

AMENDED IN RED
04 MAY 2012

CENTRAL HIGHLANDS REGIONAL COUNCIL

CONDITIONS

By: Don RIBN (name)
of the ULDA

ENVIRONMENTALLY RELEVANT ACTIVITY

Received 02.05.12
be.

APPLICATION REFERENCE: ... Caltex Document dated Feb 2012.....

ERA DOCUMENT 1.

SITE ADDRESS: 58 & 60 CAPRICORN HWY BLACKWATER

REAL PROPERTY DESCRIPTION: Lot; 28 SP;193689

& Lot; 1 B;33738

Permit Type: ERA 8 (3)(a) – Chemical Storage (storing 10m3 to 500m3 of chemicals of C1 or C2 combustible liquids under AS 1940 or Dangerous Goods Class 3)

1. CHEMICAL STORAGE REGISTER

This approval gives consent to store the following on site:

Tank/Package Store Number	Fuel Type	Quantity (litres)
Tank 1	Diesel	1 @ 90,000L
Tank 2	Diesel	1 @ 90,000L
Total Quantity		180,000L

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 04/05/12

STANDARD CONDITIONS

2. APPROVED PLANS

No alterations to the premises are to be made that vary significantly from the approved plans submitted with the application.

3. 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 Plumbing and Drainage Act 2002; or
- (iv) A release in accordance with a condition.

4. RELEASES TO AIR

Prevent burning of waste at the premises and removal of waste from the premises to be burnt elsewhere.

5. 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.

6. 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.

7. 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
 - Victorian State Environmental Protection Policy (Air Quality Mngt) 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. NOISE LIMITS FOR ERA

(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:

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 $L_{A,90} + 8$

(ii) In the event Council receives a noise related complaint it deems non vexatious and justified, the operator is required to submit to Council 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.

13. MAINTENANCE OF PLANT AND EQUIPMENT

The registered operator must at all times maintain plant and equipment in proper working order as per manufacturers' specifications

14. 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.

15. 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.

16. RECORD KEEPING

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.

17. RECORD KEEPING

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.

18. 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.

19. COUNCIL TO BE INFORMED OF CHANGES TO OPERATION

Advise Council 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.

20. OPERATIONAL - EMERGENCY SPILLAGE RESPONSE PLAN

A documented Emergency Spillage Response Plan (ESRP) for spilt fuels and other hazardous materials shall 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 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) notification of 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).

Appropriately trained staff must be available at all times, including on-call after hours, to respond to and implement the ESRP.

21. OPERATIONAL - DUTY TO NOTIFY

Immediately notify 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.

22. OPERATIONAL - TRAINING

All employees must be trained upon hiring, and regularly updated as necessary, on their legislative responsibilities in relation to the Environmental Protection Act 1994 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.

23. 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.

24. 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.

25. FORECOURT - DEMARCATION

Fuel dispensing areas must 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.

26. 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 treatment system" or "flows to containment sump".

27. FORECOURT - CONTAINMENT VESSEL

The fuel dispensing area shall be graded to a suitable underground containment vessel (i.e. sump/tank) compatible with petroleum products and other likely chemicals. The tank shall either have no connections to stormwater or sewer (i.e. a blind sump) or may discharge to stormwater in accordance with the Lowenstein and Stumpo Drawing SWMP1 Rev A – Conceptual Stormwater Management Plan subject to stormwater discharges meeting the following discharge levels:-

Indicator	Maximum Acceptable Concentrations
Suspended Particulate Matter	<10mg/L
Total Petroleum Hydrocarbons	<10 mg/L

28. FORECOURT - BLIND SUMP ONLY-MAINTENANCE OF CAPACITY

Any blind sump containment vessels in the fuel dispensing area shall be dipped at least once per fortnight or after any significant spill or rain event. Wastewater shall be removed at a frequency which ensures the required capacity for spillage is maintained.

29. FORECOURT - REGULATED WASTE REMOVAL AND DISPOSAL

All Regulated Waste (this includes wastewater collected from any blind sump draining the under-canopy dispensing area) must only be removed from the premises by a licensed waste transport contractor and disposed of at a licensed waste treatment facility. Dockets/receipts/records for the transport and disposal of the waste must be retained on site and made available to any authorised CHRC officer upon request.

