

Our ref: DEV-2025-FTZ-3977

28 January 2026

De Luca Corporation Pty Ltd
C/- Bennett and Bennett Group
Attn: Mr. Jack Reed
2/19 Finchley Street
MILTON QLD 4064

Email: jreed@bennettandbennett.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Fitzgibbon
PDA Development Type:	Development Permit for Reconfiguring a Lot for 3 Lots into 3 Standard Format Lots and 3 Volumetric Format Lots over 2 Stages
Property Location:	520 Beams Road and 29 and 35 Plaza Place, Carseldine
Property Description:	Lots 5001, 5003 and 9001 on SP339577

On 23 January 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Vivian Lun on (07) 3452 6781 or by email at vivian.lun@edq.qld.gov.au.

Yours sincerely



Amanda Dryden
Group Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council – email - partnershipsteam@brisbane.qld.gov.au

PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Fitzgibbon	
Site Address	520 Beams Road and 29 and 35 Plaza Place, Carseldine	
Lot on Plan Description	Lot Number	Plan Description
	Lot 5001	SP339577
	Lot 5003	SP339577
	Lot 9001	SP339577
PDA Development Approval Details		
DEV Reference No.	DEV-2025-FTZ-3977	
PDA Development Approval Type	☐ Material Change of Use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Reconfiguring a Lot ☒ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational Work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval Details	3 Lots into 3 Standard Format Lots and 3 Volumetric Format Lots over 2 Stages	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision Date	23 January 2026	
Currency Period	4 years from the Decision date	

Approved Plans and Documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Plan of Proposed Lots 5010, 5030 & 9010 (Stage 1 - Step A) Cancelling Lots 5001, 5003 & 9001 on SP339577	241877_012_PRO, Sheet 1 of 4, Rev. A	Bennett + Bennett	29/10/2025
2.	Plan of Proposed Lots 91 & 100 (Stage 1 - Step B)	241877_012_PRO, Sheet 2 of 4, Rev. A	Bennett + Bennett	29/10/2025

	Cancelling Lot 9010 on SP355772			
3.	Plan of Proposed Lots 98, 99 & 503 (Stage 2) Cancelling Lot 5030 on SP355772	241877_012_PRO, Sheet 3 of 4, Rev. A	Bennett + Bennett	29/10/2025
4.	Plan of Proposed Lots 98, 99 & 503 (Stage 2) Cancelling Lot 5030 on SP355772	241877_012_PRO, Sheet 4 of 4, Rev. A	Bennett + Bennett	29/10/2025

Submitting Documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au.

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Service Provision Submit evidence to EDQ, certified by a suitably qualified person, demonstrating that all service connections have been appropriately constructed in accordance with the relevant standards.	Prior to survey plan endorsement of Stage 2
3.	Easements a) Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. b) The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	a) At registration of survey plan b) At registration of survey plan
Infrastructure Contribution		
4.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment	In accordance with the DCOP

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Development Approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****