

Preliminary Approval Framework Report

490 Beams Rd and 7A Golden Place, Fitzgibbon

(Lot 2 on SP346226 and Lot 238 on RP848073 (pending Lot 904 on SP346328))

Precinct 2 – Fitzgibbon PDA

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2025-FTZ-4144

Date: 8 July 2026



April 2026

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1.0 Context

1.1 Purpose

This Preliminary Approval Framework Report ('the Framework') has been prepared in response to support the Development Application pertaining to the land at 490 Beams Rd and 7A Golden Place, Fitzgibbon seeking EDQ approval for:

- a Development Permit for the Reconfiguring a lot (1 lot into 4 lots), and
- a Preliminary Approval for a Material Change of Use in accordance with a Preliminary Approval Framework Report.

The development of the abovementioned site is to be generally consistent with this Framework, which has been prepared to guide and support the efficient assessment of subsequent development applications lodged over one or more future land parcels in the subject site.

Development of the site pursuant to the Framework constitutes an approval under the *Economic Development Act 2012 (ED Act)* and the Fitzgibbon Urban Development Area (UDA) Development Scheme (Development Scheme).

The purpose of the Framework is to give effect to an Illustrative Master Plan (Section 3.1) and associated Density and Height Plan (Section 3.2) and to gain preliminary approval for alternative land use outcomes in specified locations on the site.

The Framework guides the orderly and efficient delivery of development on the site by identifying:

- Development precincts,
- Permissible land uses,
- Minimum and maximum development densities,
- Primary access and movement network, and
- Maximum building heights.

1.2 Application

The land to which the Framework applies is located at **490 Beams Rd and 7A Golden Place**, Fitzgibbon, which are legally described as Lot 2 on SP346226 (formerly Lot 4 on RP80282) and Lot 904 on SP346238 (formerly Lot 238 on RP848073 (the site).

The site has a total land area of 31,580m² (3.158 hectares, comprising 31,560m² in Lot 2 and 20m² in Lot 904) and has frontages to Beams Rd and Golden Place (Figure 1).

The site has a 189m frontage to Beams Rd (a designated Arterial Road in Brisbane City Council's Road Hierarchy mapping) but vehicular access is limited to a 9m wide land parcel on the Golden Place frontage (southern part of Lot 903 on SP346238) (Figure 2).

The site is predominantly flat, with a gentle fall to all property boundaries from a central rise in the land as a result of non-retained earth banks. The land contains limited vegetation located primarily on the perimeters of the site.

The land has formerly been used for the purposes of a vehicle wrecking yard. At the time of writing, the site is being used as a construction depot for the Beams Rd Overpass project.

The site is located within a predominantly residential pocket, with land to the north, east and west containing a mix of townhouses, detached dwellings and relocatable homes. Commercial uses are conveniently located to the north-west (the Clock Corner shopping centre). Active and passive recreation areas and open space are located to the south-west. The site is adjoined by the Caboolture/Sunshine Coast Line rail corridor and is in close proximity to the Carseldine Railway Station (situated to the north-west) (Figure 3).



Figure 3: Site's development context (Source: Nearmap © image 12 March 2026)

1.3 Effect of the Preliminary Approval

Development that is the subject of the Framework comprises:

- a Development Permit for the Reconfiguring a lot (1 lot into 4 lots), and
- a Preliminary Approval for a Material Change of Use in accordance with a Preliminary Approval Framework Report.

The PDA preliminary approval approves development in concept but does not authorise PDA assessable development to take place. The PDA preliminary approval approves development to the extent stated in this Framework and subject to the conditions of the approval.

Pursuant to section 87(1)(e) of the *Economic Development Act 2012 (ED Act)*, the Minister of Economic Development Queensland (MEDQ) must consider this Framework when assessing any PDA development application at the site.

Development is consistent with this Framework if it is generally consistent with Section 2.0 (Development approved by the Preliminary Approval) and Section 3.0 (Precinct 2 Planning Vision, Key Urban Elements and Development Parameters) of this Framework.

