Welcome to the Carseldine Urban Village

Place Making and Community Development Workshop

Economic Development Queensland

Queensland Government

Welcome & Introduction

Carseldine Urban Village is a 45 hectare site located in Carseldine approximately 13 kilometers from Brisbane's CBD. The former Queensland University of Technology campus is bound by Dorville Road to the west, Beams Road to the north and Cabbage Tree Creek to the south. The site is owned by Department of Housing and Public Works (DHPW) and is being developed by Economic Development Queensland (EDQ). The development seeks to revitalise the site into an urban village that incorporates bushland and open space with residential, commercial and retail activities to catalyse investment in the local community and deliver jobs.

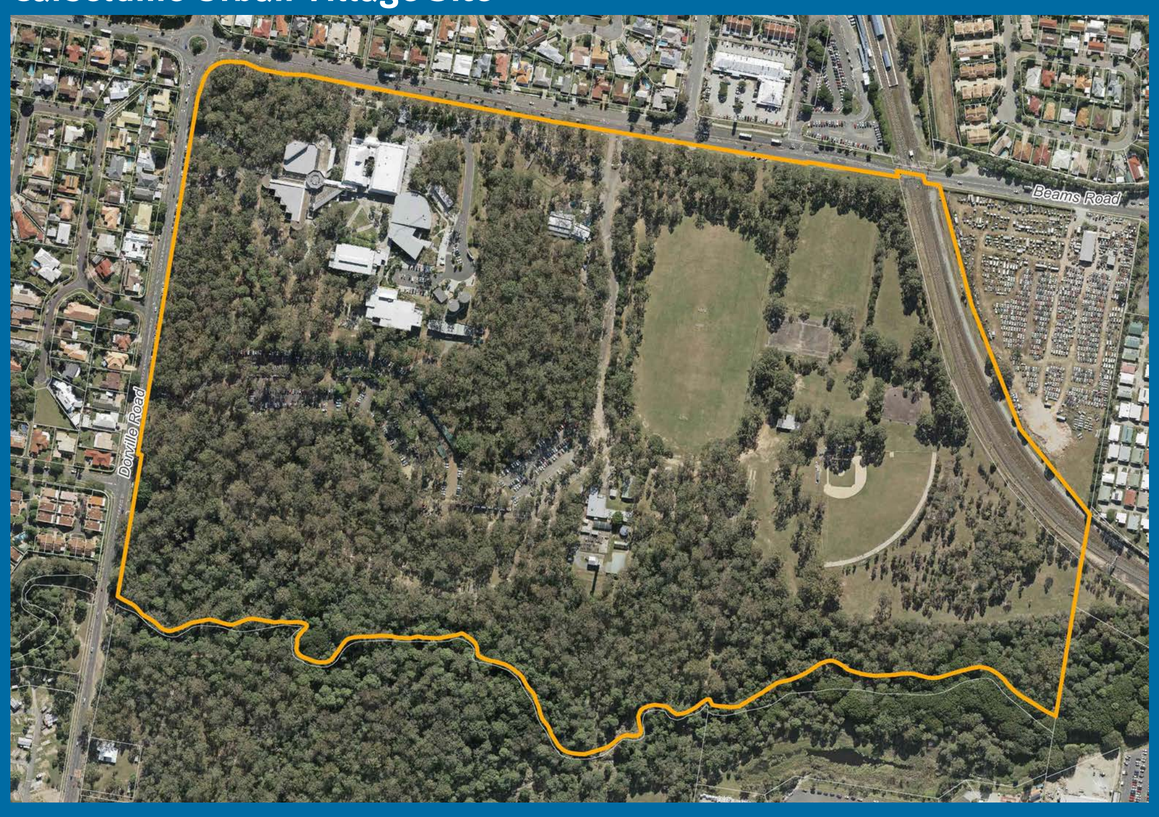
Purpose of the Session

The purpose of this engagement program is to:

1. Provide you with an overview of the Carseldine Urban Village Approved Land Use Plan and Proposed Development Approach
2. Gain community input regarding:
   - The Draft Vision and Guiding Principles of the development
   - The place ingredients and attributes that will position Carseldine Urban Village as a successful part of your local community
   - Community priorities and aspirations
   - Key issues and mitigation approaches
   - Community development opportunities

The following boards present an overview of work completed to date on the Carseldine Urban Village project and will form the platform on which this community engagement activity will be based.

