

~~PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL~~

~~Approval no: DEV2017/903/2~~

~~Date: 18 October 2018~~



~~Queensland
Government~~

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1639

Date: 23 July 2025



Queensland
Government

ATTACHMENT B

PHA Review by Incubed Consulting

Our Ref: 17-301 Northshore Development PHA Review

21 September 2018



icubed consulting
innovation ingenuity inspiration
ABN 89 106 675 156

Dear Sir/Madam,

RE: Review of Existing PHA for Northshore – 66 Cullen Ave West.

In 2017 Icubed Consulting updated a Preliminary Hazard Analysis (PHA) report in support of Northshore’s Development over land at 66 Cullen Ave West, Eagle Farm (I3 Consulting, 2017). The proponent has made minor modifications to the site layout including the removal of Auction Room and the addition of temporary shade/viewing structure for the purpose of conducting yard auctions.

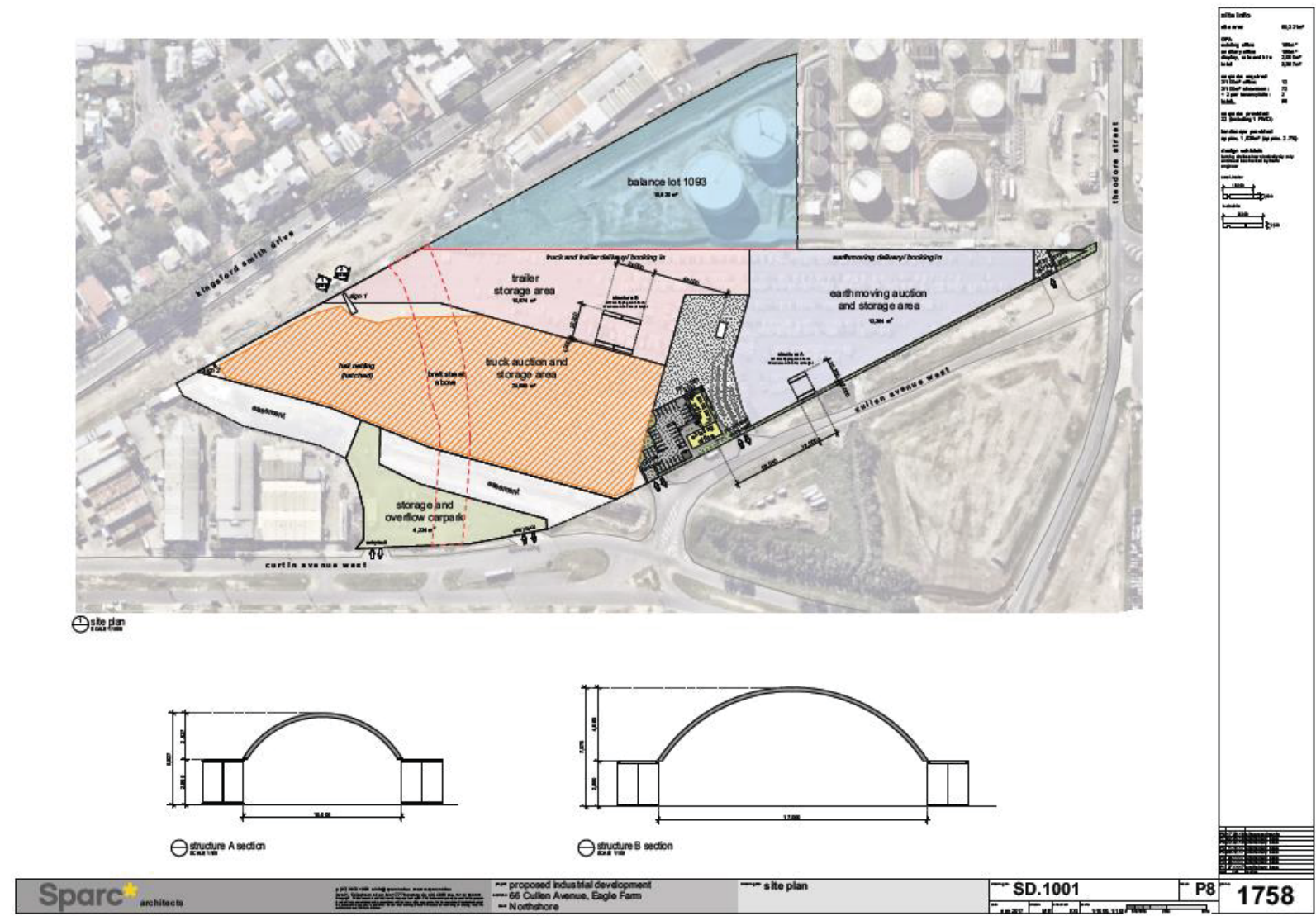


Figure 1: Amended Development Plan

The existing PHA report has been reviewed with regard to the current state planning policy to determine if it remains current and the desired outcomes from the current state planning policy would be met by the amended development. The intent of the original report was primarily to demonstrate that the proposed developments by Northshore did not adversely impact on existing industrial operations in the area and that any hazard posed by existing industrial operations would not pose unacceptable levels of risk to the proposed development.

The site and surrounding areas have been reviewed, no significant alterations to the surrounding land uses that would introduce new hazards to the proposed facility were identified.

The amended development plan has removed the proposed Auction Rooms/Show Room and replaced these with outdoor covered areas to permit outdoor auctions. This change will not have a material impact on the risk posed by personnel on the site during auction periods as sufficient separation remains between the adjacent Puma storage facilities and the occupancy levels of the site will remain low. Any event arising on that site that may impact on the development will generally be slow to escalate to stage where any heat flux of fume/smoke impacts would have any impacts on the neighbouring sites allowing for an orderly evacuation of the site in the highly unlikely event of such an incident.

The report previously reviewed the development proposed by Northshore against a similar set of criteria (NSW HIPAP 4 guidelines) to those of the current planning policy and concluded that proposed development would not adversely impact on existing and proposed industrial, medium or high impact industries that existed within the general environs, nor would it be adversely impacted from the neighbouring properties. Assessment against the current criteria from the Model Planning Scheme Development Code for Hazardous Industries and Chemicals will not be materially different as a result of the minor amendments.

In summary, findings and conclusions from the original report support the amended development, and the proposed development will comply with the State Planning Policy guidelines in relation to the *State Interest Guideline - Emissions and Hazardous Activities*.

Yours faithfully,



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i3 consulting pty ltd