1.4 Relationship to the Development Scheme

The Framework has been prepared to support development in accordance with the *Fitzgibbon PDA Development Scheme* (effective July 2009, amended July 2011).

The Land Use Plan within the Development Scheme sets out an overarching Vision for the Fitzgibbon PDA. This Framework demonstrates how the proposed development will contribute towards the Vision of the PDA and that the development contemplated in the Framework is consistent with the Development Scheme. The Land Use Plan identifies the subject site as **Precinct 2**.

Level of assessment tables in the Development Scheme specify that all development in the PDA is Permissible Development, other than development identified as PDA Accepted Development or Prohibited Development.

The Framework Report forms a Preliminary Approval to guide future detailed proposals for Permissible Development. It provides finer grained detail of various aspects of development and prevails over the Fitzgibbon PDA Development Scheme to the extent of any inconsistency.

To remove any doubt, the following planning outcomes for Precinct 2 remain applicable to all development proposed on the site:

- Future development appropriately responds to the intended use of land in the Special Purpose Zone as a Busway Corridor.
- A minimum of 5% of dwellings are available for purchase at or below the median house price in Brisbane.
- A minimum of 5% of dwellings are available for purchase or rental to low-to-moderate income households.
- Development results in no worsening of flood levels in other areas.
- Development responds to flood hazard in accordance with any approved Flood Evacuation Management Plan.

1.5 Requirements for Subsequent Approvals

The development the subject of this Framework is Permissible Development.

Land uses identified as Permissible Development in Section 2 that are generally consistent with the Framework are considered to be approved uses under the Preliminary Approval Framework. However, the Preliminary Approval does not authorise development to commence on the site.

For Permissible Development to proceed, receipt of one or more subsequent Material Change of Use Development Permits, issued by MEDQ, is necessary. Development will be required to accord with any conditions contained in the development approval.

1.6 Interpretation

A term used in this Framework has the meaning assigned to that term by the *Economic Development Act 2012* and the *Fitzgibbon Priority Development Area Development Scheme* (Fitzgibbon Development Scheme).

Illustrative plans and sections are indicative only and subject to further detailed design.

1.7 Approval Currency

The currency period of the Preliminary Approval is ten (10) years from the date of the Preliminary Approval taking effect.

2.0 Development Approved by the Preliminary Approval

Land uses made Permissible Development by this Framework are listed by Zone in Table 1.

Table 1 - Precinct 2 Approved Uses (Column 3A Permissible Development)

Mixed Use Zone	Residential Zone	Special Purpose Zone
▪ Residential Uses limited to: - Multiple Residential - Other Residential ▪ Industrial Uses limited to: - Service Industry ▪ Commercial Uses limited to: - Home Based Business - Medical Centre - Office - Sales Office - Display Home ▪ Retail Uses limited to: - Fast Food Premises - Food Premises - Garden Centre - Hardware and Trade Supplies - Market - Shop ▪ Service, Community and Other Uses limited to: - Car Park - Child Care Centre - Community Facility - Environmentally Relevant Activity ▪ Sport, Recreation and Entertainment Uses limited to: - Park	▪ Residential Uses limited to: - House - Multiple Residential - Other Residential ▪ Commercial Uses limited to: - Home Based Business - Sales Office - Display Home ▪ Service, Community and Other Uses limited to: - Child Care Centre - Community Facility - Environmentally Relevant Activity ▪ Sport, Recreation and Entertainment Use limited to Park	▪ Environmentally Relevant Activities ▪ Park

3.0 Precinct 2 Planning Vision, Key Urban Elements & Development Parameters

This section sets out the Framework’s development vision for the subject site, expressed as preferred land uses, key urban elements and specific development parameters for the land uses approved by this document (Permissible Development) (as per Section 2).