Carseldine Urban Village Site



Overview of the Boards

Welcome & Introduction [Board 1]

Carseldine Urban Village - Journey to Date [Board 2]

Positioning Urban Change in Carseldine [Boards 3 - 5]
- Government Policy & Carseldine Urban Village
- Understanding the Local Context

Carseldine Urban Village [Boards 6- 8]
- Approved Land Use Plan
- Proposed Development Approach

Moving from Plan to Place - Current Stage [Boards 9 - 10]
- Positioning this Engagement Exercise
- Considering Community Feedback to Date

Next Steps [Board 11]

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Carseldine Urban Village

Journey to Date

JULY 2008

Fitzgibbon Priority Development Area (PDA) declared, identifying the Carseldine Urban Village site for renewal. Community consultation is undertaken as part of preparing the planning scheme.

JULY 2009

Fitzgibbon PDA development scheme adopted. It is identified that further planning work around the Carseldine Urban Village needed to be undertaken (triggered by the departure of the significant stakeholder of the site).

2010 - 2011

Further community consultation is undertaken around Carseldine Urban Village site, including the establishment of the Carseldine Community Liaison Group, community newsletters, community information sessions, and a public notification period.

JULY 2011

Amendments (based on community engagement) to the Fitzgibbon PDA Development Scheme are approved and adopted.

OCTOBER 2016

The Queensland Government launched the Advancing Our Cities and Regions strategy. The strategy includes eight economic and community development zones across Queensland. Carseldine Urban Village is identified as the first urban renewal precinct to be revitalised.

DECEMBER 2016

EDQ met with the community at the Carseldine Markets and invited the community to register for future community consultation.

FEBRUARY 2017

EDQ engaged with the Save Our Carseldine group on planning for the development.

EDQ will hold workshops with the local community to test and develop the vision for development, consider issues and concerns and identify community development needs and opportunities.

The outcomes of the consultation will inform further planning, Expression of Interest for development partners and detailed master planning.









Positioning Urban Change in Carseldine

Government Policy & Carseldine Urban Village

Carseldine is part of Brisbane and South East Queensland (SEQ), the third largest capital city region in Australia. In Brisbane the population is predicted to increase by 409,800 people between 2015 and 2041.

Since 2001, SEQ's population has grown 38 per cent from about 2.4 to 3.4 million. Population projections indicate the region will continue to grow strongly and will increase to around 5.3 million in 2041. Brisbane Local Government Area's estimated residential population as of 2015 was 1,162,200 people. This population is projected to increase to 1,572,000 by 2041.

How do we house this growth, do we expand or develop within the urban footprint or do we try and do both?

To manage growth the Queensland State Government has developed the Draft South East Queensland Regional Plan to serve as a framework for sustainable development.

Draft SEQ Regional Plan 50 Year Vision

In 2066, residents of SEQ, including our children and grandchildren, will enjoy choice in their lifestyles, housing and jobs, and how they get around. SEQ will be recognised globally as a unique subtropical destination for people to live in, work in, invest in and visit. It will be a network of well-defined cities and complete communities where more people can find services and employment in their local areas. Our communities will be interconnected and focused around effective transport networks. Increased housing and lifestyle choices will enable most people to live closer to a wide range of employment and services. Our global competitiveness will mean more jobs located across the region and more options for accessing these jobs and services (including walking, cycling and public transport).

Headline approaches of the SEQ Plan include:

- **Focusing development in our existing urban areas**
- **Placing greater emphasis on public and active transport to move people around the region**
- **Maximising the use of existing infrastructure before building new infrastructure**
- **Valuing design as a way to create more housing choice, as well as liveable urban places and spaces**

It is all about matching housing location with a more sustainable urban form (access to public transport, jobs and services), encouraging housing diversity that supports our changing lifestyles, demographics and preferences.

