

UDA Decision Notice

Site address and Real Property Description	18 Hercules St, Hamilton	Lot 674 on SL9942
Type of Approval	UDA Development Permit subject to conditions	
Aspects of Development	Material change of use	
Description of Proposal	ERA 8 (3)(a) Chemical storage (storing 10m ³ to 500m ³ of chemicals of C1 or C2 combustible liquids under AS 1940 or Dangerous Goods Class 3)	
Currency Period	4 Years from Decision Date	
ULDA Reference Number	DEV2012/321	
Decision date	18 September 2012	

Approved Drawings or Documents	Number	Plan or Document Date
Bulk Depot Facilities Existing Site Layout	9791-01 B	10.3.98. (Amended in Red on 11 SEP 2012)

Chemical Storage Register

This approval gives consent to store the following on site:

Tank/Package Store Number	Fuel Type	Quantity (litres)
Tank 1	Diesel	58 000
Tank 2	ULP	58, 000
Tank 3	Unused	44, 000
Tank 4	ULP	44, 000
Tank 5	Diesel	55, 000
Tank 6	Diesel	55, 000
Total Quantity	All	314, 000

Standard Conditions of Approval

CONDITIONS		TIMING
1	APPROVED PLANS No alterations to the premises are to be made that vary significantly from the approved plan titled Bulk Depot Facilities Existing Site Layout number 9791-01 B dated 10.3.98. (Amended in Red on 11 SEP 2012).	As indicated
2	RELEASE OF CONTAMINANTS Prevent the release, either directly or indirectly, and the risk of release of contaminants or contaminated water from the premises except for: (i) Uncontaminated overland stormwater flow; (ii) Uncontaminated stormwater to the stormwater system; (iii) Contaminants released to sewer under and in accordance with a trade waste approval granted by the local government under the <i>Plumbing and Drainage Act 2002</i> ; or (iv) A release in accordance with a condition.	As indicated

CONDITIONS		TIMING
3	RELEASES TO AIR Prevent burning of waste at the premises and removal of waste from the premises to be burnt elsewhere.	As indicated
4	RELEASES OF CONTAMINANTS TO AIR This activity is likely to generate fumes, aerosols and odours from fugitive sources (diurnal breathing, vent releases during tank-filling, at dispenser during vehicle refuelling). The emission of fumes, aerosols and odours must be minimised by taking all practical measures to reduce the likelihood of environmental harm being caused, as far as practicable.	As indicated
5	ENVIRONMENTAL NUISANCE - AIR The release of noxious or offensive odour or any other noxious or offensive airborne contaminants, including particles, smoke, fumes and aerosols resulting from the activity must not cause a nuisance at any sensitive receptor.	As indicated
6	AIR QUALITY STANDARDS (i) All practical measures must be taken to ensure ambient air concentrations do not exceed the relevant standards specified in: - Queensland Environmental Protection (Air) Policy Schedule 1 Air Quality Objectives - Brisbane City Council City Plan, Appendix 2, Air Quality Planning Scheme Policy - Victorian State Environmental Protection Policy (Air Quality Management) Schedule A at nearby sensitive receptor locations. Where the standards differ, the most stringent must be used. (ii) In the event Council receives an air quality related complaint it deems non-vexatious and justified, the operator is required to submit to Council for approval an air quality assessment to be undertaken by a suitably qualified consultant/engineer demonstrating compliance with the most stringent limits as per the condition above. (iii) Implement the recommendations as made in the approved air quality assessment report to Council's satisfaction.	As indicated
7	CHEMICAL STORAGE AREAS - PACKAGES All chemical storage areas (including oil or waste oil, paint, lacquers, thinners, adhesives, and cleaning solvents) must be bunded with impervious material to contain any potential spills. The capacity of the bund must contain 100% of the capacity of the largest container plus 25% of the total storage volume, unless the volume of stored chemical and the chemical storage area design is such as to prevent the release of spilt material to uncovered work areas, the site apron or a stormwater drain.	As indicated
8	ROOF ON CHEMICAL STORAGE AREAS All chemical storage areas (including oil and waste oil) must be roofed or otherwise protected from the ingress of stormwater into the bunded area.	As indicated

