

Your Reference:

Our Reference: CW: RR: mw: 20-03 (FID86388, MCU009-19/20, 12559-00000-000, ID1631560)

Contact: enquiries@banana.qld.gov.au

28 May 2021

Tony Buckton
PO Box 12
MOURA QLD 4718

Dear Sir/Madam

Notice about request to change development approval
(Given under section 83 of the Planning Act 2016)

Application Number: MCU009-19/20
Description: Food Premises
Level of Assessment: Code Assessable
Site Address: 88 DAWSON HIGHWAY, MOURA
Lot & Plan Details: Lot 14 on M8638

Reference is made to your correspondence received by Council on 06 April 2021 requesting to change (minor change) development approval MCU009-19/20, decided on 30 March 2020 and issued by Decision Notice dated 02 April 2021.


Your request has been assessed and **approved** on 28 May 2021 to the extent detailed below:

- Amend Condition 17

Attached is a copy of the original decision notice showing the approved changes.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of MCU009-19/20.

Yours Sincerely



Chris Welch

DIRECTOR COUNCIL SERVICES

Enc Attachment 1 – Appeal Rights
Attachment 2 – Decision notice showing the changes

CC All Referral Agencies (both advice and concurrence)

State Assessment and Referral Agency (SARA)
rockhamptonSARA@dilgp.qld.gov.au

Attachment 1

Planning Act 2016 Extract on Appeal Rights

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is—
 - (a) For an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) For an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person. Note— See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) The cost of infrastructure decided using the method included in the local government's charges resolution.

Attachment 2
Original Decision Notice showing changes

Your Reference:

Our Reference: CW: RR: mw: 20-03 (FID86388, MCU009-19/20, 12559-00000-000, ID1526814)
Contact: Rentia Robertson

02 April 2020

Tony Buckton
Attn: Tim English
PO Box 1734
YEPPOON QLD 4703

Dear Sir/Madam

Decision Notice – Approval (AMENDED 28 MAY 2021)

(Given under section 63 of the Planning Act 2016)

Application Number: *MCU009-19/20*
Description: *Food Premises*
Level of Assessment: *Code Assessable*
Site Address: *88 DAWSON HIGHWAY, MOURA*
Lot & Plan Details: *Lot 14 on M8638*

On 30 March 2020, under delegated authority, the above development application was approved in full subject to conditions. The conditions of this approval are set out in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

1. Details of Approval

The following approval/s is/are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Making a Material Change of Use assessable under the planning scheme	s20	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Approved Plans

The approved plans and documents for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
19-143-C Sheet No.003 Revision B	Site Plan prepared by CEADS	23/09/19
19-143-C Sheet No.004 Revision A	Landscaping & Carparking prepared by CEADS	18/10/19
19-143-C Sheet No.005 Revision A	Turning Circles prepared by CEADS	18/10/19
19-143-C Sheet 100 Revision C	Tenancy Plan Prepared by CEADS	23/09/19
19-143-C Sheet 101 Revision C	Existing & Demo Plan Prepared by CEADS	23/09/19
19-143-C Sheet 102 Revision E	Proposed Floor Plan Prepared by CEADS	23/09/19
19-143-C Sheet 200 Revision B	Elevations – Sections Prepared by CEADS	23/09/19

3. Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Operational Works
- Building Works
- Plumbing & Drainage

4. Conflict with relevant instrument and reasons for the decision despite the conflict.

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

5. Submissions

Not applicable (Public Notification not required)

6. Referral Agencies

The referral agency for this application was:

Name of referral agency	Advice agency or concurrence agency	Referral Basis	Address
Chief Executive - Department of State Development, Infrastructure and Planning (DSDIP) - State Assessment Referral Agency (SARA)	Concurrence	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1	Rockhampton SAR A@dsdmip.qld.gov.au Fitzroy & Central Region PO Box 113 ROCKHAMPTON QLD 4701

7. Currency Period for the Approval

This development approval will lapse at the end of the period set out in section 85 of the *Planning Act 2016*.

8. Statement of Reasons

Description of the development	Material Change of use for a Food Premises with a total use area of exceeding 200sqm.
Assessment Benchmarks	Town Zone Code Development Standards Code Commercial Code Economics Resource Overlay
Reasons for Decision	<p>Town Zone Code The development complies or has been conditioned to comply with all applicable Acceptable Outcomes.</p> <p>Development Standards Code The development complies or has been conditioned to comply with all applicable Acceptable Outcomes.</p> <p>Commercial Code The development complies or has been conditioned to comply with all applicable Acceptable Outcomes.</p> <p>Economics Resource Overlay The development complies with all applicable Acceptable Outcomes.</p>

9. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the Planning Act 2016. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the Planning Act 2016).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the Planning Act 2016.

Appeal by a submitter

A submitter for a development application may appeal to the Planning and Environment Court against:

- any part of the development application for the development approval that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the Planning Act 2016.

Attachment 2 is an extract from the Planning Act 2016 that sets down the applicant's appeal rights and the appeal rights of a submitter.

The Planning and Environment Court appeals database lists all the appeals lodged in the Planning and Environment Court since 15 March 2008, which the department has been notified of. It contains information about the appeal, including the appeal number, site address, local government area, and a copy of the appeal notice, including grounds for the appeal. The appeal database is an easy way for anyone to obtain information about an appeal or check if an appeal has been lodged for a specific development application or approval.

The appeal database is available at <https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution>.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of MCU009-19/20.

Yours Sincerely



Chris Welch

DIRECTOR COUNCIL SERVICES

CC All Referral Agencies (both advice and concurrence)

State Assessment and Referral Agency (SARA)
rockhamptonSARA@dilgp.qld.gov.au

Enc Attachment 1 – Part A Conditions imposed by the Assessment Manager
Attachment 1 – Part B Assessment Manager Notes
Attachment 1 – Part C Conditions imposed by Department of State
Development, Manufacturing, Infrastructure and Planning
Attachment 2 – Appeal Rights
Attachment 3 – Approved Drawings
Attachment 4 – Environmental Obligations

MCU009-19/20 Attachment 1

Part A - Conditions imposed by the Assessment Manager

General

- 1 The proposed Material Change of Use is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the Development Application, except where modified by the conditions of this Development Approval –

Plan/Document number	Plan/Document name	Date
19-143-C Sheet No.003 Revision B	Site Plan prepared by CEADS	23/09/19
19-143-C Sheet No.004 Revision A	Landscaping & Carparking prepared by CEADS	18/10/19
19-143-C Sheet No.005 Revision A	Turning Circles prepared by CEADS	18/10/19
19-143-C Sheet 100 Revision C	Tenancy Plan Prepared by CEADS	23/09/19
19-143-C Sheet 101 Revision C	Existing & Demo Plan Prepared by CEADS	23/09/19
19-143-C Sheet 102 Revision E	Proposed Floor Plan Prepared by CEADS	23/09/19
19-143-C Sheet 200 Revision B	Elevations – Sections Prepared by CEADS	23/09/19

- 2 Comply with all of the conditions of this Development Approval prior to the commencement of the use, unless otherwise stated within this Decision Notice, and maintain compliance for the duration of the approved use.
- 3 Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council..
- 4 Alterations to public utilities, mains and services made necessary in connection with any of the works arising from this approval including works to restore and reinstate all roads are to be completed at no cost to Council.

Approved Use

- 5 The approved use of the premises is for Food Premises with a total use area exceeding 200m².

Hours of Operation

- 6 The hours of operation shall be confined to the hours as follows:
 - a) Bakery open to the public: 4:30am-5:00pm.
 - b) Operational hours for the bakers: 9:00pm-4:30am.
 - c) Delivery's to and from site : 6:30am – 5:00pm

Building works

- 7 The applicant shall obtain a development permit for building work associated with the demolition/new work associated with the approval.
- 8 The applicant shall obtain a development permit for all plumbing and drainage work including the removal of redundant pipework.
- 9 Roof water from each building shall be conveyed to the kerb via an approved kerb adaptor.

Lighting

- 10 Any lighting or illuminations including driveway lighting, down lighting from the premises are to be designed in accordance with Australian Standard: AS 4282 Control of the obtrusive effects of outdoor lighting, to ensure that no nuisance is caused to adjoining or adjacent premises and to road users.
- 11 Security and flood lighting is to be directed away from adjacent premises to minimise the protrusion of light outside the site.

Road work and access

- 12 All traffic areas are to be constructed of asphalt or reinforced concrete. Detailed design shall be submitted with the Operational Works application for Council approval.
- 13 A crossover/driveway is to be provided in accordance with an Operational Works approval and as per the following:
 - a) Remove all disused vehicle entrances and reinstate kerbing consistent with the adjacent kerb profile; and
 - b) The vehicle crossover is to be constructed as per the proposed plan and in accordance with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-042 or CMDG-R-043). Please note that the dimensions listed on this standard drawing are considered the minimum required for compliance.