Advancing Our Cities and Regions

Another key policy document for Carseldine is Advancing Our Cities and Regions (AOCR) strategy. The Department of Infrastructure, Local Government and Planning is working with government land-owning agencies to identify sites that can be developed to deliver on government priorities, generate economic development and community outcomes. Eight economic and community zones across the State have been identified where Economic Development Queensland (EDQ) will lead development of identified sites.

Carseldine Urban Village is identified as a Urban Renewal Project within the AOCR. The project seeks to leverage the site's proximity to transport infrastructure and position within an established urban area to deliver economic growth and housing diversity for the region whilst supporting the sustainable future of our city.

Who is Economic Development Queensland (EDQ) and what is its role in Carseldine Urban Village?

The Urban Land Development Authority (ULDA) was established by the State Government in 2007. ULDA led the consultation, planning and development of the Fitzgibbon Urban Development Area (UDA) declared in 2009. Carseldine Urban Village is part of the approved Fitzgibbon UDA development scheme after public consultation and amendment to the development scheme in 2011.

In late 2012 the Queensland Government passed the Economic Development Act 2012 (ED Act), which established Economic Development Queensland (EDQ). EDQ's role is to plan, facilitate and deliver property development and infrastructure projects to create prosperous, liveable and connected communities.

EDQ has the ability to declare and manage Provisional Priority Development Areas (PPDAs) and Priority Development Areas (PDAs) just as the former ULDA declared and managed UDAs. Under the ED Act, former UDAs like Fitzgibbon transitioned into PDAs.

Priority Development Areas (PDAs) are parcels of land identified for specific accelerated development with a focus on economic growth. State government works with local councils to streamline the planning, approval and development processes in response to the needs of each area and its communities.

Positioning Urban Change in Carseldine

Understanding the Local Context

Carseldine Today

Previous consultations and feedback to EDQ in 2011 identified that:

People love living in the region and they are proud of their local area

They value

- The open spaces and greenery
- The non-urbanised/semi-rural/suburban feel of the region and its proximity to the CBD

There is concern about

- The intensity of growth and associated impacts including open space, bushland, traffic and identity

People would like to see

- Education uses return to the area
- A more vibrant urban village heart that will service and connect communities
- Improved public transport, bikeways and walkability with houses close to services and connected by shaded streets
- A quality centre with a mix of residential, employment, community and recreational uses
- An improved public realm with pedestrian boulevards and plazas

Key great places in the local area

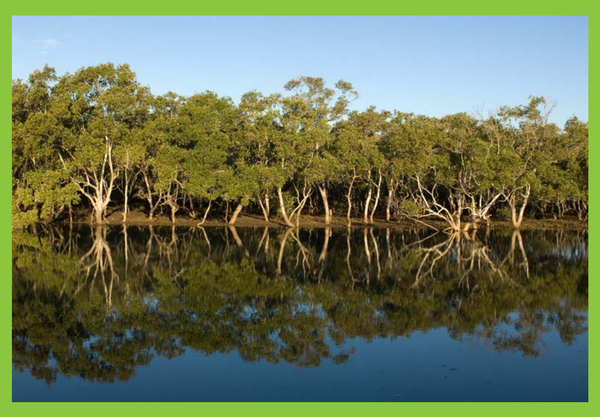
- Natural experiences - Cabbage Tree Creek catchment and waterway, Carseldine and Fitzgibbon nature trails and sporting fields
- Parks in Carseldine e.g. Pat Rafter Park and Lacey Road Park
- Other attractions - Eden Gardens & Dragonfly Cafe, Carseldine Farmers Markets, Big Easy Golf and Driving Range, Clock Corner, Carseldine Central, Club Coops
- Natural experiences around the region - Shorncliffe Pier, Sandgate, Boondall Wetlands
- Shopping and family entertainment - Timezone at Chermside Shopping Centre, Chermside Westfield, Brisbane Entertainment Centre, Zillmere Library

Missing amenity and experiences

- Community facilities and cultural amenities
- Places to eat and drink - cafes, restaurants
- Family night out destinations
- A local high street and/or local urban heart in walking or cycling distance from home

During this engagement exercise we would like to confirm what residents value about Carseldine today, understand the things that you think are missing and explore what you are concerned about.