The Framework is graphically represented by 2 plans:

1. **Illustrative Master Plan**
2. **Density and Height Plan**

The matters captured in these plans are to be considered and reflected in detailed designs prepared for subsequent Permissible Development proposals to be submitted to EDQ as separate Development Permit applications seeking approval for a Material Change of Use for specified land uses.

3.1 Illustrative Master Plan

The Illustrative Master Plan graphically represents the integrated development outcomes that can be achieved across the site. The Plan incorporates the following key planning elements:

1. Land Use Zones indicating the preferred land use outcomes in specific locations on the site,
2. Site connectivity,
3. Key urban design outcomes.

The Plan reflects the planning intent expressed in the Fitzgibbon PDA Development Scheme’s Land Use Plan for Precinct 2, being:

This precinct is intended to be developed with mixed use and high intensity residential to compliment the diversity and variety in housing and mixed use options in Precincts 1 and 3.

3.1.1. Land Use Zones

The Illustrative Master Plan recognises and reflects the 3 development zones identified in the Development Scheme for Precinct 2 of the Fitzgibbon Priority Development Area. For consistency, the Plan retains the Scheme's terminology of 'Zones' to guide the type and location of future land uses anticipated for the site. The land use zones applicable to the site are:

- A. **Mixed Use Zone;**
- B. **Residential Zone;**
- C. **Special Purpose Zone.**

The Plan extrapolates the planning outcomes presented in the Development Scheme by providing a more precise indication of the extent of each Land Use Zone on the subject site. The planning outcomes for these Zones are described below:

A. **Mixed Use Zone**

This Zone is intended to accommodate a mix of non-residential uses of a commercial, civic or service nature as well as high intensity residential uses in the form of townhouses and/or medium-rise or high-rise apartment buildings.

The Zone is further divided into 2 precincts to better reflect the different development outcomes anticipated in those areas with respect to land use, density and height, as further described in Section 3.2 and the Density and Height Plan:

- the eastern **Precinct A** presenting to the Beams Rd/Golden Place corner, and
- the western **Precinct B** presenting to Beams Rd and the transit corridor.

Precinct A is suited to development comprising predominantly non-residential uses and/or mixed land uses in a built form that realises the site's prominent corner/gateway location. Precinct B can be developed for a mix of uses, with built form to appropriately respond to the land's proximity to the existing and proposed major transit corridors of Beams Road and the Northern Busway Corridor.

It is anticipated that land uses in this Zone will transition over time from lower-density residential uses and/or 'temporary' non-residential uses to higher-density, predominantly residential uses in response to changing property market conditions and the delivery and/or upgrading of transport networks or employment/retail centres in the locality.

Development in this Zone should seek to maximise connectivity to existing and proposed centre and public transport facilities including the Carseldine Railway Station/bus interchange and existing bus stops along Beams Road.

Land uses determined to be Permitted Development in this Zone are documented in Table 1.

B. Residential Zone

The Zone is intended to be developed predominantly for residential uses that respond to housing demand in the locality. Commercial uses and/or Service, Community and Other Uses with a direct nexus to residential activities (e.g. Home Based Businesses or a Child Care Centre) are also supported.

Development density and built form (particularly height) should consider and appropriately respond to the site's proximity to existing low-density residential development to the east and an existing transit corridor to the west and south.

The new residential community should be provided with communal open space and/or recreation facilities and be situated within an attractive, landscaped setting.

Land uses determined to be Permitted Development in this Zone are documented in Table 1.

