



Our ref: DEV2024/1583

6 August 2025

Nucrush Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Mr Tom Hill
PO Box 1048
ROBINA QLD 4230

Email: tom.hill@rpsconsulting.com

Dear Mr Hill

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for Medium Impact Industry (Concrete batching plant) and Preliminary Approval for Design Criteria for Low Impact Industry, Service Industry and Warehouse at 916-944 Greenbank Road, North Maclean described as Lot 2 on SP267252

On 6 August 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@edq.qld.gov.au, who will assist.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	916-944 Greenbank Road, North Maclean	
Lot on plan description	Lot number	Plan description
	Lot 2	SP267252
PDA development application details		
DEV reference number	DEV2025/1583	
'Properly made' date	17 January 2025	
Type of application	☒ PDA development application for: ☒ Material change of use ☒ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for Medium Impact Industry (Concrete batching plan) and Preliminary Approval for Design Criteria for Low Impact Industry, Service Industry and Warehouse	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Material change of use for medium impact industry (concrete batching plan) • Preliminary approval for Design Criteria for low impact industry, service industry and warehouse	
Decision date	6 August 2025	
Currency period for Material Change of Use for Medium Impact Industry (Concrete batching plan)	6 years from the date of the decision	
Currency Period for Preliminary Approval for Design Criteria for Low Impact Industry, Service Industry and Warehouse	10 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Nicole Tobias, Senior Planner
Manager	Jennifer Sneesby, Manager
Engineer	Sanjib Bhowmick, Senior Engineer
Delegate	Jeanine Stone, Project Director

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Site Plan – Stage 1 prepared by RPS	AU015412-POD-4c Page 1 of 3	10 July 2025
2.	Site Plan – Stage 2 prepared by RPS	AU015412-POD-4c Page 2 of 3	10 July 2025
3.	Site Plan – All Stages prepared by RPS	AU015412-POD-4c page 3 of 3	10 July 2025
4.	Landscape Plan - Greenbank Road, North Maclean prepared by RPS	015412_Nucrush_Greenbank Rd (03)	9 June 2025
5.	Flood Emergency Management Plan prepared by Westera Partners	G24-062 FEMP, Rev 0	15 May 2025
6.	Conceptual Stormwater Management Plan prepared by Burchills Engineering Solutions	BE230342-RP-CSMP-01	10 December 2024
7.	Civil Engineering Report prepared by Burchills Engineering Solutions	BE220342-RP-CER-02	17 December 2024
8.	Noise Management Plan – Concrete Batching Plant North Maclean, prepared by MWA Environmental	Job No: 23135, Version 2	12 June 2025
9.	Air Quality Management Plan – Concrete Batching Plant North Maclean, prepared by MWA Environmental	Job No: 23135, Version 2	12 June 2025
10.	Stormwater Management Report prepared by Westera Partners	G24-062 SWMR, Rev 3	14 May 2025
11.	Engineering Services Report prepared by Westera Partners	G24-062 ESR, Rev 3	14 May 2025
12.	Civil Drawings prepared by Westera Partners	Job No: G24-062	December 2024
13.	Traffic Impact Assessment prepared by Burchills Engineering Solutions	BE230342-RP-TIA-06	14 May 2025
Supporting plans and documents			
14.	Operational Management Plan prepared by Pentral Fultum	PF24-06-RP-116, Rev D	11 June 2025
15.	Design Criteria – Batch Water prepared by Pentral Fultum	PF26-06-RP-112, Rev B	22 November 2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ 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 DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ 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.

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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

[illegible]

PDA Development Conditions		
No.	Condition	Timing
	d) Submit to EDQ IS '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. Council's current adopted standards; and ii. the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	d) Prior to commencement of any use within Stage 2
Development Permit – Concrete Batching Plant		
General		
3.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
4.	Maintain the Approved Development Maintain the approved development generally in accordance with 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
Construction Management		
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
6.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ IS, 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 form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
7.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
8.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) 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. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
9.	Erosion and Sediment Management	
	a) Submit to EDQ IS 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>.	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
10.	Traffic Management Plan a) Submit to EDQ IS 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
11.	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 the External Authority's design standards. <i>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.</i>	a) Prior to commencement of use b) Prior to commencement of use
12.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the relevant approved plans and documents.	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by Erosion and sediment management condition; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
13.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard 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 relevant 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 IS 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.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
14.	Car Parking - Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. - Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	- Prior to commencement of use - Prior to commencement of use
15.	Stormwater Connection Connect the approved development to a lawful point of discharge: - with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and - generally in accordance with Council's current adopted standards.	Prior to commencement of use
16.	Stormwater Management (Quality) - Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; - the relevant approved plans and documents. - Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. - Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	- Prior to commencement of stormwater works - Prior to commencement of use - Prior to commencement of use
17.	Stormwater Management (Quantity) - Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and; - the relevant approved plans and documents. - Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. - Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	- Prior to commencement of stormwater works - Prior to commencement of use - Prior to commencement of use
18.	Electricity Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use
19.	Telecommunications	
	a) Submit to EDQ IS 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.	a) Prior to commencement of use
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
20.	Broadband	
	a) Submit to EDQ IS 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> .	a) Prior to commencement of use
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use
21.	Refuse Collection	
	a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.	a) Prior to commencement of use
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
22.	Outdoor Lighting	
	Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
23.	Industrial Crossovers – Compliance Assessment	
	a) Submit to EDQ IS, for Compliance Assessment, detailed design plans and cross section of the proposed commercial driveways for Stage 1 and Stage 2, certified by a RPEQ, including: i) Updated crossovers drawings are in accordance with the IPWEA RSD-102 Vehicle Crossings – Heavy Duty ii) replacement or lowering of the existing water main if the existing pipe material and/or vertical clearance with the crossover pavement is not adequate	a) Prior to commencing of works of Stage 1