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Positioning Urban Change in Carseldine

Understanding the Local Context Cont.

Carseldine and its people

(Source: Australian Bureau of Statistics, 2001-2011)

- **Carseldine is growing faster than the rest of Brisbane.** The population increased by 26.8% from 6,157 people to 7,769 people. The Brisbane LGA grew by 19.73% over the same period
- **Carseldine's population is ageing.** In 2011, almost half the population was over 45 years of age (Brisbane LGA was 35%). Residents over 75 years increased by 81.94% from 537 to 977
- **There are significantly more lone person households.** Lone person households increased by 52.42% from 414 to 631 whilst family households increased by 25.53%. By 2011 there was almost an equal number of couple families with children households (174) and without children households (196)
- **Carseldine is more multicultural.** In 2001, 23.1% of the population was born outside of Australia which increased to 29.03% in 2011. In 2001, 13.87% of the population spoke a language other than English at home which increased to 17.29% in 2011
- **Home ownership has decreased.** The number of homes owned outright has decreased from 54.68% in 2001 to 40.69% in 2011. More homes are now owned with a mortgage or rented
- **The level of education has increased.** The percentage of the population with a Bachelor Degree increased from 24.67% in 2001 to 29.68% in 2011. Majority of the population is employed in health care and social assistance, retail trade and public administration and safety. The number of professionals residing in the area has increased from 21.15% in 2001 to 24.75% in 2011

Local Urban Change Opportunities & Potential Challenges

In summary, through the development of the Carseldine Urban Village the following opportunities and challenges have been identified:

Opportunities

- Upgrade of the train station, local infrastructure and services
- More opportunities to walk and cycle
- Opportunities to live, work and play in the same area
- More places to meet people, including public space, recreation and dining and cafe facilities
- More housing options, different sizes, styles and price points including ageing in place

Challenges

- Changing identity of local area, loss of how it looks and feels today
- Too many people and not enough social infrastructure (schools) to cope with growth
- Increase in traffic and travel times
- Loss of flora and fauna habitat
- Perception or fear that urban change will equate to more crime
- Flooding and stormwater issues















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Carseldine Urban Village

Approved Land Use Plan

Carseldine Urban Village is part of the approved Fitzgibbon Priority Development Area Development Scheme (FPDADS) with the overall development intent, allowable uses, scale and intensity of development, and site key constraints (including bushland protection zones and open space requirements) defined in Precinct 1 of FPDADS.

The following board provides an overview of the approved plan for Carseldine Urban Village, summarising the development intent outlined in Precinct 1 of FPDADS. For a more detailed understanding of the FPDADS please see the printed out version of the document provided.

At completion, Carseldine Urban Village will seek to meet the needs of a daily audience of approximately 3,500 people including 2,000 residents and 1,500 workers and visitors.

Overview of Approved Land Use Plan Precinct Intent

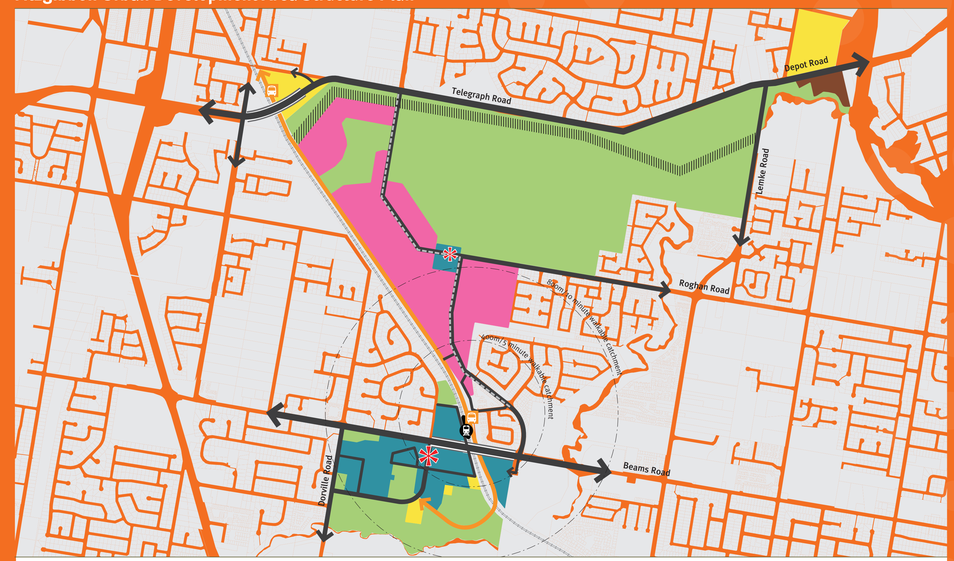
It is intended that Carseldine Urban Village will leverage its proximity to the already established rail station and its strategic location within the FPDADS to become the major mixed use activity centre in the Fitzgibbon Priority Development Area (PDA) comprising:

- An offer that encourages **diversity of lifestyle and enterprise activities** and enables research uses to be continued and/or established
- **A mixed use urban village core** which provides a vibrant mixed use "heart" centred around a traditional "main street" extending south from the intersection of Balcara Avenue and Beams Road
- **Accommodation of employment opportunities** becoming the centre for economic development and the establishment of knowledge enhanced employment opportunities
- **Residential housing offer providing for a mix of incomes, tenures and price points** including affordable rental and owner-occupier housing
- **Retail opportunities** aimed at servicing a predominately local catchment
- **A vibrant and welcoming public realm** that prioritises walking and cycling, provides access for people with varying levels of mobility
- **A diversity of built environment including building forms, parklands and informal sporting areas**
- The **protection and enhancement of the environmental values** contained within the bushland and open space on site
- Accommodate a **range of community uses and services**

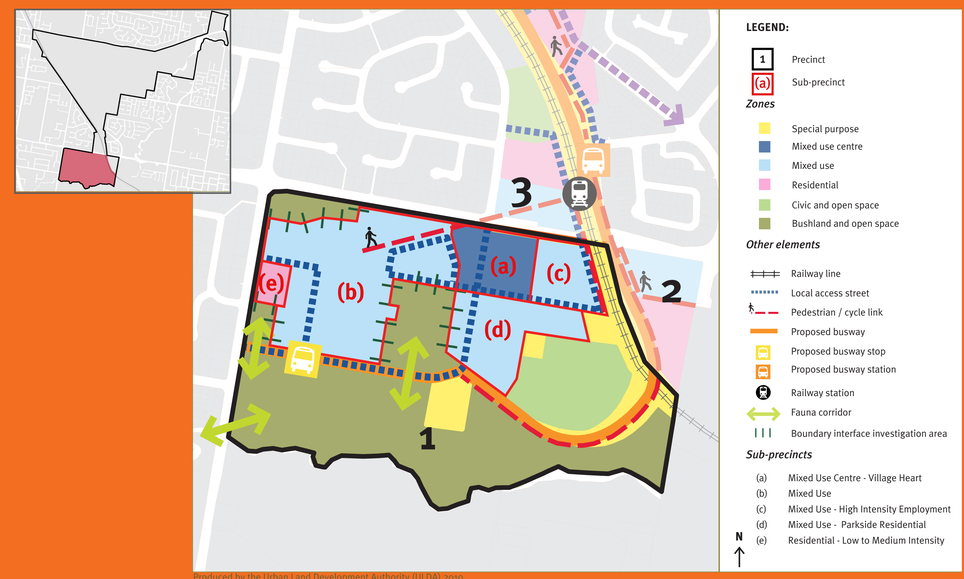
Allowable Uses and Development Scale

- **Approximately 900 residential dwellings** with a minimum of 5% of dwellings to be available for purchase at or below the median house price in Brisbane and a minimum of 5% of dwellings available for purchase or rent for low to moderate income households.
- **Approximately 57, 000 m² of commercial use**
- **Approximately 7, 000 m² of retail use**
- **3.6 hectares of land to be dedicated as open space**
- **Protection and enhancement of bushland in accordance with the Fitzgibbon Bushland Management Plan**
- **Accomodation for a future bus way**
- **Building heights between 3-8 storeys**

Fitzgibbon Urban Development Area Structure Plan



Fitzgibbon Urban Development Area Structure Plan Precinct 1 (Carseldine Urban Village)



Produced by the Urban Land Development Authority (ULDA) 2010

Approved Land Use Plan Cont.