- 14 Where an existing driveway crossover is proposed to be replaced it is to be constructed in accordance with the Capricorn Municipal Development Guidelines and have a slope not exceeding 1 in 6.
- 15 Contact is to be made with 'Dial Before You Dig' before construction of any of the work commences in order to determine the location of any underground services adjoining the premises. Any damage to any services are to be repaired at no cost to Council.
- 16 Any damage to the existing road surface, services or furniture as a result of construction work is to be repaired to the pre-existing condition or better condition at no cost to Council.

Vehicle Parking and Manoeuvring Areas

- 17 **(Amended 28 May 2021) Onsite parking is to be completed at such a time that on street and Council parking areas are at a combined utilisation of 80%. Annual inspections are to be completed by Council to assess parking at 5-7am, 11am-1pm, and 4-6pm to assess parking utilisation of the existing parking.**

Once this threshold in Condition 17 is reached, the following must be complied with:

A minimum of seven (7) car parking spaces must be provided and marked on the site, and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an Operational Works approval and must include in particular:

- a) Visitor/staff parking spaces, which are clearly marked and/or delineated, accessible at all times for use, located and fully contained within the title boundaries of the site;
 - b) Provision of vandal resistant public lighting with intensities to satisfy the requirements of Australian Standard AS1158: *Public Lighting Code*;
 - c) Crossfalls and gradients in accordance with Australian Standard AS2890: *Parking Facilities*
- 18 All car parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
 - 19 All vehicle car parking spaces that adjoin a landscaped area must include a 150mm high vertical concrete kerb or similar obstruction to prevent encroachment.
 - 20 Directional signage must be provided to direct visitors and customers to the car parking spaces provided on site.

Landscaping

- 21 Prior to the commencement of use, all landscaping shown on approved Operational Works Drawings must be completed to the satisfaction of the Assessment Manager.
- 22 A detailed site landscaping plan prepared by a qualified person is to be submitted for approval as per the requirements of the Capricorn Municipal Development Guidelines. This plan is to show the following:
 - a) Landscape specification of sufficient detail so that landscape works can be carried out;
 - b) Details of vegetation retained and proposed to be removed;
 - c) The type and location of all proposed plant species, including the nominal height attained by these species in two years and at maturity; and
 - d) Details of any irrigation system proposed.
- 23 The landscaping is to be maintained by the developer (i.e. watering, fertilising, mulching, weeding, and the like) at all times to the satisfaction of the Assessment Manager.

Erosion and Sediment Control

- 24 Detailed Erosion and Sediment Management Plan, and associated engineered drawings, shall be provided to Council as part of the operational works application and in accordance with development guidelines. This Plan must comply with the Capricorn Municipal Development Guidelines.

Stormwater Drainage

- 25 Stormwater runoff is to discharge to Council's stormwater drainage system or a legal point of discharge. A detailed Stormwater Management Plan, and associated engineering drawings, is to be provided to Council, as part of an Operational Works application, for approval. This plan must comply with the requirements of the Capricorn Municipal Development Guidelines.
- 26 All stormwater infrastructure must be designed and constructed, prior to the commencement of use, as per the requirements of the Stormwater Management Plan.
- 27 Ponding of stormwater resulting from the development must not occur on adjacent properties.
- 28 The stormwater drainage system serving the site is to be designed so that

the development will not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves.

- 29 Stormwater formerly flowing onto the site must not be diverted onto other properties.
- 30 All stormwater being discharged from the site is to meet the requirements of the Capricorn Municipal Development Guidelines and the Queensland Water Quality Guidelines 2009.
 - a) Contaminated water must not be directly or indirectly released from the premises onto the ground or into the groundwater at the premises.
 - b) Releases to stormwater must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible grease, scum, litter or floating oil.

Water and Sewerage Infrastructure

- 31 Prior to commencement of the use the applicant shall connect the premises to Council's reticulated water and sewerage infrastructure. All redundant water services are to be removed at no cost to Council. The water connection shall be through a single water supply connection. Separate application is to be made to Council for any new or enlarged connection.
- 32 The owners are responsible for maintenance of the private sewer lines within the site. Council's responsibility ends at the inspection opening close to the boundary.
- 33 Construction works in the vicinity of Council's water or sewerage infrastructure must not adversely affect the integrity of that infrastructure. Any work associated with the repair, replacement or alteration to the infrastructure is to be completed at no cost to Council.
- 34 The applicant shall obtain a Trade Waste Permit prior to commencement of use.

Fencing

- 24 An acoustic barrier not less than 1.8m high shall be erected along the rear boundary of the site and shall be capable of meeting the noise limitations of *Environmental Protection (Noise) Policy 2019*.

Amenity

- 36 The premises must be maintained in a safe and tidy manner at all times.

- 37 Ensure that all reasonable and feasible avoidance and mitigation measures are employed so that noise, air, odour and light emissions generated by and associated with the approved use do not create a nuisance at any sensitive land use.
- 38 All mechanical plant and equipment fitted to service the approved use such as air-conditioning units, external freezers and air compressors are to be designed to incorporate acoustic attenuation or housed and screened to ensure prescribed noise levels are not exceeded, so that no harm or nuisance is caused to sensitive receptors.

Waste storage area

- 39 Prior to the commencement of the use, provide the following -
- a) approved refuse containers;
 - b) a centralised screened refuse storage enclosure comprising an imperviously paved area provided with a hose cock and hose fitted with backflow prevention;
 - c) drainage designed to prevent stormwater entering Council's sewer;
 - d) of a sufficient size to accommodate all refuse containers;
 - e) aesthetically screened from any road frontage or adjoining property;
 - f) set back a minimum of ten (10) metres from rear boundary.

Waste Management

- 40 Waste must not be burned at the premises.
- 41 Waste must be recycled where recycling services are feasibly available.
- 42 Waste collection vehicles must enter and exit the site in a forward gear.

MCU009-19/20 Attachment 1

Part B – Assessment Manager Notes

- A The approved development must also comply with Council's current Local Laws under the Local Government Act 2009.
- B Failure to ensure ongoing compliance with the conditions of this Development Approval including conditions relating to the ongoing use of the premise, and the design and layout of the development may constitute an offence under the Planning Act.
- C The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not be limited to the installation/upgrade of holding tanks or pumps as necessary to meet flow and pressure requirements.
- D Where further development is proposed it is the applicant's / developer's responsibility to ensure further approvals are sought as required by the Banana Planning Scheme.
- E In carrying out the activity or works associated with the development, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
- F The applicant and or owner/s of the land and the person/s responsible for the management of the premise is/are to ensure ongoing compliance with conditions of this Development Permit including Conditions relating to the ongoing use of the premise, and the design and layout of the development.
- G Pursuant to section 75 of the *Local Government Act 2009*, Council's written approval is required to carry out works on a road, or interfere with a road or its operation. This requirement applies to all Council-controlled roads within its local government area. The process for obtaining approval is set out in Council's *Local Law No. 1 (Administration) 2011*. Approval must be obtained prior to the commencement of the works.
- H Any works on roads shall be conducted in accordance with the Queensland Department of Transport and Main Roads, "Manual of Uniform Traffic Control Devices – Part 3".
- I All works required pursuant to these conditions shall be undertaken and completed in accordance with Council's Standards - Capricorn Municipal Development Guidelines (www.cmdg.com.au) at the Applicant's expense.
- J Please note the advice surrounding the applicants 'Environmental

Obligations' contained in an attachment to the Decision Notice.

- K The applicant and or owner/s of the land and the person/s responsible for the management of the premise is/are to ensure ongoing compliance with conditions of this Development Permit including Conditions relating to the ongoing use of the premise, and the design and layout of the development.
- L Please note the conditions dated 9 March 2020 imposed by the State Assessment and Referral Agency (SARA) as a concurrence agency and attached to this Decision Notice.

Engineering

- A Prior to commencing any of the following construction activities the applicant/developer will be required to obtain a development permit for operational work:

- Internal roadworks;
- earthworks;
- stormwater drainage ;
- erosion and sediment control;
- landscaping.

- B Operational works designs are to be in accordance with Capricorn Municipal Development Guidelines - CMDG Design Specifications and Standard Drawings (www.cmdg.com.au), unless otherwise stated in a condition of the Development Approval.
- C All damage incurred to existing roads, footpaths, services or street furniture as a result of the proposed development shall be repaired within a reasonable period at the developer's expense.
- D All works required pursuant to these conditions shall be undertaken and completed in accordance with Council's Standards - Capricorn Municipal Development Guidelines (www.cmdg.com.au) at the Applicant's expense.
- E Appropriate building measures are to be incorporated into the final design to cater for noise attenuation in accordance with the Queensland Development Code, the Building Code of Australia, the Environmental Protection Act 1994, and all relevant standards.
- F Any upgrades/amendments to the existing service connections that may be necessitated by this development shall be undertaken at the applicant's expense. Only one (1) water meter/connection and one sewer connection point is permitted per allotment.
- G All redundant services are to be removed by the applicant and inspected by Council's plumbing inspector or nominated representative prior to backfilling.

- H Approval from the Department of Transport and Main Roads for any new crossover/driveway to the site from Dawson Highway, must be submitted in writing to Council prior to the commencement of the use.
- I Any works on roads shall be conducted in accordance with the Queensland Department of Transport and Main Roads, "Manual of Uniform Traffic Control Devices – Part 3".

