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Development Permit

EPA Permit[1] number:	IPDE00923008
Application (Converted Development Approval) No.	SR0560
Relevant Laws and Policies:	*Environmental Protection Act 1994* and any subordinate legislation

Development Description

Property/Location

Lot 1 on RP193518 County of Stanley, Parish of Warner.

located at: 116 Gympie Road
STRATHPINE QLD 4500

Carrying out of Environmentally Relevant Activity (ERA)

11(b) - Crude oil or petroleum product storing - storing crude oil or a petroleum product in tanks or containers having a combined total storage capacity of 500 000 1 or more.

Additional information for applicants

This approval pursuant to the *Environmental Protection Act 1994* does not remove the need to obtain any further approval for this development which might be required by other State and / or Commonwealth Legislation. Applicants are advised to check with all relevant statutory authorities. Applicants also should comply with all relevant legislation.

It is a requirement of the *Environmental Protection Act 1994* that if the owner or occupier of this site becomes aware a notifiable activity (as defined under schedule 2 of the *Environmental Protection Act 1994*) is being carried out on this land or that the land has been affected by a hazardous contaminant, they must, within thirty (30) days after becoming so aware, give notice to the Environmental Protection Agency.

Environmentally Relevant Activities

The aforementioned description of any environmentally relevant activity (ERA) for which this permit is issued is simply a restatement of the ERA as prescribed in the legislation at the time of issuing this permit. Where there is any conflict between the abovementioned description of the ERA for which this permit is issued and the conditions specified herein as to the scale, intensity or manner of carrying out of the ERA, then such conditions prevail to the extent of the inconsistency.

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This permit authorises the ERA. It does not authorise environmental harm unless a condition within this permit explicitly authorises that harm. Where there is no such condition, or the permit is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

In addition to this permit, the person to carry out the ERA must be a registered operator under the *Environmental Protection Act 1994*. For the person to become a registered operator, they must apply for a registration certificate under section 73F of the *Environmental Protection Act 1994*.

R. Kent

Delegate of Administering Authority
Environmental Protection Act 1994

Date: 11/7/18

[1] Permit includes development approvals, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

Conditions of the Development Approval

This development approval consists of the following schedules of conditions relevant to various issues:

The aforementioned description of the environmentally relevant activity (ERA) for which this development approval is issued is simply a restatement of the activity as prescribed in the legislation at the time of issuing the approval. Where there is any conflict between the above description of the ERA for which this development approval is issued and the conditions as specified in this development approval as to the scale, intensity or manner of carrying out of the ERA, then such conditions prevail to the extent of the inconsistency.

This development approval consists of the following schedules-

Schedule A - General Conditions

Schedule B - Air

Schedule C - Water

Schedule D - Stormwater Management

Schedule E – Land Application

Schedule F - Noise

Schedule G - Waste Management

Schedule H - Monitoring and Reporting

Schedule I – Definitions

[1] Permit includes development approvals, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

SCHEDULE A - GENERAL CONDITIONS

(A1) The registered operator of this development approval must:

(i) install all plant and equipment necessary to ensure compliance with the conditions; and
(ii) maintain such plant and equipment in a proper and efficient condition; and
(iii) operate such plant and equipment in a proper and efficient manner.

In this condition, "plant and equipment" includes:

(i) plant and equipment used to prevent and/or minimise the likelihood of environmental harm being caused;
(ii) devices and structures to contain foreseeable escapes of contaminants and waste;
(iii) vehicles used to transport waste;
(iv) devices and structures used to store, handle, treat and dispose of waste;
(v) monitoring equipment and associated alarms; and
(vi) backup systems that act in the event of failure of a primary system.

Display of Development Approval

(A2) A copy of this development approval must be kept in a location readily accessible to personnel carrying out the activity.

Records

(A3) Except as otherwise stated by the conditions of this development approval, any record or document required to be kept by a condition of this development approval must be kept at the approved place for a period of at least five (5) years and be available for examination by an authorised person. The record retention requirements of this condition will be satisfied if any daily and weekly records are kept for a period of at least three (3) years and these records are then kept in the form of annual summaries after that period.

(A4) Copies of any record required to be kept by a condition of this development approval must be provided to any authorised person or the administering authority on request.

Alterations

(A5) No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm above that expressly provided by this development approval.

Calibration

(A6) All instruments and devices used for the measurement or monitoring of any parameter under any condition of this development approval must be calibrated, and appropriately operated and maintained.

End of Conditions for Schedule A

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SCHEDULE B - AIR

Release of Contaminants to the Atmosphere

(B1) The release of contaminants to the atmosphere from a point source must only occur from a point source which is identified in the application for development approval.