Sub Precinct Intents

1(a) Mixed Use Centre - Village Heart

Focal point of Carseldine Urban Village with greatest mix of uses supporting the highest level of activity

- A centrally located village green space
- A mix of uses which includes:
  - Retail to support local residents and workers (limited to a total maximum of 7, 000 m² with a small supermarket which does not exceed 1,500 m²)
  - Residential on the upper levels only
  - Commercial with local professional services on the ground level and offices on upper levels
  - Other uses including home based business, research and technology facility, child care centre, community facility, educational establishment
- Buildings will be 3-5 storeys in height and address the street and proposed village green space

NOTE: Residential is an allowable use although a specific residential outcome is not defined for this area.

1(b) Mixed Use

Intended to provide employment through re-use of existing buildings and development of new buildings that commercial, service, retail (maximum of 1,ooom²), community, and research and technology uses.

- Integrate existing buildings into the fabric of the Urban Village with new public streets, strong pedestrian and cycle links, public accessibility and community use
- Strong connections to public transport nodes including Carseldine Railway station and the proposed Busway Station to the south
- If the existing child care centre ceases its use or is relocated, the redevelopment of mixed-use purposes is appropriate
- Development which will impact vegetation is to be considered in accordance with the Fitzgibbon Bushland Management Plan
- Building up to 5 storeys will be permitted stepping down to 3 storeys on Dorville Road frontage and to Beams Road

NOTE: Residential is an allowable use although a specific residential outcome is not defined for this area.

1(c) High Intensity

Intended to provide the highest intensity of commercial office uses with larger floor plates and basement parking.

- Predominately focused around large scale office use, permissible uses in this precinct also include:
  - Retail use focused around small scale ancillary uses (such as food premises)
  - Other uses including child care centre, community facility, educational establishment, research and technology facilities, service industry and indoor sport and recreation
- Building heights of up to 8 storeys

NOTE: Residential is an allowable use in this precinct although a specific residential outcome is not defined for this area.

1(d) Parkside Residential

Intended to provide for high intensity residential use through a variation in heights, building forms, dwelling types and pricing including affordable housing.

- Residential amenity will be enhanced by views to adjacent bushland and open space areas
- Non-residential uses may be provided where ancillary or minor in nature, and not considered to impact on the residential amenity of this sub-precinct
- 20% of lot areas are to be developed for communal open space, of which 50% is for deep planting with mature tree stock
- Buildings heights of up to 8 storeys

1(e) Residential low to medium intensity

Intended to provide an area of low to medium residential on the Dorville Road frontage as an appropriate interface to existing residential areas to the west and transition to the Mixed Use sub-precinct 1(b).

- Uses are residential, with a diversity of housing types, tenures and building forms
- Site planning and detail design will ensure existing vegetation is retained on the Dorville Road frontage, and in pockets to achieve north-south connection of the tree canopy within new road reserves
- 20% of lot areas are developed for communal open space with deep planting with mature tree stock
- Building heights are limited to a maximum of 3 storeys

Carseldine Urban Village

Proposed Development Approach

It is anticipated that EDQ will remain the masterplan owner and will develop the site with the private sector. This enables EDQ to lead precinct outcomes.

A two-stage process to find builder and development organisaiton is proposed as follows:

1. **Call for Expressions of Interest (EOI) -** which will include an overarching vision and principles for the site, specific selection criteria relating to community and sustainability outcomes, design guidelines and innovation requirements including 'missing middle' housing and live-work opportunities

2. **Short list potential partners and issue Request for Proposal (RFP) on selected sites -** short-listed builder and development organisations asked to provide detailed information relating to pricing, design, timing and how the specific community and sustainability criteria is meet for each specific site

3. **EDQ subdivides lots as per RFP outcome and enter a contract of scale with preferred proponents**

4. **Civil Subdivision of Master Lots**

Expression of Interest	EOI for Stage 1 Master Lots
Civil works / masterplan lots (EDQ)	
Shortlisting & RFP (Phase 2)	Prepare proposal for selected site/s
Contract of sale (subject to)	Successful group issued contract to purchase lots
Civil subdivision works (EDQ)	EDQ prepares individual lots for sale
Settlement	

What is an Expression of Interest?