C. Special Purpose Zone

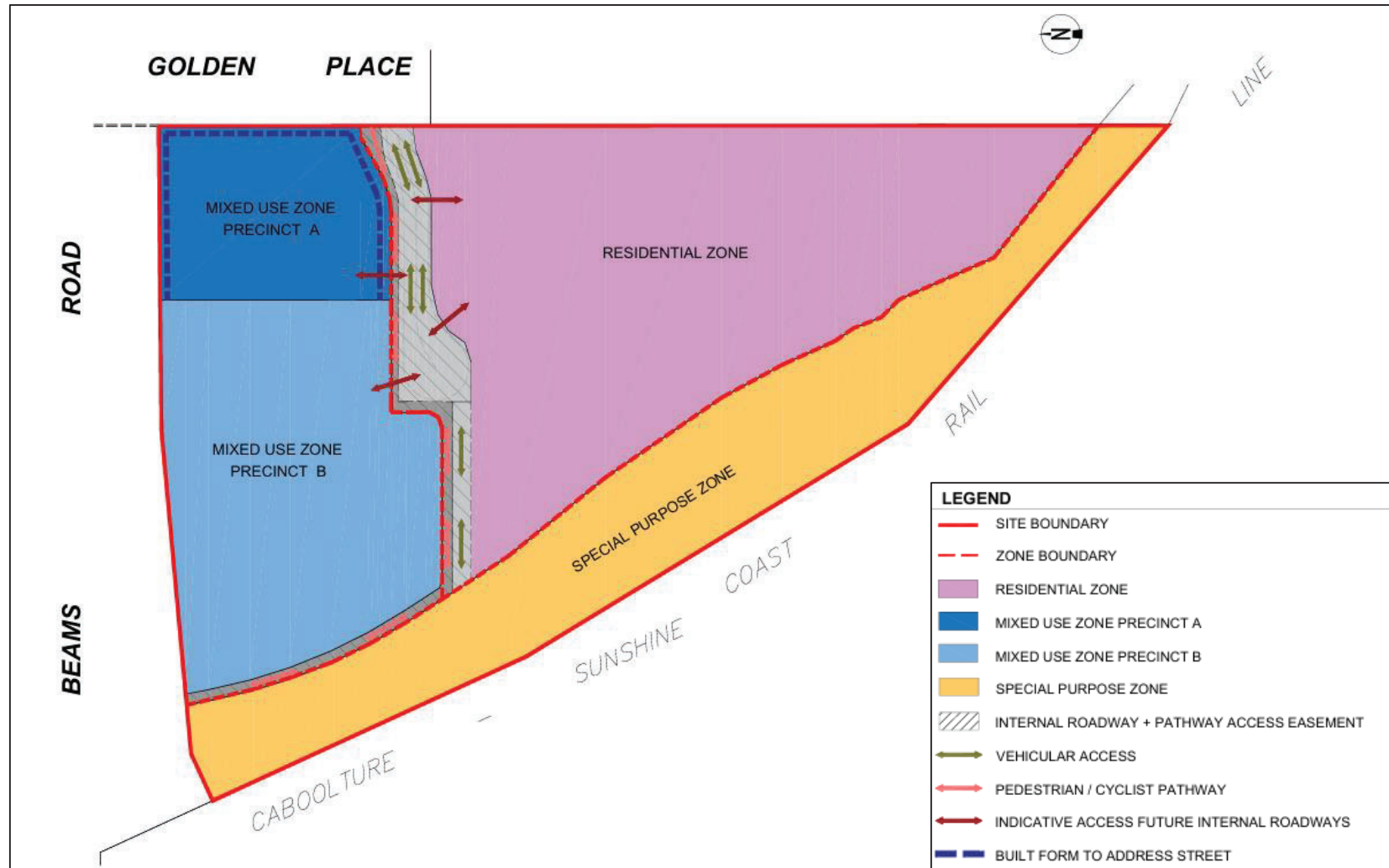
This Zone includes land ultimately intended for future transit corridor purposes (the future Northern Busway Corridor). Until such time as the land is resumed for such purposes, and subject to the agreement of Economic Development Queensland and the Department of Transport and Main Roads, the land is considered suitable for a limited number of 'temporary' and/or 'mobile' land uses that do not require any permanent alterations to the land and/or construction of permanent buildings or structures, such as external storage of vehicles, caravans, motorhomes and the like.