CONDITIONS		TIMING												
9	CHEMICAL HANDLING Chemicals (including solvents, oils, detergents, paints and adhesives) must be stored in a manner that prevents the release of any substances, including leaks and spills, to surrounding unsealed land, stormwater systems or beyond the boundaries of the site.	As indicated												
10	WASTE MATERIAL No waste material is to be discharged or placed in a position that material is able to move into the stormwater system or other waters or onto land.	As indicated												
11	NOISE LIMITS FOR ERA – BCC Nominated assessing authority (i) The following noise criteria, related to activities directly associated with the ERA 8 (3)(a) Chemical Storage, must be achieved at the most affected site boundary or at the nearest sensitive or commercial place, whichever is the nearest. The adjusted sound pressure level must not exceed the following criteria: <table border="1"> <tr> <th>Time period</th><th>Sensitive land use</th><th>Commercial land use</th></tr> <tr> <td>7am-6pm</td><td>Background $L_{A,90} + 5$</td><td>Background $L_{A,90} + 10$</td></tr> <tr> <td>6pm-10pm</td><td>Background $L_{A,90} + 5$</td><td>Background $L_{A,90} + 10$</td></tr> <tr> <td>10pm-7am</td><td>Background $L_{A,90} + 3$</td><td>Background $L_{A,90} + 8$</td></tr> </table> (ii) In the event Brisbane City Council receives a noise related complaint it deems non vexatious and justified, the operator is required to submit to Council as the nominated assessing authority for approval a Noise Report, undertaken by a suitably qualified consultant/engineer demonstrating compliance with the limits as per the above condition. (iii) Implement the recommendations as made in the approved Noise Report to Council's satisfaction.	Time period	Sensitive land use	Commercial land use	7am-6pm	Background $L_{A,90} + 5$	Background $L_{A,90} + 10$	6pm-10pm	Background $L_{A,90} + 5$	Background $L_{A,90} + 10$	10pm-7am	Background $L_{A,90} + 3$	Background $L_{A,90} + 8$	As indicated
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10pm-7am	Background $L_{A,90} + 3$	Background $L_{A,90} + 8$												
12	COMPLAINTS REGISTER A complaints register must be kept at the premises and all complaints received about the activity must be recorded in the register with the following details: (i) time, date and nature of complaint; (ii) type of communication (telephone, letter, personal, etc); (iii) name, contact address and contact phone number of the complainant (if the complainant does not wish to be identified then 'not identified' is to be recorded); (iv) response and investigation undertaken in response to the complaint; (v) name of the person responsible for investigating the complaint; and (vi) action taken as a result of the complaint and the investigation, signed by or under the authorisation of the registered operator of the Environmentally Relevant Activity to which this Development Permit relates.	As indicated												
13	INCIDENTS REGISTER An incidents register must be kept at the premises and it must record any incidents including but not limited to; (i) any fire at the premises; (ii) any release not in accordance with this authority.	As indicated												

CONDITIONS		TIMING
14	RECORD KEEPING a) The registered operator of the ERA must keep a copy of this Development Approval and the Registration Certificate on site and ensure it is available to all employees engaged in the activity and to an authorised officer upon request. b) The registered operator must keep all records and documents required to be kept by a condition of this approval at the premises. This is in addition to any records required to be kept by any legislative requirements.	As indicated
15	NO INCREASE IN RELEASES TO ENVIRONMENT Changes, alterations and/or installations of plant and equipment, procedures, and processes associated with the environmentally relevant activity must not occur where such would result in a significant increase in risk to the environment or where such changes, alterations and/or installations would result in an increase in the quantity of any contaminant released to the environment.	As indicated
16	COUNCIL TO BE INFORMED OF CHANGES TO OPERATION – BCC Nominated assessing authority Advise Brisbane City Council as the nominated assessing authority in the event that there are changes, alterations and/or installations of plant and equipment, procedures, forecourt upgrades and/or processes associated with the Environmentally Relevant Activity.	As indicated