An Expression of Interest (EOI) is a call for builders and developers to register their interest in the development of Carseldine Urban Village. The EOI includes the planning scheme, vision and intent of the development. At the EOI stage proponents are asked to outline their understanding of the project and capability to deliver the development. Proponents are assessed and if successful invited to submit a more detailed proposal.

Moving from Plan to Place *CURRENT STAGE*

Positioning this engagement exercise

The Approved Land Use Plan for Carseldine Urban Village provides a framework for what could be developed; it does not necessarily reflect what will be built or clearly define the resultant look and feel of the buildings, the public realm and eventual place experience.

The transition from an Approved Land Use Plan to what is built is influenced by many factors including the:

- Vision and principles of the development
- Design and community development guidelines
- Development approach
- Target audience of who live, work and visit the precinct and their needs and aspirations
- Market context in which the development is positioned within
- Building industry and what they have the capability and technology to build
- Broader urban design context and how the Village will connect and integrated with its surrounding community

To guide the transition from an Approved Land Use Plan to a great place, the development of an Integrated Masterplan is an essential tool in making a plan come to life. The Carseldine Urban Village Project team are currently developing an Integrated Masterplan for the site which will be informed by the insights gained through this engagement exercise and other technical studies including an understanding of:

1. The local community's needs and aspirations for the project

- Community's feedback on the Approved Land Use Plan to date
- Deeper understanding of the local community's needs and aspirations for the Village exploring their ideas around the following questions:

  How could this project become part of the local great place landscape?

  What is the desired public realm and place experience for the precinct?

  What local community amenity gaps could this development address/deliver?

  What are the local community's priorities for delivery on this site?

2. The current market context

- Preliminary market analysis to support the development of a commercial proposition
- Initial market research with potential future residents and workers to understand desires and appetites

3. The deliverability of new ideas and innovation platforms

- The site's potential to deliver on the 'missing middle' housing type through a new model of terrace live/work housing
- Approaches to protecting and enhancing the environmental values of the site

4. The results of additional technical studies on specific thematic areas

- Flora and fauna
- Flooding
- Movement studies including traffic, public and active transport
- Sports and recreation needs assessments
- Community facilities and local amenities needs assessments

What is an Integrated Masterplan?

An Integrated Masterplan is a detailed document that specifies:

- The project vision and development guiding principles
- The mix of use that will be built in a development including housing types
- Design guidelines and acceptable built form outcomes
- Building heights and footprints
- Preferred locations of facilities
- Public realm look and feel
- Community development activities
- Ongoing approach to place management

The plan often highlights any ongoing issues or strategies that require monitoring and management (such as public safety and environmental performance) and provides measures of success.

The insights gained through this engagement exercise and other technical studies will be considered by the project team in the development of the Integrated Masterplan for the site. The key attributes, desired community benefits and overarching design guidelines outlined in the Plan will be translated into a series of selection criteria in the Expression of Interest phase.

Moving from Plan to Place *CURRENT STAGE*

Considering Community Feedback to Date

The following table provides a summary of the community feedback received on the Approved Land Use Plan for Carseldine Urban Village and provides an overview of how the project team are considering this feedback.