Food Business License requirements

- A Under the Food Act 2006 and Food Safety Standards, you are required to apply to Council for a Food Business License, and are to comply with relevant legislative requirements for providing food for sale. Non-compliance can result in further enforcement under the Food Act 2006.

Environment

- A The *Environmental Protection Act 1994* places a general environmental duty on everyone. Activity that causes or is likely to cause environmental harm must not be carried out unless all reasonable and practicable measures are taken to prevent or minimise the harm. Anyone becoming aware of serious or material environmental harm being caused or threatened by an activity they are involved in, has a duty to report that harm.
- B It is an offence under the *Environmental Protection Act 1994* to cause environmental nuisance. Environmental nuisance includes unreasonable interference caused by noise, dust, fumes, odour, smoke, aerosols, particles or light.

Noise

- A Activities must be managed such that noise emissions from the premises do not cause harm or nuisance to adjoining residents and comply with the requirements of the *Environmental Protection Act 1994* and *Environmental Protection (Noise) Policy 2019*.
- B Noise must not be emitted outside the hours specified below-

Noise Source	Allowable Hours
Building work (Builders and owner-builders, including excavation. For home renovations or other uses refer to regulated devices)	6:30am and 6:30pm Monday to Saturday, excluding public holidays.
Regulated devices (eg mowers, power tools, compressors, leaf blowers,	7:00am to 7:00pm Monday to Saturday 8:00am to 7:00pm Sundays and public holidays

<i>nail guns etc)</i>	
Amplifier devices (other than indoor venues and open air events)	7am to 10pm Business days 8am to 6pm Other days

- C All noise producing machinery and equipment (including air conditioners, compressors and cooling systems) are to be fitted with noise attenuation features so that noise at a sensitive receptor does not exceed the levels indicated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* as follows -

Schedule 1 Acoustic quality objectives

Column 1	Column 2	Column 3		
Sensitive receptor	Time of day	Acoustic quality objectives (measured at the receptor) dB(A)		
		LAeq,adj,1hr	LA10,adj,1hr	LA1,adj,1hr
residence (for outdoors)	daytime and evening	50	55	65
residence (for indoors)	daytime and evening	35	40	45
	night-time	30	35	40
commercial and retail activity (for indoors)	when the activity is open for business	45		

Air and Light

- A Air and light emissions must be appropriately managed to prevent environmental nuisance beyond the boundaries of the property during all stages of the development including earthworks and construction.
- B All artificial illumination is to be designed and installed so as not to cause a nuisance to occupants of nearby premises and any passing traffic. Security and flood lighting is to be directed away from adjacent premises to minimise the protrusion of light outside the site.

Water and Stormwater

- A It is an offence under the *Environmental Protection Act 1994* to discharge sand, silt, mud and other such contaminants to a stormwater drain, roadside gutter or a water course.
- B Building and construction materials and waste, including bitumen, brick, cement, concrete and plaster, are prescribed water contaminants and as

such must not be stored or disposed of in a water course, stormwater drain, roadside gutter or where they may be expected to wash into such places.

- C It is an offence under the *Environmental Protection Act 1994* to discharge oils, chemicals, cement or concrete, paint, thinner, degreaser, rubbish and other such contaminants to a stormwater drain, roadside gutter or a water course.

Waste Management

- A It is an offence under the *Waste Reduction and Recycling Act 2011* to leave litter behind or allow litter to blow from site. All waste must be appropriately contained on site prior to removal.
- B All waste to be removed from site should be collected by a licensed contractor and taken to an approved waste disposal facility by an approved transporter.
- C Trap Gully Landfill is the only approved waste facility within the Banana Shire for the disposal of commercial waste. No commercial waste is to be deposited at other Banana Shire landfills or transfer stations without prior written approval from Council.
- D Council is keen to encourage recycling and recovery of as much material as possible from the waste stream. As such –
- Additional disposal fees will apply to unsorted waste disposed of at Trap Gully Landfill; and
 - Recycling materials are free to dispose at Council waste facilities when placed in the correct locations, with the exception of tyres and commercial loads of clean concrete. Further information in relation to recycling options is available on Council's website www.banana.qld.gov.au/waste
- G It is an offence under the *Environmental Protection Regulation 2019* to fail to comply with signage or directions at a waste facility.
- H Council will not enter onto private property to service wheelie bins, any bins to be serviced by Council will be required to be placed at the kerbside for collection.

Cultural Heritage

- A This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003

you have a duty of care in relation to such heritage. Section 23(1) provides that, "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage".

Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

Declared Pests/Plants

- A A landowner has an obligation to take reasonable steps to keep their land free of invasive plants and animals in accordance with the Biosecurity Act 2014. Consideration should be given to appropriate treating of invasive plants, where necessary, in the construction and operational phases of the proposed development to meet the obligations under this Act.

Mosquito breeding

- A The site is required to be appropriately drained so that water is not allowed to accumulate or pond in a manner that may allow mosquito breeding, as required under the Public Health Regulation 2005.

Signage

- A All proposed signage shall be the subject a separate approval for a development permit pursuant to the Banana Shire Planning Scheme.

MCU009-19/20 Attachment 1

*Part C - Conditions imposed by the Department of State Development,
Manufacturing, Infrastructure and Planning*



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

SARA reference: 2002-15324 SRA
 Council reference: MCU009-19/20
 Applicant reference: 2019 - 143 - C

9 March 2020

Chief Executive Officer
 Banana Shire Council
 PO Box 412
 Biloela Qld 4715
 enquiries@banana.qld.gov.au

Attention: Rentia Robertson

Dear Sir/Madam

SARA response—88 Dawson Highway, Moura

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 7 February 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	9 March 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material change of use for Food Premises
SARA role:	Referral Agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a State-controlled road	

SARA reference: 2002-15324 SRA
Assessment Manager: Banana Shire Council
Street address: 88 Dawson Highway, Moura
Real property description: 14M8638
Applicant name: Tony Buckton
Applicant contact details: PO Box 1734
Yeppoon QLD 4703
tim.e@ceads.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Kate Lipke, Principal Planning Officer, on 49242916 or via email RockhamptonSARA@dsgmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Tony Buckton, tim.e@ceads.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Development Permit - Material Change of Use (Food Premises)		
10.9.4.2.4.1 —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road. <p>(c) RPEQ certification with supporting documentation must be provided to the District Director (Fitzroy Region) corridormanagement@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) At all times.</p> <p>(b) At all times.</p> <p>(c) Prior to the commencement of use.</p>

Attachment 2—Advice to the applicant

General advice

1. **State-controlled Road – Road works approval:** Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' on corridormanagement@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). RPEQ documentation must demonstrate that the proposed kerb and channel have sufficient capacity to accommodate the discharge from the site to the State-controlled Road in accordance with the Department of Transport and Main Roads' Road Draining Manual. Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- The development proposal is for a Material Change of Use for a Food Premises. The Food Premises will be located within an existing building locate within the Town Zone - Commercial precinct.
- Referral was required due to the subject site adjoining a State-controlled Road (Dawson Highway).
- The application material did not include information in relation to Stormwater Management and drainage. Due to the proposal to provide additional car parking spaces at the rear of the site, it is likely that the proposal will result in increased runoff onto the State-controlled road.
- Given the size of the proposed car parking area and the relatively small total site area, stormwater and draining requirements can be appropriately addressed through the imposition of condition 1.
- Condition 1 is imposed to ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.5), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—Change representation provisions

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Attachment 2

Planning Act 2016 Extract on Appeal Rights

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

- (2) An appellant may start an appeal within the appeal period.

- (3) The appeal period is—
 - (a) For an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) For an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person. Note— See the P&E Court Act for the court's power to extend the appeal period.