Specific Conditions for Chemical Storage

CONDITIONS		TIMING
17	MODIFIED – SIGNIFICANT MODIFICATIONS TO COMPLY WITH NEW SYSTEM REQUIREMENTS Where an underground petroleum storage system undergoes “significant modification”, the whole system must be upgraded to meet the requirements for a new system in accordance with Brisbane City Council Environmental Guidelines for ERA8(3)(a) Chemical Storage (UPSS). “Significant modification” means any modification to a system that involves replacement or upgrade to half or more of the tanks in the system.	As indicated
18	MODIFIED – SIGNIFICANT MODIFICATIONS TO COMPLY WITH NEW WASTEWATER REQUIREMENTS Where an underground petroleum storage system undergoes “significant modification”, all stormwater infrastructure together with associated forecourt gradients shall be installed and operated in compliance with <i>BCC’s Guidelines for Stormwater from Service Stations and other Fuel Dispensing Areas</i> for new sites. “Significant modification” means any modification to a system that involves replacement or upgrade to half or more of the tanks in the system.	As indicated

19	MODIFIED - DESIGN The modified storage system must not be commissioned unless: (a) the modification has been designed by a suitably qualified and experienced person, and (b) the person by whom the modification has been designed has provided the operator with: (i) a list of the industry standards that have been followed in connection with the design of the modification (ii) a copy of the design specifications for the modification, and (c) a copy of the design certification has been provided to Brisbane City Council.	As indicated
20	MODIFIED – INSTALLATION The modified storage system must not be commissioned unless: (a) the modification has been implemented by a suitably qualified and experienced person, and (b) the person by whom the modification has been implemented has provided the operator with: (i) a list of the industry standards that have been followed in connection with the implementation of the modification (ii) a copy of the implementation specifications for the modification (iii) current “as-built” drawings for the system, and (c) a copy of the installation certification has been provided to Brisbane City Council.	As indicated
21	MODIFIED - EQUIPMENT INTEGRITY TEST A modified storage system must not be commissioned unless: (a) an Equipment Integrity Test of the system has been carried out in accordance with the written directions of a suitably qualified and experienced person (b) the system has been certified, by the person by whom the test was carried out, as having satisfied the test, and (c) a copy of the test certificate has been provided to Brisbane City Council.	As indicated
22	MODIFIED – CONTAMINATION ASSESSMENT REPORT The modified underground petroleum storage systems must not be commissioned unless the site is investigated for contamination and an assessment report is submitted to Brisbane City Council. The assessment report shall be prepared by a suitably qualified and experienced person to verify the site has either met remediation criteria or is suitable for continued and future use.	As indicated
23	REPAIR – TO MANUFACTURER'S SPECIFICATIONS All repairs to the underground petroleum storage system shall ensure that the storage system is both structurally sound and functional. As a minimum, repair of underground petroleum storage system equipment must meet the equipment manufacturer's instructions for repair and the equipment's original specifications.	As indicated
24	REPAIR - REPLACEMENT OF TANK/S Where a tank forming part of an underground petroleum storage system is to be replaced, the tank shall meet the requirements for Brisbane City Council's mandatory pollution protection equipment for new underground petroleum storage systems.	As indicated

25	REPAIR - REPLACEMENT OF PIPEWORK Where pipework forming part of an underground petroleum storage system is to be replaced (as opposed to repair involving the replacement of a section of piping), the pipework must meet the requirements for Brisbane City Council's mandatory pollution protection equipment for new underground petroleum storage systems.	As indicated
26	REPAIR - EQUIPMENT INTEGRITY TEST Where the underground petroleum storage system has been repaired following the discovery of a leak in the system, the system must not be commissioned unless: (a) an equipment integrity test of the system has been carried out in accordance with the written directions of a duly qualified person, and (b) the system has been certified, by the person by whom the test was carried out, as having satisfied the test. A copy of the test certificate shall be provided to Brisbane City Council.	As indicated
27	REPAIR – CONTAMINATION ASSESSMENT REPORT Where an underground petroleum storage system is repaired, removed or replaced after the discovery of a leak, the repaired storage system must not be commissioned unless the site is investigated for contamination. An assessment report shall be submitted to Brisbane City Council no later than 60 days of • the repair, removal or replacement of an underground petroleum storage system if no soil or groundwater remediation is required, or • the completion of any remediation associated with the repair, removal or replacement of an underground petroleum storage system if remediation is required. The assessment report shall be prepared by a suitably qualified and experienced person to verify the site has either met remediation criteria or is suitable for continued and future use.	As indicated

