

Our ref: DEV-2025-FTZ-4144

8 July 2026

Delcara Pty Ltd
c/- Urban Strategies Pty Ltd
Christine Matheson
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SOUTH BRISBANE QLD 4001

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Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Fitzgibbon PDA
PDA Development Type:	Development Permit for Reconfiguring a Lot (staged 2 into 4 lot subdivision and access easement) and Preliminary Approval for Material Change of Use in accordance with Preliminary Approval Framework Report
Property Location:	490 Beams Road and 7A Golden Place, Fitzgibbon
Property Description:	Lot 2 on SP346226 and Lot 238 on RP848073

On 8 July 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 Leila Torrens on 3452 7466 or by email at Leila.Torrens@edq.qld.gov.au

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland
Cc: Brisbane City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Fitzgibbon	
Site address	490 Beams Road and 7A Golden Place	
Lot on plan description	Lot number	Plan description
	Lot 2	SP346226
	Lot 238	RP848073
PDA Development Approval details		
DEV Reference No.	DEV-2026-FTZ-4144	
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	Reconfiguring a Lot (2 in to 4 and access easement) Preliminary Approval for a Material Change of Use in accordance with a Preliminary Approval Framework Report.	
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	8 July 2026	
Currency Period	6 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 as detailed below.			
Plan/Document Name	Reference No.	Prepared By	Date

1.	Preliminary Approval Framework Report	490 Beams Road and 7a Golden Place Fitzgibbon	Urban Strategies	April 2026
2.	Plan of Reconfiguration Stage 1	24-0762S-01	Therfor Group	7 October 2025
3.	Plan of Reconfiguration Stage 2	24-0762S-02	Therfor Group	7 October 2025
4.	Plan of Reconfiguration Stage 3	24-0762S-03	Therfor Group	7 October 2025
5.	Proposed Reconfiguration of a Lot Conceptual Stormwater Management Plan	26992 C Version 3	ADG	21 April 2026
6.	Overall Layout Plan	26992 DA01 Rev 05	ADG	2 April 2026
7.	Preliminary Earthworks Layout Plan	26992 DA03 Revision 04	ADG	2 April 2026
8.	Preliminary Earthworks Site Sections	26992 DA04 Revision 03	ADG	2 April 2026
9.	Preliminary Roadwork and Drainage Layout Plan	26992 DA05 Revision 04	ADG	2 April 2026
10.	Preliminary Sewer Service Layout Plan	26992 DA06 Revision 04	ADG	2 April 2026
11.	Preliminary Water Service Layout Plan	26992 DA07 Revision 04	ADG	2 April 2026
12.	Preliminary Roadwork and Drainage Logitudinal and Typical Cross Sections	26992 DA08 Revision 03	ADG	2 April 2026
13.	Pre Development Stormwater Drainage Catchment Layout Plan	26992 DA09 Revision 02	ADG	2 April 2026
14.	Post Development Stormwater Drainage Catchment Layout Plan	26992 DA10 Revision 04	ADG	2 April 2026
15.	Preliminary Stormwater Drainage Management Layout	26992 DA11 Revision 02	ADG	2 April 2026

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

a) The Applicant must:

- i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
- ii) submit to EDQ a duly completed Compliance Assessment form².
- iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

Preliminary Approval Timing		Timing
	Master Plan Framework and Future Development Permits Future applications for PDA development permits are to be in accordance with the approved Preliminary Approval Framework Report dated April 2026 prepared by Urban Strategies.	
PDA Development Conditions – Reconfiguring a Lot		
General		
RAL 1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
RAL 2.	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and - any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
RAL 3.	Flood Emergency Management Plan a) Submit to the EDQ DA a Flood Emergency Management Plan (FEMP), certified by a suitably qualified and experienced RPEQ, addressing at a minimum: i. All development areas, adjoining roads and access routes affected by Cabbage Tree Creek flood events up to the probable maximum flood; ii. Passive and active flood measures including monitoring, evacuation trigger levels, roles and	a) As part of any MCU application

	responsibilities, training and post flood response measures for each proposed lot; iii. Evacuation routes, means of evacuation and respective inundation durations; iv. The following documents (or later versions where superseded): a) State Planning Policy, July 2017; b) AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; and c) The Australian Disaster Resilience Handbook Collection Handbook 7 – Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia and Handbook 10 – National Emergency Risk Assessment Guidelines. b) Implement and maintain the FEMP approved under part a) of this condition.	b) Prior to commencement of use and at all times
RAL 4.	Contaminated land Submit to EDQ TS a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act. <i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i> <i>NOTE: A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i>	Prior to commencement of building works
Construction		
RAL 5.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
RAL 6.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form³.	Minimum of 10 business days prior to proposed out of hours work commencement date

³ The out of hours work request form is available at EDQ's website.

RAL 7.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
RAL 8.	Erosion and Sediment Management a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
RAL 9.	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to commencement of earthworks for each stage b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
RAL 10	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced persons including an ecologist responsible for overseeing the site works, to manage construction impacts, including: i. Preventative measures to avoid introduction of environmental impacts, including (where relevant) but not limited to: A. Ensuring noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;	a) Prior to commencement of works for each stage

	B. Managing stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; C. Incorporating vegetation management measures, including protective fencing for fauna and clear identification of vegetation to be retained around the worksite and details of how construction related vehicles and equipment will not damage retained vegetation or its root zones; D. Details about materials stockpiling, including measures to ensure material remains in-situ and cannot enter the waterway or damage retained vegetation or its root zones; ii. Waterway management measures, including the location and duration of temporary waterway barriers (where relevant, such as stormwater outfalls); iii. Environmental protection measures, including upstream and downstream precautions detailing how disturbance to the tusked frog will be minimized (were relevant); iv. contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; v. complaints procedures; vi. site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. provisions to ensure there is no impact to the rail corridor as result of the works; 12. for the provision of safe and functional emergency exit routes; and	
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	13. any out of hours work as endorsed via Compliance Assessment in accordance with Condition 8. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
RAL 11	Traffic Management Plan a) Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
RAL 12	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. • b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. •	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

	NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.	
Earthworks and Retaining Walls		
RAL 13	Earthworks a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans and documents The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ RPEQ certification that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
RAL 14	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: certified to achieve a minimum 50 year design life;	a) Prior to commencing earthworks for the relevant stage

	ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition c) Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
RAL 15	Roadworks a) Submit to EDQ detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
RAL 16	Water Reticulation a) Submit to EDQ detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents.	a) Prior commencing water reticulation work

	b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Urban Utilities current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
RAL 17	Sewer Reticulation a) Submit to EDQ detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Urban Utilities current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior the commencing sewer reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
RAL 18	Stormwater Management (Quality) a) Submit to EDQ detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) The approved plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
RAL 19	Stormwater Management (Quantity)	

	a) Submit to EDQ detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</i> ii) The approved plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
RAL 20	Electricity a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
RAL 21	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
RAL 22	Broadband a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Surveying, Land Transfers and Easements		

RAL 23	Easements over Infrastructure 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. 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.	At registration of survey plan
Infrastructure Charges		
	Pay to the MEDQ Infrastructure Charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP.

STANDARD ADVICE

Please note that in order 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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**** End of Package ****