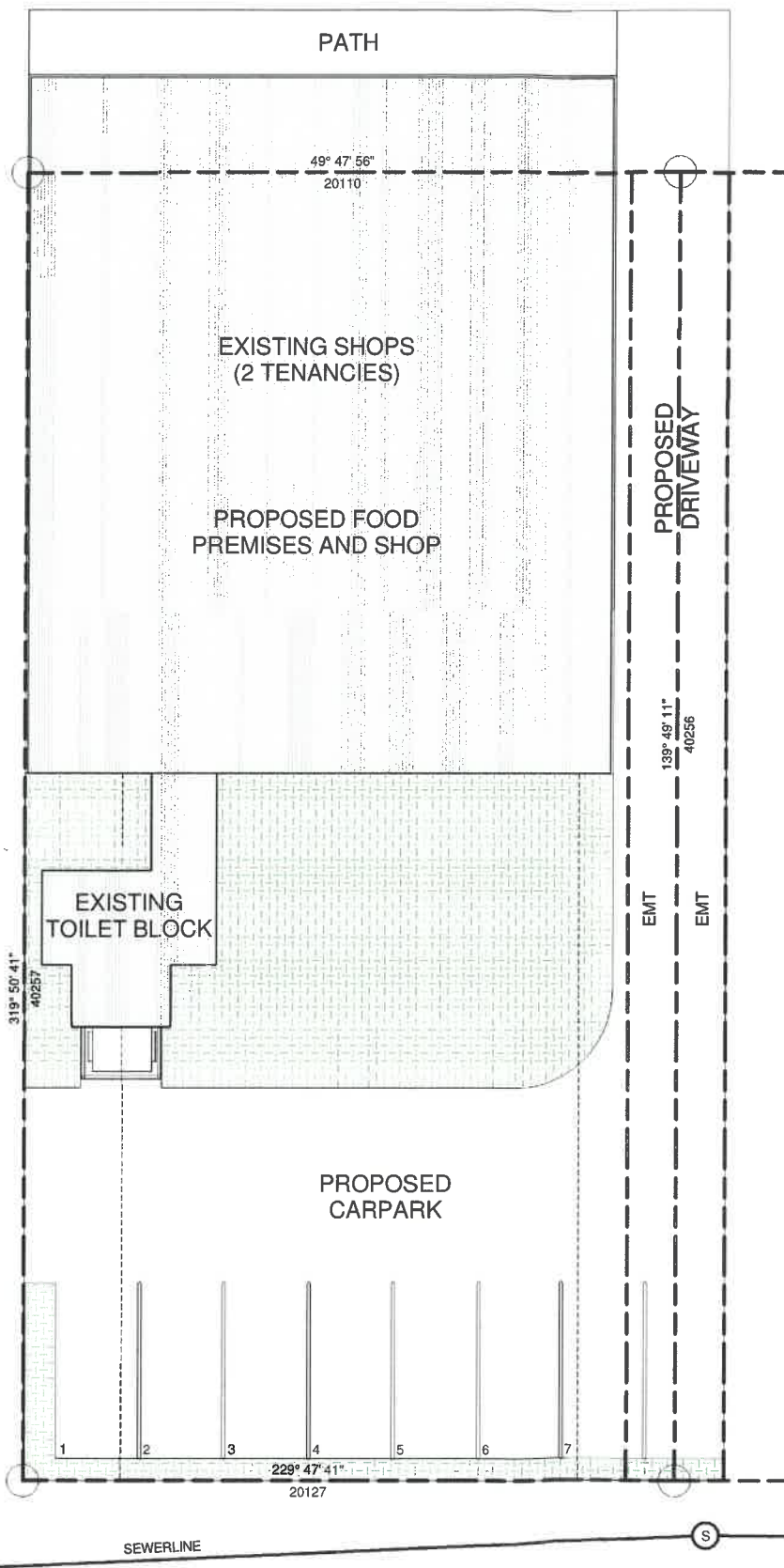
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) The cost of infrastructure decided using the method included in the local government's charges resolution.

Attachment 3
Approved Drawings

DAWSON HIGHWAY



PROPERTY DESCRIPTION	
LOT NUMBER :	14
RP/SP NUMBER :	M8638
PARISH :	xx
COUNTY :	xx
AREA :	809 m ²
SITE COVER:	x%
PLANNING STATISTICS	
ZONE PRIMARY CODE SUB-CODES	
SITE & FACILITY STATISTICS	
SITE AREA	XXXX.XX M ²
SEWER	SERVICED BY MUNICIPAL SEWERAGE SYSTEM
SITE USAGE	BUILDING FOOTPRINT XXX.XXM ² - XX.XX%
	DRIVEWAY XXX.XXM ² - XX.XX%
	LANDSCAPING - PATHS XX.XXM ² - X.XX%
	LANDSCAPING - GARDENS XX.XXM ² - X.XX%
	TOTAL 100%
CARPARKING	
REQUIRED	XX
PROVIDED	XX
FOOTPATHS	1200 MIN. WIDE PATH TO FRONTAGE
BUILDING STATISTICS	
NO. OF STORIES	X
BUILDING GROUND FLOOR	XXX.XXM ²
BUILDING TOTAL AREA	XXX.XXM ²
BUILDING HEIGHT ALLOWABLE	XX.XM
PROPOSED	X.XM

Banana Shire Council
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mcu009-19/20

1 SITE PLAN
SCALE: 1 : 150

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SUFFIX	REVISIONS	DATE	INITIALS	PROPOSED	DRAWN BY:	CHECKED BY:	DATE:
A	CONCEPTUAL	23/09/19	LMC	RENOVATION & FITOUT FOR TONY BUCKTON	LMC	TJE	23/09/19
B	DA APPLICATION	18/10/19	LMC				
ADDRESS					SCALE:		
88 DAWSON HIGHWAY, MOURA					As indicated		
DRAWING					PROJECT STATUS:		
SITE PLAN					DA APPLICATION		
DRAWING No.					SHEET No.		
19-143-C					003		
REVISION					B		

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WHILST EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURACY, MINOR CHANGES MAY OCCUR
PLUMBING AND ELECTRICAL LAYOUTS MAY VARY TO SUIT CONSTRUCTION METHODS

DETAILS	
Top Soil	100mm organic loam
Mounding (Clean topsoil)	100mm min.
Existing Trees	Existing street trees to remain
Mulch beds	wood chip depth 100mm
Maintenance Program	
-Watering	Manually operated drip system
Hedging/Shrubs	Drippers
Lawn/Trees	Manual Sprinklers
-Maintenance	By proprietor and/or staff as need basis.
Planting	
-Garden Beds	Cultivate existing soil to 300mm min. depth. If clay is encountered break up and mix with gypsum 1kg/sq mtr. Import clean topsoil over. Fertilize with 'Agriform' plant pills as directed.
-Lawn	Cultivate existing soil to 300mm min. depth. Spread 50mm min clean topsoil over. Fertilize prior to laying of turf with N.P.K. 14:15:10 40g/sq mtr. Fertilize after turf being laid with sulphate of amonia 10g/sq mtr.
-Shade/Street Trees	New trees doubled stacked, mulched and watered in. Use of water crystals is recommended. New trees watered with automatic sprinkler systems.

GROUND COVERS			
	NAME	MATURE HEIGHT	PICTURE
W1	Wild Yellow Iris	Dietes Bicolor 0.8m 0.8m Wide 140mm Pot	
MTC	Moses in the Cradle	Rhoeo Dwarf 0.2m 0.4m Wide 140mm Pot	
BG	Basket Grass	Lomandra Longifolia 0.6m 0.6m Wide 140mm Pot	
SW	Stripey White	Ophiopogon Intermedius 0.3m 0.3m Wide 140mm Pot	

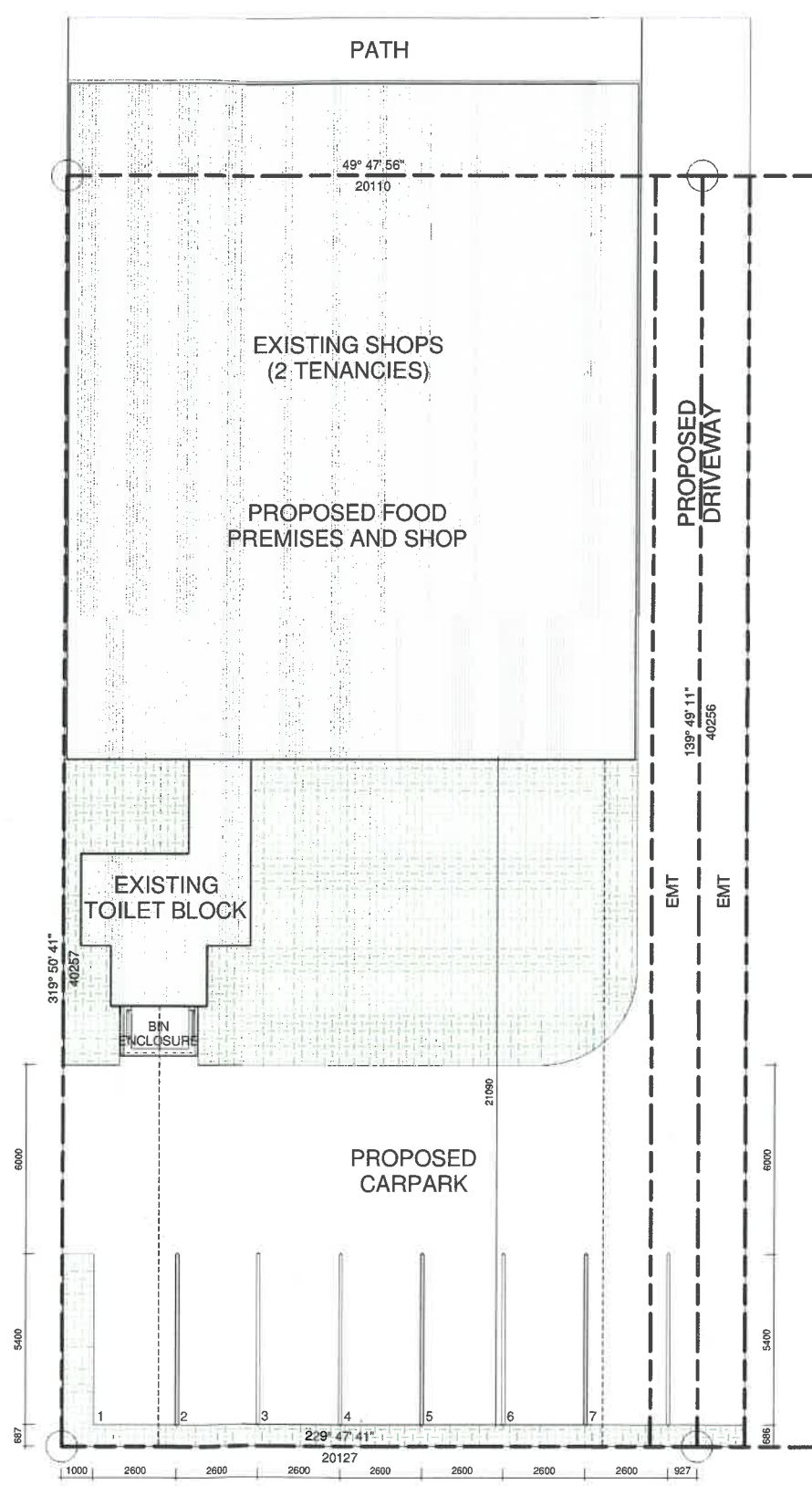
TREES			
WLP	Weeping Lily Pilly	Waterhousia Floribunda 1.6-1.8m 1.2 Wide 45L Pot	
EGA	Evergreen Ash	Fraxinus Griffithii 2m 1.8m Wide 45L Pot	