28	OPERATIONAL - UPSS MANAGEMENT PLAN Within one (1) year from the date of the approval of the Environmental Registration, develop and implement a management plan for the operation and maintenance of the underground petroleum storage system that includes both tanks and piping. The underground petroleum storage system management plan shall include systems and procedures for preventing and monitoring for spills and leaks and response plans in the event of a spill or leakage in accordance with obligations under the <i>Environmental Protection Act 1994</i>. The management system shall incorporate the following components: (a) objectives & targets to comply with all relevant legislation (b) hazard identification and risk assessment (c) details of the underground petroleum storage system design & installation details (tank sizes, contents, location of all relevant infrastructure) (d) list of industry standards compiled for the design, installation and operation of the system (e) current as-built drawings for the system & plans of the storage site (f) leak prevention measures (g) loss monitoring procedures (h) system maintenance procedures (i) emergency spillage response plan (j) loss investigation and notification procedures (k) record keeping (l) training requirements and records (m) information on ownership and occupation of both the site and the underground storage systems, including specific contractual/franchise arrangements, defined responsibilities and relevant contact details. The management plan shall be fully documented and made available onsite for audit.	As indicated
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29	OPERATIONAL - EMERGENCY SPILLAGE RESPONSE PLAN A documented Emergency Spillage Response Plan (ESRP) for spilt fuels and other hazardous materials must be developed as part of the underground petroleum storage system management plan and implemented on-site. The ESRP will establish procedures to respond to identified hazards and to contain and dispose of spilt chemicals. All spilt materials must be contained to prevent the spread of the material, the affected area cleaned, and the material recycled, reused or disposed in a manner which prevents contamination or further contamination of surface, ground waters, or soil. The ESRP should include, but not be limited to the following matters: (a) all actions to be taken by staff upon discovery of an incident (b) activation of emergency shut-off systems (c) use of spill clean-up kits (d) covering of drain entrances and bunding of impacted waterways (e) notification of emergency services where necessary (f) an accurate set of drainage plans which identify all containment and treatment systems and all potential points of access to Council stormwater infrastructure. Drainage plans shall clearly trace the flow of any potential spillage and shall identify the location of the outlet point (eg. creek, river, etc.). A copy of the drainage plan shall be placed in the HAZMAT Box for the use of emergency responders (g) a flow chart providing an overview of actions to be taken in the event of a spill shall be prepared and posted in a clearly visible location. It shall include a list of emergency telephone numbers (h) notify Brisbane City Council as soon as practicable where a spill presents actual or potential environmental harm (eg. a spill that leaves the site and enters stormwater or natural drainage systems).	As indicated
30	OPERATIONAL - DUTY TO NOTIFY Immediately notify Brisbane City Council of any event where serious or material environmental harm is caused or threatened such as a spill, leak or other unauthorised release of contaminants to the environment. The notification to Council must include the following information; the site address, site manager, telephone and other contact details, the nature of the unauthorised release, incident or emergency including the nature of the contaminants involved, the expected time to the event or since the event, the suspected cause, the possible affects on the environment and the actions taken to address the occurrence.	As indicated
31	OPERATIONAL - TRAINING All employees must be trained upon hiring, and regularly updated as necessary, on their legislative responsibilities in relation to the <i>Environmental Protection Act 1994</i> and their relevant procedures and processes documented in the underground petroleum storage system management plan. Records shall be kept of all training and made available for audit.	As indicated
32	FORECOURT - FDA TO BE IMPERVIOUS All ground surfaces within fuel dispensing areas shall be made of impervious material such as concrete or equivalent (note: asphalt is not suitable) and shall be maintained free of gaps or cracks.	As indicated