The extent and form of development permitted on the site will be determined on a case-by-case basis through subsequent Material Change of Use applications.

The extent of this corridor has been determined by the Department of Transport and Main Roads (DTMR) and is accurately reflected on the Illustrative Master Plan. This land has been excluded from the site's developable area on the basis that it will either be resumed or purchased by DTMR at a future date yet to be determined.

Land uses determined to be Permitted Development in this Zone are documented in Table 1.

Illustrative Master Plan



3.1.2 Site Connectivity

The design of future road and pathways will ensure the provision of direct, safe and efficient public access to and from and throughout Precinct 2.

Access to each Zone/lot and the provision of connected vehicle, pedestrian and cyclist networks across and within the site is to be generally guided by the Illustrative Master Plan and the following development parameters:

- **Vehicular access and movement:**

- Vehicular access to Precinct 2 is restricted to one access point from Golden Place, with a secondary access for emergency access purposes to be provided if determined necessary.
- An access easement permitting unfettered access between Golden Place and the Special Purpose Zone (proposed transit corridor lot) is provided at the first stage of any proposed subdivision of the land.
- An internal road connecting future 'master lots' to Golden Place is provided, either as public road reserve associated with a Standard Format subdivision or as a private road secured as common property in a Community Title subdivision.
- The internal road will be of a design standard capable of accommodating all anticipated cars and servicing vehicle movements generated by future development of the 'master lots'.
- The location and typology of accesses and internal roadways will be determined through the assessment of subsequent Material Change of Use applications lodged for future development of the 'master lots'.

- **Pedestrian and cyclist access and movement:**

- Direct, safe and efficient public access is available to the future pedestrian/cyclist path to be provided within the proposed northern busway.
- The pathway is provided within the public road reserve and an access easement extending from the internal road to the Special Use Zone (for a Standard Format subdivision) or as private common property (for a Community Title subdivision).
- The location, size and materiality of the pathway will be determined through the assessment of subsequent Material Change of Use applications lodged for future development of the 'master lots' affected by this access.

3.1.3 Key Urban Design Outcomes

The plan reflects key urban design outcomes for each Zone as specified in the Development Scheme and relevant supporting EDQ documents. Additional general design parameters not reflected in the Illustrative Master Plan are included in Section 3.3.

- Future built form addresses streets and/or shared paths and incorporates balconies and windows oriented towards these spaces to facilitate casual surveillance, community safety and social interaction.
- Built form in the Mixed Use Zone contributes to an active and attractive ground level public realm through the provision of spaces able to accommodate non-residential uses with high quality, articulated façade treatments that address and positively contribute to the streetscape
- Built form in Precinct A of the Mixed Use Zone offers a high-quality ‘transition’ development oriented towards and connected with the Beams Rd/Golden Place corner.
- Development considers proximity to adjoining transit corridors and is to be designed in a manner that appropriately responds to potential noise, air, light and visual impacts arising from the adjoining transit corridors (Beams Road and future Northern Busway Corridor), with particular consideration to be given to enhanced building specifications, landscaping and fencing.
- High quality landscaping is incorporated into built form outcomes (ideally in-ground level planting and/or in podium planters) where adjoining:
 - the site’s external interfaces to Golden Place and the eastern end of Beams Rd, and
 - the internal road and/or pedestrian pathways
- Fencing solutions provided to site interfaces are an appropriate form and height to permit visual connectivity to the public realm and internal road/pathways and/or manage potential external impacts from noise and light.

3.2 Density and Height Plan

The Density and Height Plan reflects the preferred density and height of development for each Land Use Zone.

Density Provisions

The Plan contains minimum and maximum densities for the Mixed Use and Residential Zones.

No development density is provided for the Special Purpose Zone as interim development of the land prior to the ultimate intended use for transit corridor purposes is not envisaged.

The specified maximum densities reflect existing metrics included in the Development Scheme.