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the crossovers, and water works if required, generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS the following: i) RPEQ certification that all trunk water works have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Certification Procedures Manual; iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition.	b) Prior to commencement of use of Stage 1 c) Prior to commencement of use of Stage 1
Noise Management		
24.	Operational Noise	
	a) Noise generated by the concrete batching plant is consistent with the noise limits in the relevant approved Noise Management Plan. b) Submit to EDQ IS certification from an RPEQ the concrete batching plant is operating in accordance with part a) of this condition.	a) At all times b) Within 2 months of the commencement of use
25.	Hours of Operation	
	a) Hours of Operation i) Monday to Saturday 24 hours and ii) Sunday 7:00am to 10:00pm, b) Cement or fly ash tanker or raw material deliveries cannot occur between 10:00pm and 4:00am when the concrete batching plant is in operation.	As indicated.
26.	Acoustic Barrier	
	a) Construct acoustic barriers in accordance with the approved Noise Management Plan. b) Submit to EDQ IS certification from an RPEQ that the acoustic barriers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use on site and to be maintained at all times b) Prior to commencement of use on site.
Air Quality Management		
27.	Air Quality	
	Carry out the concrete batching plant operations in accordance with the approved Air Quality Management Plan.	At all times

PDA Development Conditions		
No.	Condition	Timing
Water and Sewer		
28.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Councils current adopted standards.	Prior to commencement of use
29.	Compliance Assessment - Permanent Sewer Connection <i>When the NM2 sewage pump station and rising main is operational</i> a) Submit to EDQ IS for compliance assessment, detailed design plans certified by RPEQ for a sewer gravity connection for the development to the Council's reticulation network, certified by a RPEQ and generally in accordance <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and a decommissioning strategy for the temporary sewage infrastructure identified the Temporary Sewage Collection and Disposal condition of this approval. b) Construct the sewerage infrastructure in accordance with the endorsed plans required by part a) of this condition. c) Submit to EDQ IS '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. Council's current adopted standards; and ii. the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. d) Connect the approved development to the existing sewer reticulation network generally in accordance with Council current adopted standards	a) Within 30 days from the time the NM2 sewage pump station commences operation b) Within 90 days from the time the NM2 sewage pump station has been completed c) Within 90 days from the time the NM2 sewage pump station has been completed d) Within 90 days from the time the NM2 sewage pump station has been completed
30.	Temporary Sewage Collection and Disposal Prior to permanent connection to the Council sewer being available: a) Submit to EDQ IS detailed design plans and report, certified by a RPEQ, for an on-site sewage collection and disposal plan to service the development. b) Construct the sewage collection facilities in accordance with the certified design plans required under part a) of this condition.	a) Prior to the commencement of use b) Prior to the commencement of use

PDA Development Conditions		
No.	Condition	Timing
	c) Operate and maintain the sewage collection and disposal facilities in accordance with the disposal plan provided as part a) of this condition, until the development is connected to the Council sewer	c) As indicated
31.	Land for Sewage Pump Station Dedicate as freehold to Logan City Council the land on the west of the site for the construction of the planned NM2 sewage pump station generally in accordance with the relevant approved plan.	Prior to commencement of works
Traffic and Roadworks		
32.	Traffic Impact Assessment Report a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks, including signs and line marking for keep clear pavement marking on the eastbound side of Greenbank Road in accordance with the approved Traffic Impact Assessment (TIA) report conclusions. b) Construct roadworks, associated with the keep clear pavement marking on the eastbound side of Greenbank Road and associated signage and line marking generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: 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>; and 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 commencement of use b) Prior to commencement of use c) Prior to commencement of use
Infrastructure Charges		
33.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Certified construction plans detailing the GFA must 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 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.

Advertising Devices

Advertising devices have the potential to cause unsafe distraction, glare or other nuisance to drivers, which affects safety on the State-controlled Road. Any proposed advertising devices are to be in accordance with the Department of Transport and Main Roads' *Roadside Advertising Manual 2022, Edition 4*. Any advertising device at this location:

- Must not exceed a maximum luminance of more than 300cd/m2.
- Must be placed within the subject site, clear of the state-controlled road reserve (without overhang).
- Must not contain a variable message component.

Further information on the Department of Transport and Main Roads' *Roadside Advertising Manual 2022* can be found at the following link: www.tmr.qld.gov.au/businessindustry/technical-standards-publications/roadside-advertising-manual

**** End of Package ****