33	FORECOURT - NON-FDA TO BE IMPERVIOUS All non-fuel dispensing forecourt surfaces not under canopy shall be constructed of concrete or equivalent (asphalt is considered suitable for non-dispensing areas) and shall be maintained free of gaps and cracks.	As indicated
34	FORECOURT – DEMARCATION SIGNIFICANT MODIFICATIONS TO COMPLY WITH NEW SYSTEM REQUIREMENTS Where an underground petroleum storage system undergoes “significant modification”, the whole system must be upgraded to meet the requirements for a new system in accordance with Brisbane City Council Environmental Guidelines for ERA8(3)(a) Chemical Storage (UPSS). “Significant modification” means any modification to a system that involves replacement or upgrade to half or more of the tanks in the system. Brisbane City Council Environmental Guidelines for ERA8 (3)(a) Chemical Storage (UPSS) requires fuel dispensing areas to be clearly delineated from other areas such as remote air/water supply areas, uncovered forecourt areas, access roads, general parking bays, etc. by methods such as a painted line on the ground, roll-over bunds, different coloured concrete etc. Fuel dispensing areas must be designed so that no vehicle may be refuelled outside the delineated areas.	As indicated
35	FORECOURT - SIGNAGE FOR DRAINS Drainage inlets located in the vicinity of the general forecourt area shall be provided with signage indicating the fate of flow such as "flows to creek" or "flows to treatment system".	As indicated
36	FORECOURT – BULK FUEL DELIVERIES All hazards associated with bulk fuel delivery operations shall be identified and all reasonable measures shall be taken to prevent spills from entering Brisbane City Council stormwater infrastructure or otherwise leaving the site. Practicable measures such as protecting down-gradient storm drains during the filling process and the use of drip pans under hose connections shall be considered.	As indicated
37	FORECOURT - CLEANING OF FORECOURT AREAS Forecourts are not to be hosed down or cleaned with the use of emulsifying detergents. Dry cleaning methods appropriate for forecourt areas include: - industrial class brooming - mechanical or powered sweepers - industrial vacuum units - industrial absorbents.	As indicated
38	FORECOURT - CLEANUP OF SPILLS AND LEAKS Leakage and spills of oil and/or other fluids from cars entering forecourt areas shall be cleaned up as soon as practicable to prevent access of contaminants to stormwater drains.	As indicated

39	FORECOURT - SPILL KITS Spill kits shall be provided and maintained in strategic locations. They shall be appropriate in size, type and equipment to the identified hazards. Kits may consist of, but not be limited to, the following: - oil absorbent materials - impervious drain covers - drip trays - spades, funnels - hydrocarbon compatible containers - appropriate PPE.	As indicated
40	FORECOURT - MAINTENANCE OF STORMWATER TREATMENT SYSTEMS (WHERE INSTALLED ONLY) Stormwater treatment systems, including stormwater quality improvement devices and drains shall be inspected and maintained in accordance with the manufacturer's recommendations. Records of regular inspections, oil/sediment checks and contractor receipts shall be maintained for audit purposes.	As indicated
41	LEAK DETECTION – PERFORMANCE CRITERIA All practicable measures must be taken to prevent loss of containment from any underground petroleum storage system. Within one (1) year of the date of approval of the Environmental Registration, an approved leak detection system must be installed and operated at sufficient frequency, sensitivity and reliability to provide a high level of confidence that a release of a petroleum product will be detected in sufficient time for a response to be implemented before an unacceptable risk is posed to human health, property or the environment. As a minimum standard, all underground petroleum storage systems are required to be monitored using a system that: (a) can detect a leak from any portion of the underground storage system; (b) uses equipment that has been installed, calibrated and commissioned in accordance with the manufacturer's instructions; (c) is capable of detecting a leak at a rate of 0.76 litres per hour or more with at least 95% accuracy and a probability of false detection of 0.05 or less (USEPA), (d) has been certified by an independent third party, consistent with the current USEPA protocols and system of verification (USEPA 1990) (e) reports with a frequency of not less than monthly, and (f) is operated by a suitably trained person;	As indicated