The specified minimum densities reflect agreed alternative densities considered appropriate to achieve the overall planning outcomes for Precinct 2.

The density of future development is expected to accord with the densities stipulated below and shown on the Density and Building Heights Plan unless otherwise determined by EDQ as part of the assessment of subsequent Material Change of Use development applications.

Height Provisions

The specified height of development reflects the provisions of the Development Scheme for Precinct 2.

Height is to be measured from natural ground level.

The finished height of future development is expected to accord with the maximum building height above ground level stipulated below and shown on the Density and Building Heights Plan unless otherwise determined by EDQ as part of the assessment of subsequent Material Change of Use development applications.

Development that accords with the specified densities and heights will be supported:

A. Mixed Use Zone

Density (Precincts A and B):

- Minimum residential density of 60 dwellings/hectare,
- Maximum development intensity (plot ratio) of 2.5 (cumulative total applicable to all land uses).
- Maximum retail gross floor area of 500m².

Height:

- Mixed Use Precinct A: Maximum height of 5 storeys
- Mixed Use Precinct B: Minimum building height of 2 storeys; Maximum height of 8 storeys

B. Residential Zone

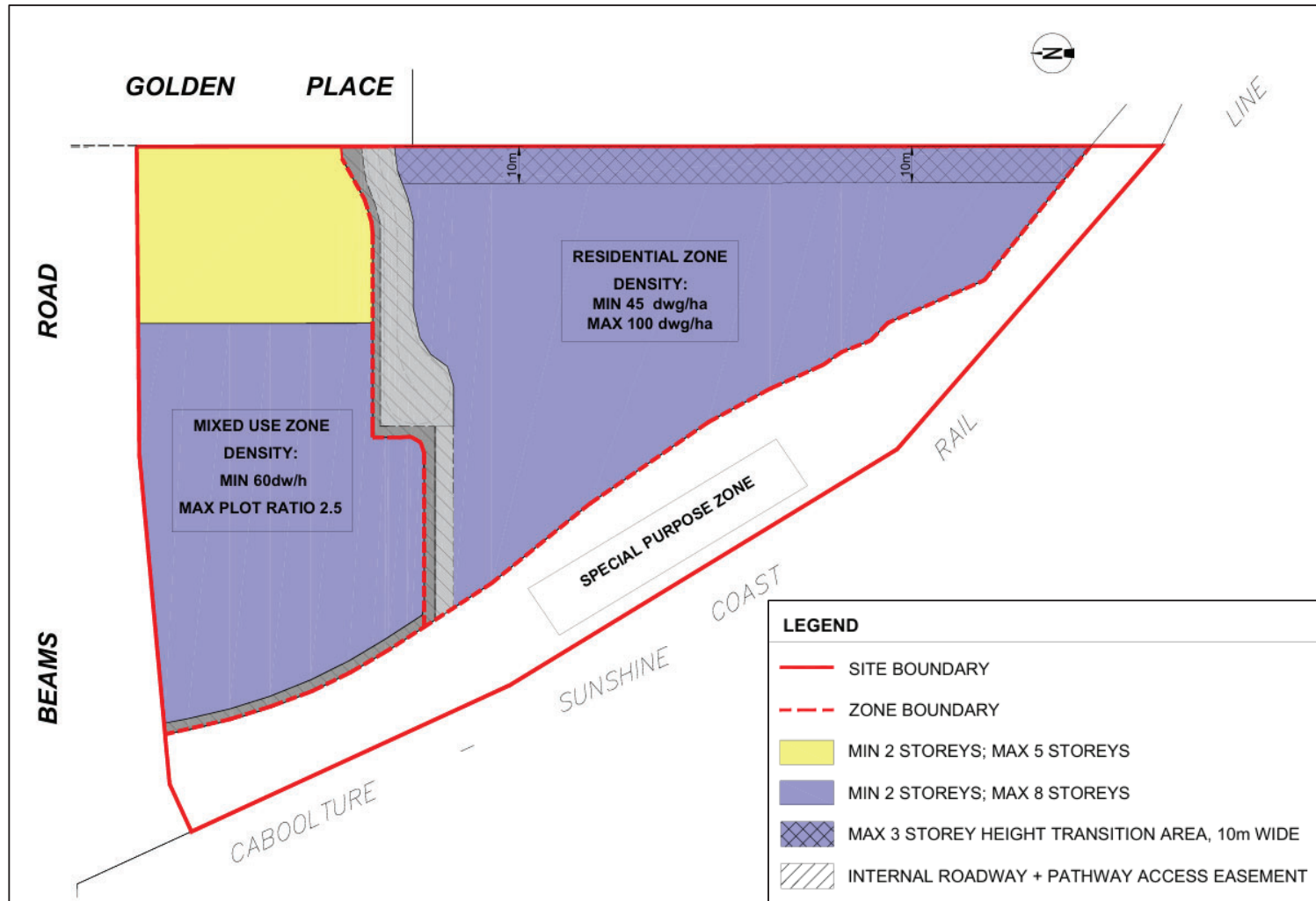
Density:

- Minimum residential density of 45 dwellings/hectare,
- Maximum residential density of 100 dwellings/hectare.

Height:

- Height transition – Maximum height of 3 storeys within 10m of eastern side boundary adjoining Golden Downs Village
- Minimum height of 2 storeys
- Maximum height of 8 storeys

Density and Height Plan



3.3 General Design Parameters

The following development parameters, whilst not graphically reflected on the Illustrative Master Plan, are to apply to any future development within the Mixed Use and Residential Zones of Precinct 2.

Development within the Special Purpose Zone is to be assessed on a case-by-case basis, as required.

Open Space Provision

- Future development is to provide communal open space in one or more locations on natural ground level or within the built form.
- Development in the Residential Zone must provide at least 25% of the site as common property or other open space including private open space but excluding the public access streets, pedestrian/cyclist links and areas required for utility installation.
- Communal spaces are easily accessible, safe and attractively landscaped for the site's future residents, workers and visitors.

Building Height

- Building heights of future development are to be appropriate for the intended use and the proposed building's interface with/proximity to other land uses, site boundaries or shared spaces (roads and pathways).
- The maximum height of any podium elements will accord with the maximum height determined through the assessment of any subsequent Material Change of Use applications.

Built Form

- The siting and architectural form of new streets and buildings will be guided by the following (or any other) applicable PDA Guidelines or as otherwise determined during assessment of subsequent Material Change of Use applications for development on the proposed lots:
 - Guideline No.05 (Neighbourhood Planning and Design) - for residential development creating private streets and/or multiple landholdings in the Residential Precinct.
 - Guideline No.01 (Residential 30) - for townhouse development not exceeding 3 storeys in height in the Residential Precinct.
 - Guideline No.07 (Low Rise Buildings) - for townhouse development not exceeding 3 storeys in height in the Residential Precinct.
 - Guideline No.08 (Medium and High Rise Buildings) - for multi-storey development (greater than 3 storeys in height) in the Residential and/or Mixed Use Precincts.

- Varied and interesting built forms able to accommodate the preferred residential, commercial and community land uses anticipated within the precinct are provided across the site.
- All buildings are designed with interesting and highly articulated facades incorporating a variety of building materials and finishes.
- Buildings are designed in a manner that considers easy wayfinding, public accessibility and CPTED principles.
- Buildings adjoining proposed transport corridors consider potential impacts arising from noise, air and light emissions and offer an architectural response that ensures an appropriate level of residential amenity and a positive interface with the corridors.
- Building design considers sustainability and best practice urban design principles.
- Car parking is provided at-grade or in semi-basements that incorporate suitable screening treatments to minimise the visibility of these spaces, or in full basements (where applicable).

The above development parameters will be applied at the time of assessment of subsequent Material Change of Use applications for development on each of the proposed lots.