30. FORECOURT - CANOPY DESIGN

Fuel dispensing areas shall be covered by a roof or canopy to minimise stormwater entering the dispensing area. The roof or canopy shall overhang by a horizontal distance of $\frac{1}{4}$ of the roof height out from the vertical above the boundary of the demarcated fuel dispensing area.

31. FORECOURT - FUEL DELIVERY UNDER CANOPY ONLY (OPTION A)

All spills and leaks from bulk fuel transfer activities (i.e. fuel tanker trucks delivering to bulk fuel storages on site) must be contained on-site. Fuel deliveries carried out under the canopy area shall ensure that Tanker Delivery Standing Areas are graded and drained to the underground containment vessel.

32. FORECOURT - FUEL DELIVERY OUTSIDE OF CANOPY ONLY (OPTION B)

All spills and leaks from bulk fuel transfer activities (i.e. fuel tanker trucks delivering to bulk fuel storages on site) must be contained on-site. Tanker Delivery Standing Areas outside of the canopy shall be modified so that run-off is automatically diverted to the underground containment vessel during bulk fuel transfers.

33. FORECOURT - MAINTENANCE OF STORMWATER TREATMENT SYSTEMS

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.

34. 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.

35. 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.

36. 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 shall consist of, but not be limited to, the following:

- oil absorbent materials
- impervious drain covers
- drip trays
- spades, funnels
- hydrocarbon compatible containers
- appropriate PPE.

37. LEAK DETECTION – PERFORMANCE CRITERIA

All practicable measures must be taken to prevent loss of containment from any underground petroleum storage system. An approved leak detection system *for ERA8(3)(a) Chemical Storage* 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 (United States Environmental Protection Agency (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;

38. 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 shall 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.

39. LEAK DETECTION – U/G WASTE OIL TANK ≤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 CHRC's *Environmental Technical Note: Installation and Testing of Groundwater Monitoring Wells* to ensure the early detection of any leakage from underground waste oil tanks.

40. LEAK DETECTION – RECORDING EIT RESULTS.

Records of Equipment Integrity Tests shall be kept on site by the owner/occupier of the UPSS 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.

41. 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.

42. LEAK DETECTION – NOTIFICATION

Where a leak or spill from an underground petroleum storage system is causing or is likely to cause material harm to the environment or human health, the person responsible must notify Council as soon as practicable. Failure to report such a pollution incident is an offence under *The Environmental Protection Act 1994*. Incidents which must be notified include but are not limited to:

- (a) a leak or spill verified in accordance with loss detection or incident management procedures that is causing or threatens material harm to human health or the environment

- (b) evidence on the site of free-phase hydrocarbons in surface water or groundwater
- (c) evidence that offsite migration of hydrocarbons could occur, is occurring or has occurred.

43. VAPOUR RECOVERY – DESIGN & INSTALLATION

Stage 1 Vapour Recovery Systems (VR1) shall be installed for all tanks used for the storage of motor spirit on the site to return displaced vapour to the delivery vehicle during filling of the underground petroleum storage system. The Vapour Recovery System shall 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.

44. VAPOUR RECOVERY - PROCEDURES

Establish, implement, maintain and review procedures for the operation and maintenance of the vapour recovery system 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 vapour recovery equipment.

45. 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:

- *AS4976 The removal and disposal of underground petroleum storage tanks*
- *AS1940 The storage and handling of flammable and combustible liquids*, and
- relevant occupational health and safety measures required by the *Workplace Health and Safety Act 1995*.

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 *AS 4976 The removal and disposal of underground petroleum storage tanks*.

46. DECOMMISSIONING - PERMANENT

Underground petroleum storage systems to be permanently decommissioned shall be removed for disposal off-site in compliance with the following:

- *AS4976 The removal and disposal of underground petroleum storage tanks*; and
- *AS1940 The storage and handling of flammable and combustible liquids*, and
- relevant occupational health and safety measures required by the *Workplace Health and Safety Act 1995*.

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

47. 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 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.

48. 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.

STANDARD 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, Central Highlands Regional Council, in accordance with the Environment 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 conducted in accordance with the conditions of a Trade Waste Approval. Approvals can be obtained from Central Highlands Regional Council.

CONTAMINATED LAND

Pursuant to the *Environmental Protection Act 1994, Part 8 - Contaminated Land*-“371(1) *If the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice to the administering authority in the approved form.*” The administering authority for contaminated land matters is the Queensland Department of Environment and Resource Management.