42	LEAK DETECTION – EIT An Equipment Integrity Test must be carried out at the following times: (a) immediately before commissioning a new underground petroleum storage system; (b) immediately following any underground petroleum storage system modification or upgrade; (c) immediately before installing a cathodic protection system on an existing tank; (d) immediately following installation of re-used equipment; (e) immediately before the reuse of a temporarily decommissioned tank (f) immediately following any equipment retrofit; (g) immediately following any repairs to equipment; (h) any additional EIT shall be performed at the request of administering authorities. The system being tested is not be commissioned unless: (i) the Equipment Integrity Test of the system has been carried out in accordance with the written directions of a suitably qualified and experienced person, and (ii) the system has been certified, by the person by whom the test was carried out, as having satisfied the test.	As indicated
43	LEAK DETECTION – U/G WASTE OIL TANK ONLY - ≤ 5,500L - EIT The underground waste oil tank/s of ≤ 5,500L capacity shall undertake the following leak detection measures: (a) monthly manual tank gauging in accordance with cl 5.5.2 AS4897: (i) the level of waste oil in the tank shall be measured at the beginning and end of a time interval of at least 36 hours, during which time no waste oil shall be added to or removed from the tank (ii) each level measurement shall be based on the average of two consecutive dipstick readings (iii) if, during this period, there is an unexplained variation of more than 2% of the tank volume, the variation shall be classified as a discrepancy and investigated. (b) annual Equipment Integrity Testing on all underground waste oil tanks and associated pipework conducted by a competent equipment integrity test specialist. (c) groundwater monitoring wells shall be installed and tested in accordance with BCC's <i>Environmental Technical Note: Installation and Testing of Groundwater Monitoring Wells</i> to ensure the early detection of any leakage from underground waste oil tanks.	As indicated
44	LEAK DETECTION – RECORDING EIT RESULTS. Records of equipment integrity tests shall be kept on site by the operator of the underground petroleum storage system for the life of the system and shall contain the following minimum information: (a) equipment identification number; (b) location of the test; (c) date of the test; (d) results of the tests; (e) test method; (f) certification by testing company or individual; (g) details of testing company or individual.	As indicated

45	LEAK DETECTION - LOSS DETECTION PROCEDURES The underground petroleum storage system shall have appropriate procedures documented and in place to identify and investigate any discrepancy indicated by the approved loss monitoring procedure. As soon as practicable after becoming aware of any discrepancy detected by the loss monitoring procedure for a storage system, action must be taken: (a) to investigate the discrepancy, and (b) if the discrepancy cannot be attributed to anything other than a leak, to confirm the existence of a leak, and (c) if the existence of a leak is confirmed, to identify the source of the leak and to fix the leak.	As indicated
46	GROUNDWATER MONITORING WELLS – COMPLIANCE TIMEFRAME Groundwater monitoring wells must be installed on site within three (3) years from the date of this approval.	As indicated
47	GROUNDWATER MONITORING WELLS – NUMBER & LOCATION The number and location of groundwater monitoring wells to be installed on a storage site is to be determined by a duly qualified person with a view to maximising the likelihood that the wells will intercept contaminated groundwater, whatever the groundwater flow conditions.	As indicated
48	GROUNDWATER MONITORING WELLS - DESIGN A groundwater monitoring well must not be installed on a storage site unless: (a) it has been designed by a duly qualified person, and (b) the person by whom it has been designed has provided the operator of the relevant storage system with a list of the industry standards that have been followed in connection with the design of the well. (c) a copy of the design certification has been provided to Brisbane City Council	As indicated
49	GROUNDWATER MONITORING WELLS - INSTALL Where groundwater monitoring wells are installed, the underground petroleum storage system must not be used unless: (a) the well has been installed by a duly qualified person, and (b) the well has been sealed to exclude surface water, and (c) the well is clearly marked to indicate its presence and is properly secured, and (d) the person by whom it has been installed has provided the operator of the relevant storage system with: (i) a list of the industry standards that have been followed in connection with the installation of the well, and (ii) a groundwater monitoring well report prepared in relation to the well. (e) a copy of the installation certification has been provided to Brisbane City Council	As indicated

50	GROUNDWATER MONITORING WELLS – TESTING The underground petroleum storage system must not be used unless: (a) the groundwater in each groundwater monitoring well on the storage site has been tested for contamination by petroleum, during the last 6 months, in accordance with the written instructions of a duly qualified person, and (b) the groundwater in each groundwater monitoring well on the storage site has been sampled and analysed, within 30 days after the occurrence of any of the following, in accordance with the written instructions of a duly qualified person: (i) the installation of a new groundwater monitoring well on the storage site, (ii) the discovery, whether by means of a routine test or otherwise, that groundwater may be contaminated by petroleum originating from the storage site, (iii) the discovery, whether pursuant to the loss monitoring procedure for the system or otherwise, that the system has a leak.	As indicated
51	VAPOUR RECOVERY - INSTALLATION Stage 1 Vapour Recovery Systems (VRS) must be installed for all tanks used for the storage of motor spirit on the site to return vapour displaced during filling of the UPSS to the refuelling tanker within 3 years from the date of this approval.	As indicated
52	VAPOUR RECOVERY - DESIGN The Vapour Recovery System must be designed and installed in compliance with the following: a) mixing of product must be prevented in pipework common to more than one tank; b) spring-loaded vapour return adaptor, which closes when the hose is disconnected, must be installed in the top of the riser; and c) the vapour recovery point must be located within 2 metres of the respective fill point.	As indicated
53	VAPOUR RECOVERY - PROCEDURES Establish, implement, maintain and review procedures for the operation and maintenance of the VRS in accordance with the manufacturer's specifications. The transfer of motor spirit from delivery vehicles to underground tanks must not occur unless the delivery vehicle is fitted with VR equipment.	As indicated