TURF - SELECTED BUFFALO LAWN
 CULTIVATE SUBGRADE: NATURAL GRADE TO 150mm DEPTH. CULTIVATE GYPSUM @ 250G/M INTO SUBGRADE. SPREAD SPECIFIED TOPSOIL TO MIN. 50 DEPTH. LAY TURF TO EDGE, FILL GAPS FERTILISE, WATER & ROLL.

SHRUBS			
MAM	Min a Min	Murraya 1m 1m Wide 14L Pot	
SB	Sacred Bamboo	Nandina domestica 1.5m 1.5m Wide 14L Pot	
LP	Lily Pilly	Acmena Smithii 1.4-1.5 0.8-1m WIDE 45L Pot	

LANDSCAPING LEGEND
 SCALE: 1 : 100

DAWSON HIGHWAY



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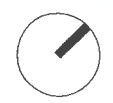
1 LANDSCAPING & CARPARKING PLAN

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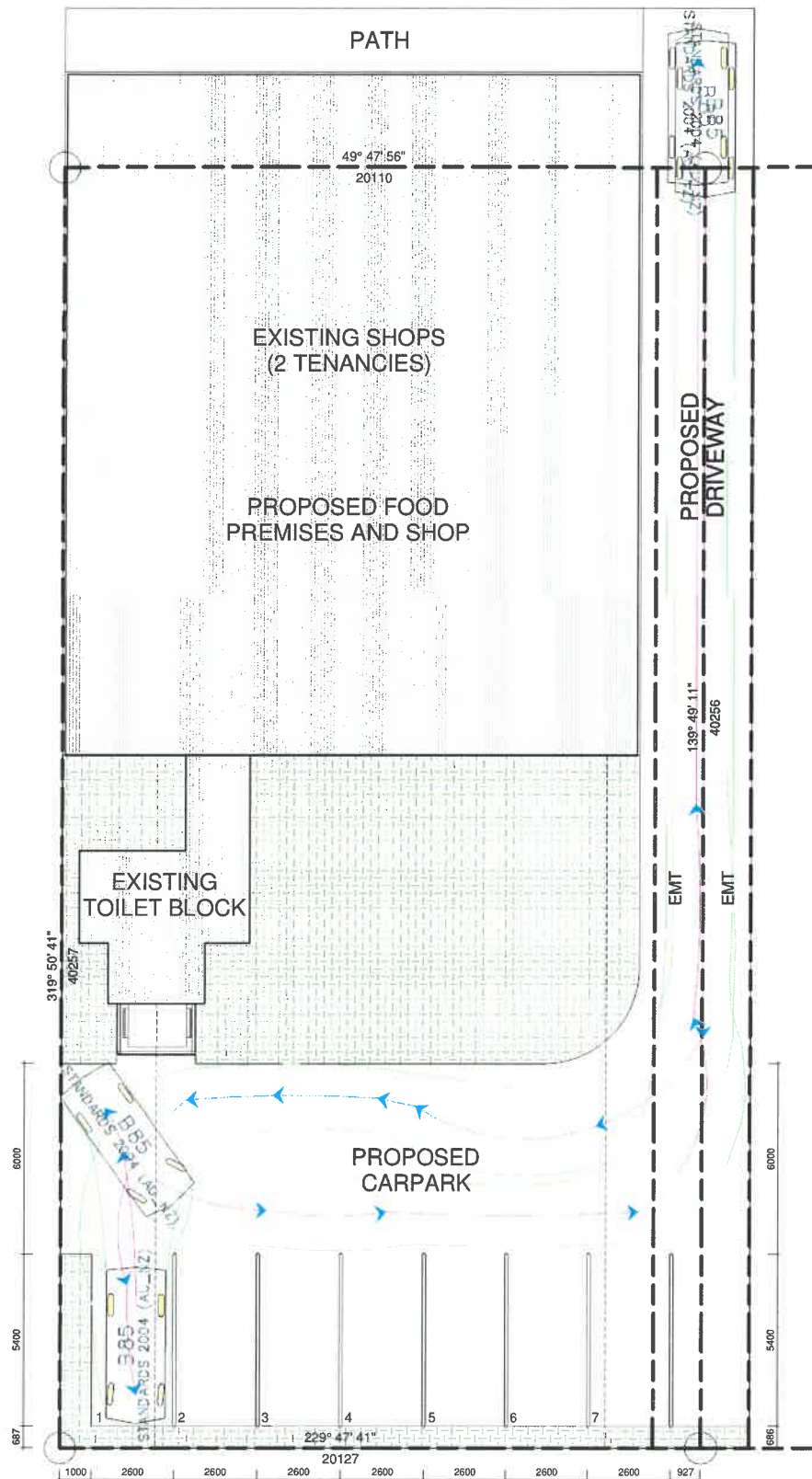


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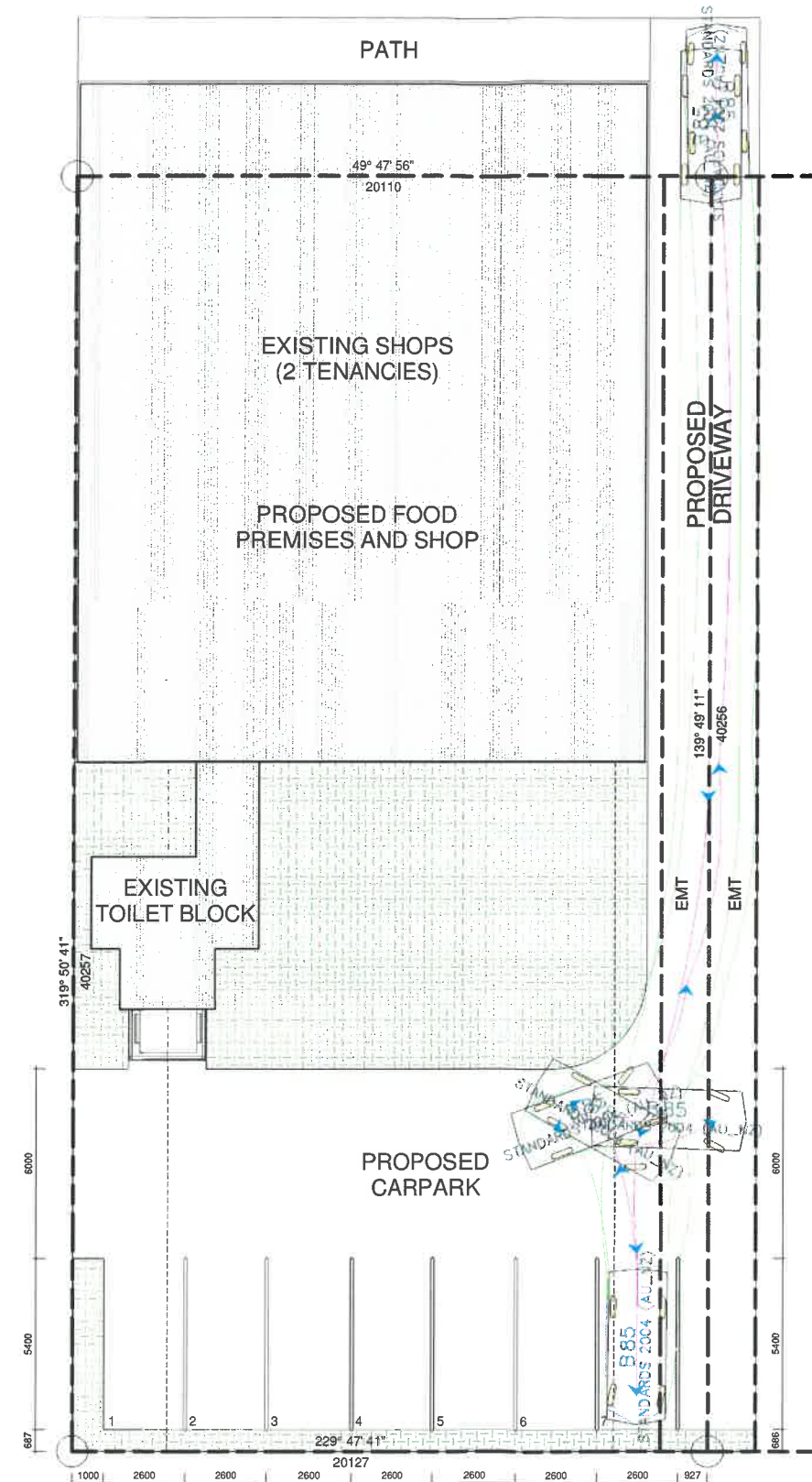
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ADDRESS					SCALE:		
88 DAWSON HIGHWAY, MOURA					PROJECT STATUS:		
DRAWING					DRAWING No.		
LANDSCAPING & CARPARKING PLAN					SHEET No.		
					REVISION		
					19-143-C		
					004		
					A		