Summary of Issues & Mitigation Approach

Will future development include community facilities?	• Carseldine Urban Village is a mixed use precinct and this allows for community facilities and services • Opportunities for a new community facility is identified within the sports and recreation precinct within the approved plan however there is opportunity to provide this within the new civic heart • C&K Child Care will continue to operate and any master plan proposed will allow for their expansion, as per discussions held with the staff and head office
What will happen to the sports ovals?	• A sport and recreation study has been prepared • It is proposed to relocate the current sporting areas to create a new sport and recreation precinct surrounded by parking • The redevelopment could include more ovals and courts than is currently available for formal sporting activities • A sport and recreation precinct design will be prepared following further community engagement • See the Sport and Recreation fact sheet for more detail
Trains and roads are already busy, how is EDQ planning for impacts on traffic and transport?	• A traffic assessment study has been prepared • Importantly, Carseldine Urban Village is being developed as a work/live community • The timeline of first residents living in Carseldine Urban Village is approximately 2 years. During this time EDQ, Department of Transport and Main Roads, Brisbane City Council and Queensland Rail will undertake various discussions and negotiations relating to all aspects of public transport and road infrastructure. Many of these discussions have already commenced • At each stage of development, traffic assessment is revisited to ensure the road network and intersection capacities remain sufficient to support the next phase of development and upgrades are undertaken as needed • A key finding of the traffic assessment is that based on the Brisbane City Council road classifications of Beams Road and Dorville Road, the overall road network has capacity to accommodate the planned level of growth however there are issues that need to be managed including traffic movement impeded with vehicles delayed by a single lane railway crossing at Beams Road • Any upgrades on Beams and Dorville Road will be constructed by EDQ (excluding Beams Road Rail overpass) • Infrastructure charges are payable to Brisbane City Council and will contribute towards the funding of a Beams Road railway overpass • See the Road Infrastructure fact sheet for more detail
This area already floods. Does the development have a flood management plan?	• A flood impact assessment and stormwater management study was undertaken previously in 2010/2011 which underwent a stringent peer review process in mid 2015 and again in late 2016 by two independent specialists • Proposed flood mitigation strategies may include fill in the north-east corner, a detention basin and a bund along the rail corridor. These works would redirect and slow the velocity of water movement coming from Cabbage Tree Creek in the south-west that heads north-east towards Beams Road • A new flood impact and stormwater management study will be prepared as part of the development application noting that specific mitigation strategies cannot be designed until the master plan is refined
This site is a significant environmental corridor. How will development impact on the environment and what plans are there to manage impacts?	• A flora and fauna assessment study has been prepared • 115 animal species and 500 flora species were recorded during the site investigations • The site includes significant fauna such as the tusked frog, squirrel glider, grey-headed flying fox and is a suitable habitat for the powerful owl • The next step is the preparation of a flora and fauna management plan that will identify specific solutions to manage impacts and enhance fauna habitats and corridors • EDQ propose early remediation works such as the installation of nesting boxes to encourage new nesting locations and mobility connections from Cabbage Tree Creek across Dorville Road to the west and east towards the railway line as these are missing at present • See the Flora and Fauna fact sheet for more detail

During this engagement exercise we would like to discuss our approach to mitigating issues and explore with you the local community benefits that could be enabled by the Approved Land Use Plan.

Next Steps

The following provides an overview of the proposed next steps for the Carseldine Urban Village:

1. **Gain your feedback and insight regarding:**

- The Draft Vision and Guiding Principles of the development
- The place 'ingredients' and attributes that will position Carseldine Urban Village as a successful part of your local community
- Community priorities and aspirations
- Key issues and mitigation approaches
- Community development opportunities

2. **Summarise community feedback and provide an overview of the results which will highlight community priorities and confirm next steps**

3. **Review the results of technical studies and this engagement exercise in the refinement of the Carseldine Urban Village Proposition and the development of its Draft Integrated Masterplan**

4. **Refine and release the Expressions of Interest (EOI) Document to gauge private sector appetite for the project**

5. **Continue to refine the Integrated Masterplan in response to the EOI's received from the private sector and conduct additional community engagement activities.** Potential engagement opportunities include the detailed design of the Civic Heart, the development of the Public Art Strategy, the design of the Sports and Recreation Precinct and Bushland Crew involvement

6. **Participate in ongoing discussions with key local community groups regarding issues, concerns and mitigation strategies**

To keep up to date on future engagement opportunities and receive project updates, register your interest on our Have You Say Site at:

https://haveyoursay.dilgp.qld.gov.au/carseldine