54	DECOMMISSIONING - TEMPORARY Underground petroleum storage systems may be temporarily decommissioned for a period of up to 2 years. During this time, the tank must be filled with water mixed with a water-miscible corrosion inhibitor (as per manufacturer's instructions) or made safe by other approved methods in accordance with the following: • <i>AS4976 The removal and disposal of underground petroleum storage tanks</i>; and • <i>AS1940 The storage and handling of flammable and combustible liquids</i>; and • relevant occupational health and safety measures required by the <i>Workplace Health and Safety Act 1995</i>. Brisbane City Council must be notified when tanks are to be temporarily decommissioned to enable adjustments to be made to records. Before the tank can be reused, the system shall undergo Equipment Integrity Testing to ensure tightness. Certification shall be provided to Council that the tank/s were temporarily decommissioned in accordance with the above standards and legislation. Where more than two years have elapsed since the tank was initially decommissioned, the underground petroleum storage system must be permanently decommissioned in accordance with <i>AS 4976 The removal and disposal of underground petroleum storage tanks</i>	As indicated
55	DECOMMISSIONING - PERMANENT Underground petroleum storage systems to be permanently decommissioned shall be removed for disposal off-site in compliance with the following: • <i>AS4976 The removal and disposal of underground petroleum storage tanks</i>; and • <i>AS1940 The storage and handling of flammable and combustible liquids</i>, and • relevant occupational health and safety measures required by the <i>Workplace Health and Safety Act 1995</i>. Brisbane City Council must be notified when tanks are to be permanently decommissioned so that adjustments can be made to records. Certification shall be provided to Council that the tank/s were decommissioned, transported and disposed of in accordance with the above standards and legislation.	As indicated
56	DECOMMISSIONING – PERMANENT – SITE INVESTIGATION At the time of the abandonment of any underground petroleum storage system, the site shall be investigated for contamination. An assessment report shall be prepared by a suitably qualified and experienced person to verify the site has either met remediation criteria or is suitable for continued and future use. The assessment report shall be submitted to Brisbane City Council no later than 60 days of • the decommissioning of an underground petroleum storage system if no soil or groundwater remediation is required, or • the completion of any remediation associated with the decommissioning of an underground petroleum storage system if remediation is required.	As indicated

57	DECOMMISSIONING - DOCUMENT RETENTION All records associated with the decommissioning of underground petroleum storage systems must be maintained for a minimum of seven years after removal of underground storage systems. These records must be provided to future owners/operators of underground storage systems as part of ensuring all practicable measures have been implemented to prevent site contamination.	As indicated
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ADVICE

ERA Registration

All development involving an Environmentally Relevant Activity as defined by the *Environmental Protection Regulation 2008* requires that an application for registration for the Environmentally Relevant Activity be submitted to the administering authority, Brisbane City Council, in accordance with the *Environmental Protection Act 1994*. If the application for registration is submitted to Brisbane City Council within 30 business days of the development approval, then no fee will be required for the registration.

Trade Waste Approval

The discharge of waste liquids to the sewerage system must be in accordance with the conditions of a Trade Waste Approval. Approvals can be obtained from Queensland Urban Utilities (QUU). For further information please contact QUU on 132657, or visit www.urbanutilities.com.au/Businesses/trade_waste.

Department of Environment and Heritage Protection

In accordance with section 424 of the *Environmental Protection Act 1994* a person removing and disposing of contaminated soil from land which is recorded on the Environmental Management Register (EMR) or Contaminated Land Register to an off-site location must obtain a disposal permit from the department.

**** End of Package ****