DAWSON HIGHWAY



1 TURNING CIRCLE 1
SCALE: 1 : 150

DAWSON HIGHWAY



2 TURNING CIRCLE 2
SCALE: 1 : 150

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TURNING CIRCLES					DA APPLICATION		
					DRAWING No. SHEET No. REVISION		
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1 TENANCY PLAN

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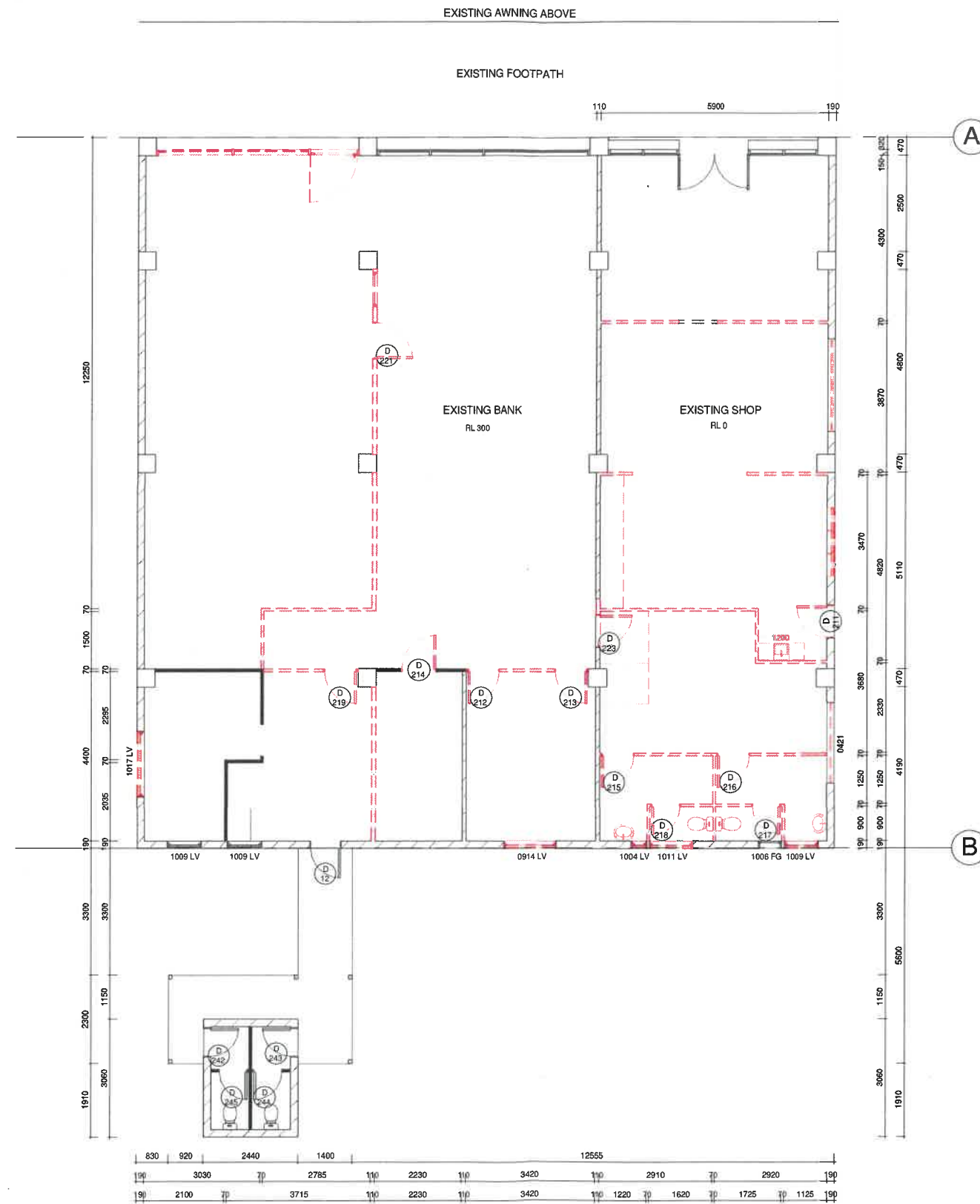


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C	BUILDING APPROVAL	05/03/20	JG				
ADDRESS					SCALE:	PROJECT STATUS:	
88 DAWSON HIGHWAY, MOURA					1 : 100	BUILDING APPROVAL	
DRAWING					DRAWING No.	SHEET No.	REVISION
TENANCY PLAN					19-143-C	100	C

AREA SCHEDULE EXISTING	
NAME	AREA
EXISTING TENANCY 1	80.42 m ²
EXISTING TENANCY 2	254.90 m ²
TOTAL	335.32 m ²



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3 FLOOR LEVEL - EXISTING & DEMO
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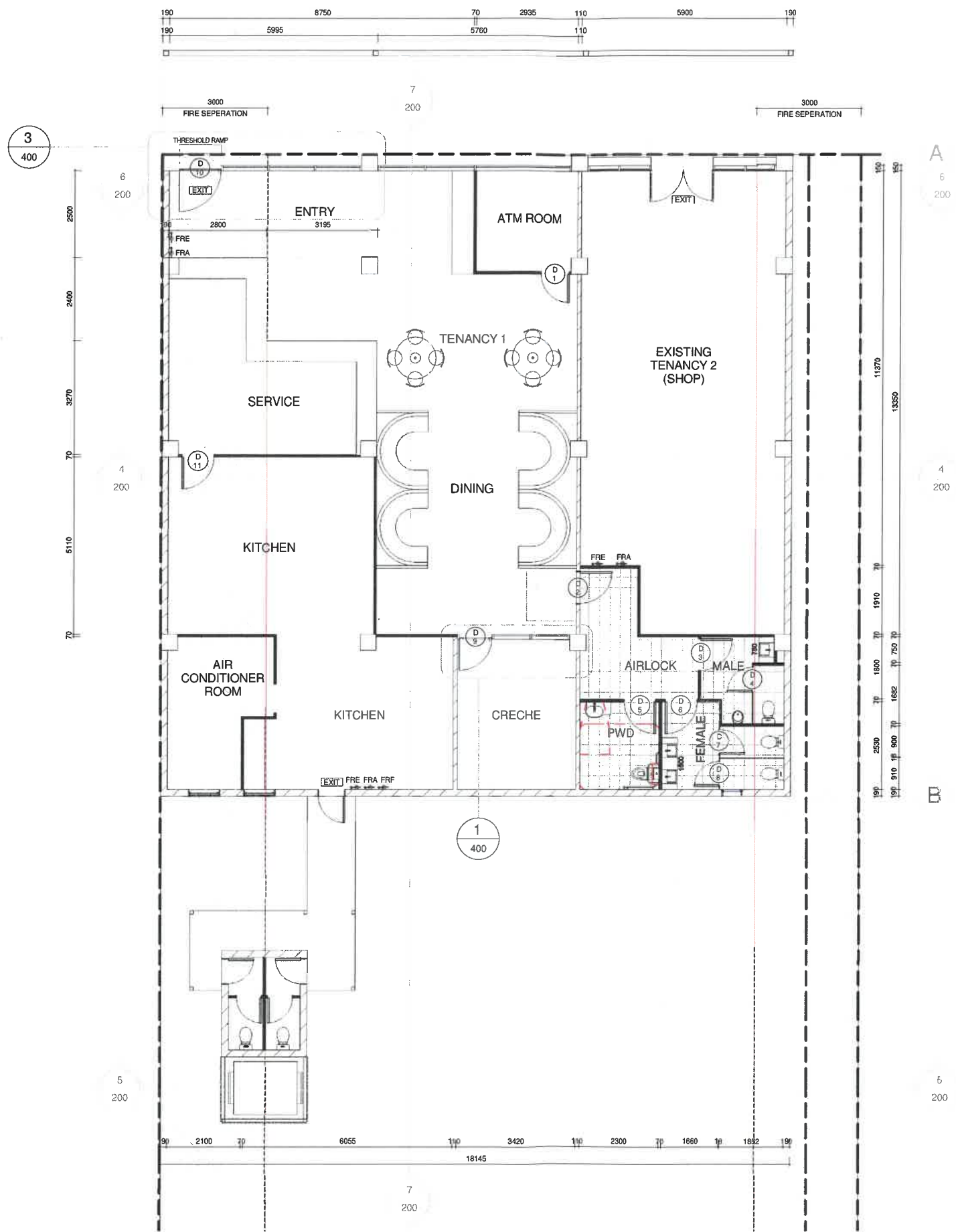
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DRAWING					DRAWING No.		
EXISTING & DEMO PLAN					SHEET No.		
					REVISION		
					19-143-C		
					101		
					C		

