



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1316

21 December 2022

Bross Investments (QLD) Pty Ltd (TTE)
C/- Viva Property Group Pty Ltd
Att: James Stott
PO Box 419
INDOOROOPIILLY QLD 4068

Email: info@vivapropertygroup.com.au

Dear Mr Stott

S89(1)(a) Approval of PDA development application

PDA Development Permit for material change of use for indoor sport and recreation, fast food premises, food premises and shop at Fauna Way and Yarrabilba Drive, Yarrabilba described as Lot 13 on SP327419

On 21 December 2022, 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 Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Project Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Fauna Way and Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 13	SP327419
PDA development application details		
DEV reference number	DEV2022/1316	
'Properly made' date	8 August 2022	
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	Indoor sport and recreation (gym), fast food premises, food premises and shop	
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.	
Decision date	21 December 2022	
Currency period	6 years from the date of the decision	

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.	Context and Locality Plans, prepared by Elevation Architecture	A-DA-00.01 Rev B	28/09/2022
2.	Site Context, prepared by Elevation Architecture	A-DA-01.01 Rev A	28/09/2022
3.	Proposed Site Plan, prepared by Elevation Architecture	A-DA-01.02 Rev O	28/09/2022 amended in red on 19/12/2022
4.	Roof Planter, prepared by Elevation Architecture	A-DA-01.03 Rev C	28/09/2022
5.	Restaurant, Food and Drink Outlet, prepared by Elevation Architecture	A-DA-03.01 Rev D	28/09/2022
6.	Floor Plan - Recreational, prepared by Elevation Architecture	A-DA-03.02 Rev F	28/09/2022
7.	Recreational Building (1 of 2), prepared by Elevation Architecture	A-DA-09.01 Rev C	28/09/2022
8.	Recreational Building (2 of 2), prepared by Elevation Architecture	A-DA-09.02 Rev C	28/09/2022

9.	Shop and Restaurant Building, prepared by Elevation Architecture	A-DA-09.03 Rev C	28/09/2022 amended in red on 19/12/22
10.	Food and Drink Outlet Building, prepared by Elevation Architecture	A-DA-09.04 Rev C	28/09/2022
11.	Signage Plan: Restaurant and Shop, prepared by Elevation Architecture	A-DA-23.01 Rev A	15/07/2022
12.	Signage: Restaurant and Shop, Recreational Building, prepared by Elevation Architecture	A-DA-23.02 Rev A	15/07/2022
13.	Signage Plan: Food and Drink Outlet, prepared by Elevation Architecture	A-DA-23.03 Rev A	15/07/2022
14.	Signage: Food and Drink Outlet, prepared by Elevation Architecture	A-DA-23.04 Rev A	15/07/2022
15.	Signage: Food and Drink Outlet, prepared by Elevation Architecture	A-DA-23.05 Rev A	15/07/2022
16.	Signage: Food and Drink Outlet, prepared by Elevation Architecture	A-DA-23.06 Rev A	15/07/2022
17.	Signage: Food and Drink Outlet, prepared by Elevation Architecture	A-DA-23.07 Rev A	15/07/2022
18.	Lot 13 Yarrabilba Drive, Yarrabilba – Landscape Concept Plan, prepared by AGLA	22.148 Sheet 1 Issue A	07/07/2022 amended in red on 19/12/22
19.	Lot 13 Yarrabilba Drive, Yarrabilba – Proposed Planting Schedule, prepared by AGLA	22.148 Sheet 2 Issue A	07/07/2022
20.	Lot 13 Yarrabilba Drive, Yarrabilba – Proposed Planting Schedule, prepared by AGLA	22.148 Sheet 3 Issue A	07/07/2022
21.	Civil Engineering Report, prepared by Cozens Regan Group	210601 Rev A	10/06/2022
22.	Site Based Stormwater Management Plan, prepared by Cozens Regan Group	210601 Rev B	21/10/2022
23.	Traffic Engineering Assessment, prepared PTT Traffic and Transport Engineering	21-653 Rev B	October 2022

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

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.

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

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

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

DSRCIA means the Yarrabilba Developer Sub-regional Charges Infrastructure Agreement {Lendlease} in effect on 24 May 2019 (as amended from time to time).

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*.

ICID means the Yarrabilba PDA Implementation Charge Infrastructure Deed {Lendlease} in effect on 24 May 2019 (as amended from time to time).

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).

MEDQ means the Minister for Economic Development Queensland.

Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 (as amended from time to time).

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

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@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

PDA Development Conditions – Material Change of Use

Ref	Condition	Timing
General		
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 commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the approved development Maintain 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.	At all times following commencement of use
Construction management		
3.	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
4.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, 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
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	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: 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;	a) Prior to commencing work

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

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	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. 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
7.	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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8.	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. 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.	a) Prior to commencing work b) During construction

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
9.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
10.	Earthworks a) Submit to EDQ IS 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 Civil Engineering Report, prepared by Cozens Regan Group, Ref: 2107601 Rev A, dated 10/06/22 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 7 – 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; and - 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: - 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 b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
11.	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ IS 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).	a) Prior to commencement of or during earthworks

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	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 IS 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	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 approved Civil Engineering Report, prepared by Cozens Regan Group, Ref: 2107601 Rev A, dated 10/06/22 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 or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Vehicle access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Bicycle parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Logan Water's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
17.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan Water's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Stormwater internal works Seal existing manhole in the proposed indoor sport and recreational building. The seal is to prevent surcharge from underground stormwater and the works certified by an RPEQ, generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Stormwater management (quality) a) Submit to EDQ IS 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) Site Based Stormwater Management Plan, prepared by Cozens Regan Group, job no: 210601 Rev B, dated 21/10/2022 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) 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.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Stormwater management (quantity) a) 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) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: ii) Site Based Stormwater Management Plan, prepared by Cozens Regan Group, job no: 210601 Rev B, dated 21/10/2022. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
22.	Electricity a) Submit to EDQ IS 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 commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
23.	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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	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>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
25.	Landscape works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved Landscape Concept Plan, prepared by AGLA, Ref: 22.148 Sheets 1, 2 and 3 Issue A, dated 07/07/22, amended in red on 19/12/2022 Any vegetation within the easement corridor is not exceed a mature height of 3.5m. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
26.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
27.	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 or BFP endorsement, whichever occurs first
Infrastructure contributions		
28.	Sub-Regional Charges Pay to the MEDQ the Sub-Regional infrastructure charges in accordance with the IFF, indexed to the date of payment Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment	In accordance with the IFF

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.

POWERLINK ADVICE

1. Compliance with the terms and conditions of the following easement dealing numbers:
 - Easement A on RP127333 Dealing No. 602235626
 - Easement A on SP271601 Dealing No. 717232352
 - Easement W on RP227186 Dealing No. 601550223
2. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement areas. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink.
3. You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) inundate or place, excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.
4. No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.
5. All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2013. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on-site workplace safety inductions. The use of warning signs is also recommended.

**** End of Package ****