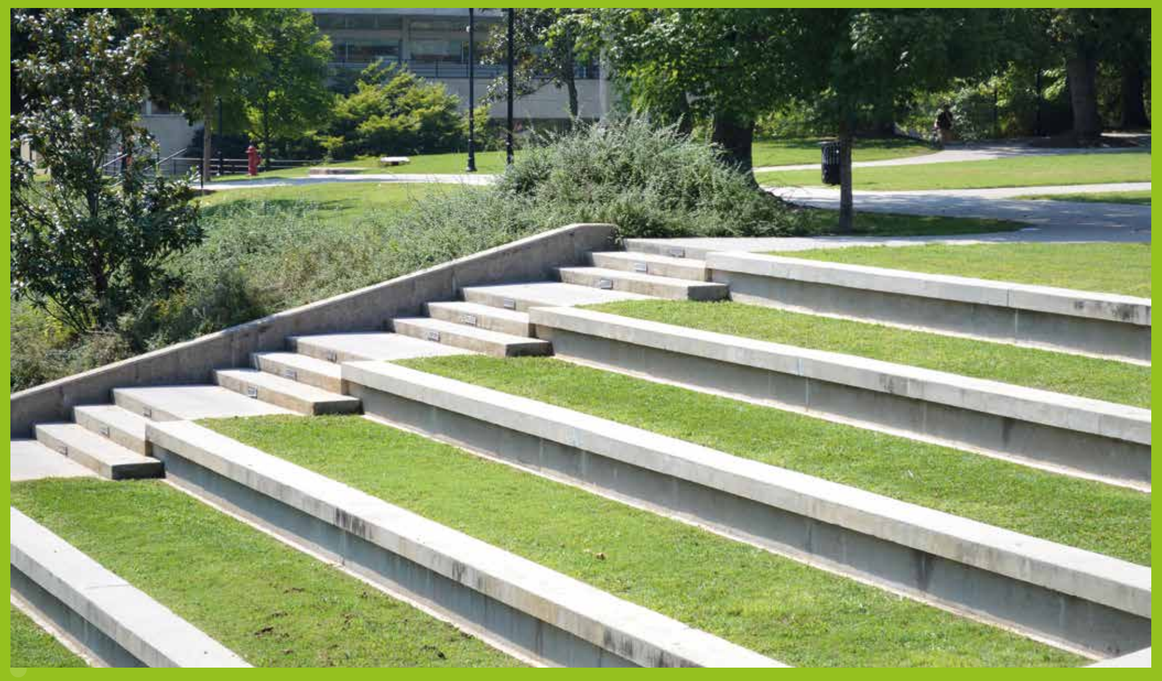
- provide over four hectares of useable space.
- bring forward the sport and recreation precinct to be the first works onsite. This ensures undisrupted access to sport and open space during the life of the development.
- propose a sporting association so the precinct will be managed by the community who utilise it.
- investigate the possibility of a new community facility in response to concerns that the existing toilet block is not open when needed, and not in a well maintained state.
- look into installing solar powered sports lighting to help reduce the ongoing costs to sports teams and improve sustainability.
- include children's play, outdoor exercise equipment, shaded seating, a dog park, BBQ facilities for social gatherings.

Southern Queensland Winter Baseball League

Southern Queensland Winter Baseball League Inc (SQWBL) have joined the official league and need to move to a more suitable venue. SQWBL, EDQ and Brisbane City Council are working together on a new facility within the local area.







Reduce the impact of flooding

We are addressing this earlier than originally planned, with the construction of a detention basin planned as part of the sport and recreation precinct development. The full flood study will be available online when the development application is submitted.

Development process

Step 1

- A development application (DA) will be lodged inclusive of the master plan to provide context. Assessment will only be for one stage at a time. Stage S is for the sports and recreation precint.
- The Stage 1 application is for master lots and infrastructure including main roads, intersections and services such as sewer and water.

Step 2

- If approved, the master lots will be offered to the development industry by an Expression of Interest (EOI) process with developer proposals to meet criteria identified during community engagement.
- Developer proposals will be shortlisted based on best outcomes, and invited to submit a Request for Proposal
- The developers then propose in detail what they would like to build on the master lots, and how it meets the criteria.

Step 3

- EDQ submits a reconfiguration of a lot DA to divide the master lots into home lots and build internal roads and services for individual homes.



Queensland Government

Timeline*

Stage S : Stage 1

Community engagement - workshops, newsletters, surveys, information sessions — DEC 2016 - JUN 2017

JUL-AUG 2017 — Stage S (sport and recreation) DA lodgement

Stage 1 DA lodgement — AUG-SEP 2017

Information session during public notification — SEP-OCT 2017

OCT-DEC 2017 — Stage S civil works commencement

Builder expression of interest and request for proposal for Stage 1 released (following DA approval) — OCT-DEC 2017

FEB-MAR 2018 — Stage S complete, sport and recreation fields for public use

Stage 1 civil works commence onsite (subject to Stage S completion) — MAR 2018

*Timeline is indicative only.

Economic Development Queensland

Queensland Government