DOOR SCHEDULE				
Door Number	Height	Width	Closer	Door Stop
1	2100	820	N	Y
2	2100	920	Y	N
3	2100	920	Y	N
4	2100	720	N	N
5	2100	920	Y	N
6	2100	920	Y	N
7	2100	720	N	N
8	2100	720	N	N
9	2100	920	Y	N
10	2100	1200	Y	N
11	2100	920	N	Y

AREA SCHEDULE PROPOSED	
NAME	AREA
PROPOSED TENANCY 1	253.67 m ²
PROPOSED TENANCY 2	81.65 m ²



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1 FLOOR LEVEL - PROPOSED

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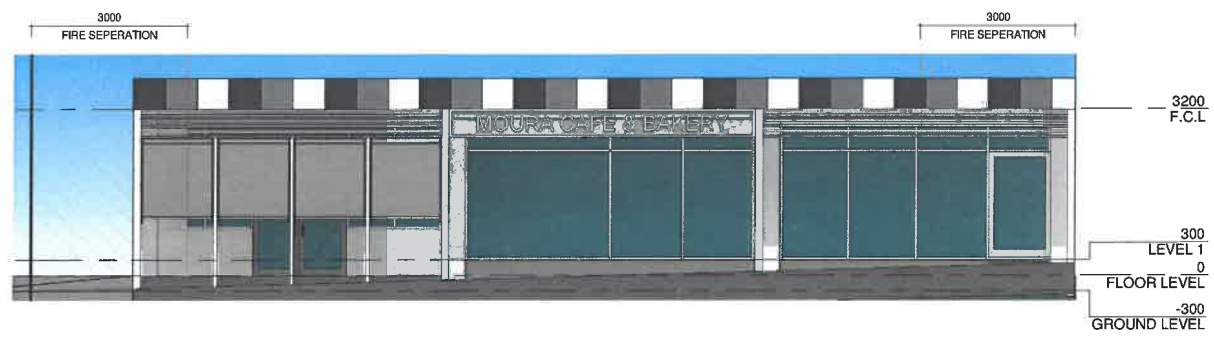


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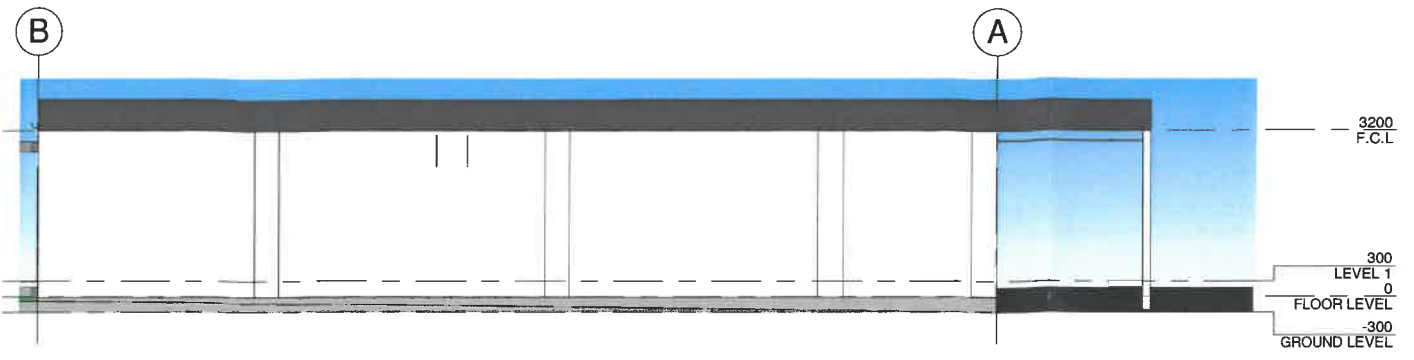


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C	AMENDED	11/11/19	JG	88 DAWSON HIGHWAY, MOURA	1 : 100	BUILDING APPROVAL	
D	AMENDED	09/01/20	JG	DRAWING	DRAWING No.	SHEET No.	REVISION
E	BUILDING APPROVAL	05/03/20	JG	PROPOSED FLOOR PLAN	19-143-C	102	E

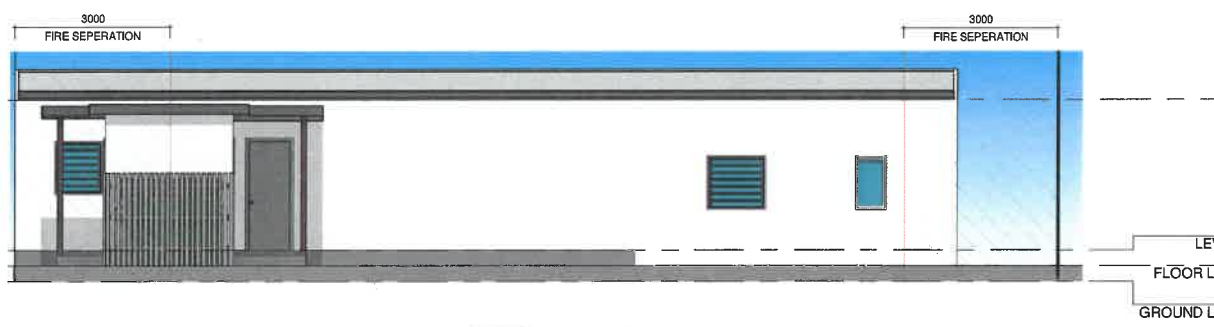
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
STRF	SELECTED STRUCTURAL TIMBER FLOOR TO ENGINEERS DETAILS



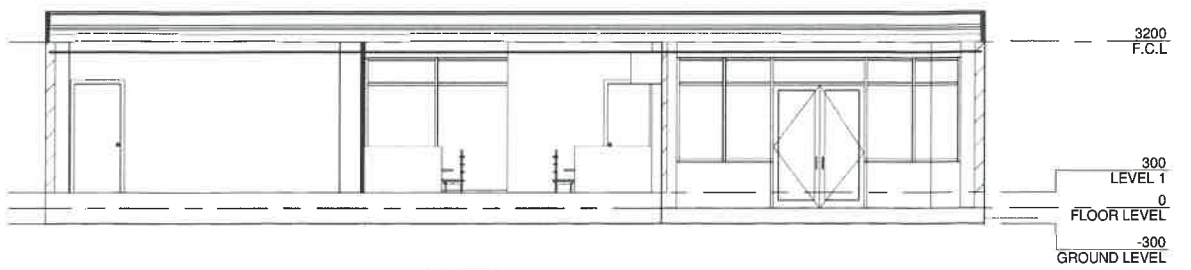
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SCALE: 1 : 100



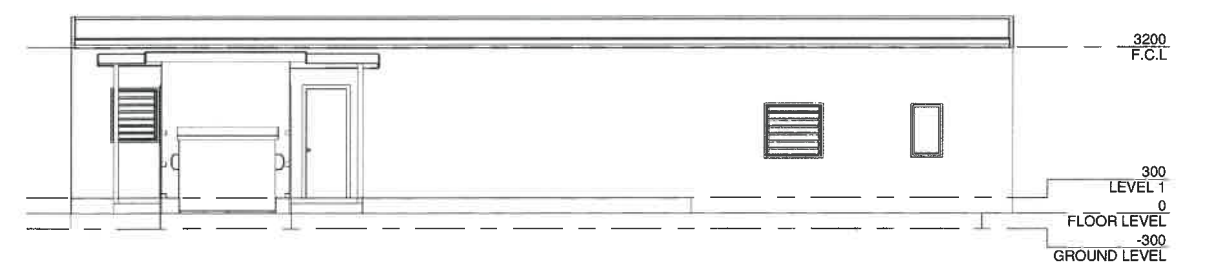
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SCALE: 1 : 100



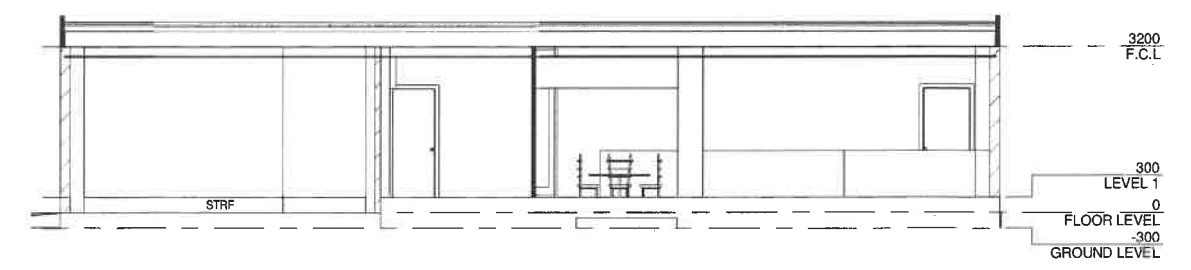
3 ELEVATION 3
SCALE: 1 : 100



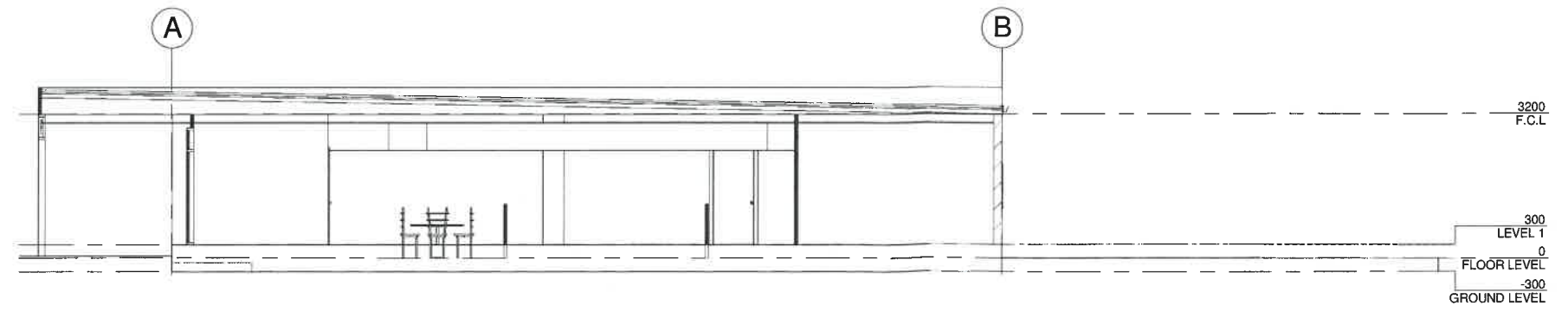
4 Section 1
SCALE: 1 : 100



5 Section 2
SCALE: 1 : 100



6 Section 3
SCALE: 1 : 100



7 Section 4
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				DRAWING ELEVATIONS - SECTIONS	DRAWING No. 19-143-C	SHEET No. 200	REVISION B

Attachment 4
Environmental Obligations

Environmental Obligations

SCHEDULE A – General

- A1 The *Environmental Protection Act 1994* places a general environmental duty on everyone. Activity that causes or is likely to cause environmental harm must not be carried out unless all reasonable and practicable measures are taken to prevent or minimise the harm. Anyone becoming aware of serious or material environmental harm being caused or threatened by an activity they are involved in, has a duty to report that harm.
- A2 It is an offence under the *Environmental Protection Act 1994* to cause environmental nuisance. Environmental nuisance includes unreasonable interference caused by noise, dust, fumes, odour, smoke, aerosols, particles or light.
- A3 All reasonable precautions must be taken to avoid or minimise nuisance to adjacent premises or other property during construction work on the site, to the satisfaction of Council. Such precautions are to be discussed and agreed to by Council prior to construction commencing and will form part of any Construction Site Management Plan.

SCHEDULE B - Noise

- B1 Activities must be managed such that noise emissions from the premises do not cause harm or nuisance to adjoining residents and comply with the requirements of the *Environmental Protection Act 1994* and *Environmental Protection (Noise) Policy 2019*.
- B2 Noise must not be emitted outside the hours specified below-

Noise Source	Allowable Hours
Building work <i>(Builders and owner-builders, including excavation. For home renovations or other uses refer to regulated devices)</i>	6:30am and 6:30pm Monday to Saturday, excluding public holidays.
Regulated devices <i>(eg mowers, power tools, compressors, leaf blowers, nail guns etc)</i>	7:00am to 7:00pm Monday to Saturday 8:00am to 7:00pm Sundays and public holidays
Amplifier devices <i>(other than indoor venues and open air events)</i>	7am to 10pm Business days 8am to 6pm Other days

- B3 All noise producing machinery and equipment (including air conditioners, compressors and cooling systems) are to be fitted with noise attenuation features so that noise at a sensitive receptor does not exceed the levels indicated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* as follows -

Schedule 1 Acoustic quality objectives

Column 1 Sensitive receptor	Column 2 Time of Day	Column 3 Acoustic quality objectives (measured at the receptor <i>dB(A)</i>)		
		<i>L</i> _{eq,adj,1hr}	<i>L</i> _{10,adj,1hr}	<i>L</i> _{1,adj,1hr}
residence (for outdoors)	daytime and evening	50	55	65
residence (for indoors)	daytime and evening	35	40	45
	night-time	30	35	40
library and educational institution (including a school, college and university) (for indoors)	when open for business or when classes are being offered	35		
childcare centre or kindergarten (for indoors)	when open for business, other than when the children usually sleep	35		
childcare centre or kindergarten (for indoors)	when the children usually sleep	30		
school or playground (for outdoors)	when the children usually play outside	55		
hospital, surgery or other medical institution (for indoors)	visiting hours	35		
hospital, surgery or other medical institution (for indoors)	anytime, other than visiting hours	30		
commercial and retail activity (for indoors)	when the activity is open for business	45		
protected area or critical area	anytime	the level of noise that preserves the amenity of the existing area or place		
marine park	anytime	the level of noise that preserves the amenity of the existing marine park		
park or garden that is open to the public (whether or not on payment of an amount) for use other than for sport or organised entertainment	anytime	the level of noise that preserves the amenity of the existing park or garden		

SCHEDULE C – Air and Light

- C1 Air and light emissions must be appropriately managed to prevent environmental nuisance beyond the boundaries of the property during all stages of the development including earthworks and construction.
- C2 Suitable dust suppression should be used and/or screens or barriers

should be erected, where required during excavation and building works, to reduce the emission of dust or other such emissions from the site.

- C3 All artificial illumination is to be designed and installed so as not to cause a nuisance to occupants of nearby premises and any passing traffic. Security and flood lighting is to be directed away from adjacent premises to minimise the protrusion of light outside the site.
- C4 Development shall comply with the applicable requirements of the *Environmental Protection (Air) Policy 2019*.

SCHEDULE D – Water and Stormwater

- D1 It is an offence under the *Environmental Protection Act 1994* to discharge sand, silt, mud and other such contaminants to a stormwater drain, roadside gutter or a water course.
- D2 During construction, stockpiles and areas of bare soil or earth that are likely to become eroded must be adequately protected – by upslope surface water diversion, downslope sediment fencing and/or temporary surface coverings.
- D3 It is an offence under the *Environmental Protection Act 1994* to discharge oils, chemicals, cement or concrete, paint, thinner, degreaser, rubbish and other such contaminants to a stormwater drain, roadside gutter or a water course.
- D4 Any spills of oils, paints, chemicals etc must be contained and cleaned up as soon as possible.
- D5 Concrete, paint or thinner waste must not be washed out near a drain, gutter or anywhere waste could end up in a water course – appropriate containment and disposal should be used rather than discharging to the ground.
- D6 Development shall comply with the applicable requirements of the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*.

SCHEDULE E – Waste Management

- E1 It is an offence under the *Waste Reduction and Recycling Act 2011* to leave litter behind or allow litter to blow from site. All waste must be appropriately contained on site prior to removal.
- E2 All waste should be collected by a licensed contractor and taken to an approved waste disposal facility by an approved transporter.
- E3 Trap Gully Landfill is the only approved waste facility within the Banana Shire for the disposal of commercial waste. No commercial waste is to be deposited at other Banana Shire landfills or transfer stations without prior written approval from Council.

- E4 It is an offence under the *Environmental Protection Regulation 2019* to fail to comply with signage or directions at a waste facility.
- E5 Any building repairs involving asbestos material must be undertaken in accordance with Workplace Health and Safety requirements.
- E6 Regulated waste (including asbestos) is only to be disposed of at Trap Gully Landfill and an application form must be completed and approved prior to disposal.
- E7 Council will not enter onto private property to service wheelie bins, any bins to be serviced by Council will be required to be placed at the kerbside for collection.

SCHEDULE F – Land

F1 Section 23 of the *Biosecurity Act 2014* outlines the General Biosecurity Obligation. All landowners have a General Biosecurity Obligation (GBO) for managing biosecurity risks that are under their control and that they know about or should reasonably be expected to know about. All individuals and organisations whose activities pose or is likely to pose a biosecurity risk must:

- take all reasonable and practical measures to prevent or minimise the biosecurity risk
- minimise the likelihood of causing a biosecurity event and limit the consequences if such an event occurs
- prevent or minimise the harmful effects a biosecurity risk could have
- not do anything that might make any harmful effects of a biosecurity risk worse

A biosecurity risk exists when you deal with any pest, disease, weed or contaminant. This includes moving an animal, plant, turf, soil, machinery and/or equipment that could carry a pest, disease, weed or contaminant.