End of Conditions for Schedule B

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SCHEDULE C - WATER

Release of Contaminants to Waters

(C1) Contaminants that will or may cause environmental harm must not be directly or indirectly released from the approved place to any waters or the bed and banks of any waters except:

(i) as permitted under the water schedule; or
(ii) as permitted under the stormwater management schedule; or
(iii) to a sewer as permitted or otherwise agreed from time to time by the relevant Local Government.

Oil Separators

(C2) All contaminants released to waters must be effectively treated by oil separation prior to any such release from the approved place.

(C3) Facilities must be provided for the collection and storage of oil from the separators for disposal in a manner which does not cause contamination of any waters or land.

(C4) Collected waste oil and sludge from the separators must be removed as often as necessary to ensure effective operation of the separators.

(C5) Collected waste oil and sludge removed from the separators must be disposed of in a manner which does not cause contamination of any waters or land at the approved place.

(C6) Detergents or other emulsifying agents must be prevented as far as practicable from entering the separators.

End of Conditions for Schedule C

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SCHEDULE D - STORMWATER MANAGEMENT

Vehicle/Equipment Maintenance

(D1) The maintenance and cleaning of vehicles and any other equipment or plant must be carried out in areas where contaminants cannot be released into any waters, roadside gutter or stormwater drainage system.

Spillage and Clean Up

(D2) Any spillage of wastes, contaminants or other materials capable of causing environmental harm or nuisance must be cleaned up as quickly as practicable. Such spillages must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any stormwater drainage system, roadside gutter or waters.

Overfill Protection Measures

(D3) The registered operator of this development approval must ensure that effective and appropriate measures are used to prevent the overfilling of vessels or containers and prevent the spillage of material during material transfer operations. Effective and appropriate measures may include but are not limited to the use of high level alarms and operator diligence.

Bunding

(D4) All petroleum product tank storages installed prior to the issue of this development approval must be bunded so that the capacity of the bund is sufficient to contain at least 100 percent (100%) of the largest storage tank within the bund.

(D5) All petroleum product tank storages installed following the issue of this development approval must be bunded so that the capacity of the bund is sufficient to contain at least 100 percent (100%) of the largest storage tank plus 10 percent (10%) of the second largest tank within the bund.

(D6) All non-petroleum product tank storages must be bunded so that the capacity of the bund is sufficient to contain at least 100 percent (100%) of the largest storage tank plus 10 percent (10%) of the second largest tank within the bund.

(D7) All drum storages must be bunded so that the capacity of the bund is sufficient to contain at least 25 percent (25%) of the maximum design storage volume within the bund.

(D8) All road or rail tanker loading/unloading areas must be designed and maintained with an effective spill containment system with a capacity sufficient to contain 100 percent (100%) of the largest compartment of any road or rail tanker using the area.

(D9) All bunding must be constructed and maintained so as to be sufficiently impervious to allow retention and recovery of any materials being stored within the bund.

(D10) All required pipework from the bunded areas must where practicable be directed over the bund wall and not through it.

(D11) Where it is not practicable to direct pipework over a bund wall the registered operator of this development approval must ensure that an effective seal is maintained at all times between the pipe and the bund.

(D12) Where vehicle access to a bunded area is required, the access must be by way of arollover bund.

End of Conditions for Schedule D

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SCHEDULE E – LAND APPLICATION

(E1) There must be no release nor likelihood of release of any contaminants to land.

End of Conditions for Schedule E

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SCHEDULE F - NOISE

Emission of Noise

(F1) In the event of a complaint about noise that constitutes annoyance being made to the administering authority, that the administering authority considers is not frivolous or vexatious, then the emission of noise from the approved place must not result in levels greater than those specified in Table 1 of the Noise Schedule.

SCHEDULE F TABLE 1

NOISE LIMITS AT A NOISE SENSITIVE PLACE	
Period	***Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level*** $L_{Amax\ adj,\ T}$
7 am - 6 pm	Background noise level plus 5 dB(A)
6 pm - 10 pm	Background noise level plus 5 dB(A)
10 pm - 7 am	Background noise level plus 3 dB(A)
NOISE LIMITS AT A COMMERCIAL PLACE	
Period	***Noise Level at a Commercial Place measured as the Adjusted Maximum Sound Pressure Level*** $L_{Amax\ adj,\ T}$
7 am - 6 pm	Background noise level plus 10 dB(A)
6 pm - 10 pm	Background noise level plus 10 dB(A)
10 pm - 7 am	Background noise level plus 8 dB(A)

End of Conditions for Schedule F

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SCHEDULE G - MONITORING AND REPORTING

(G1) Waste must not be released to the environment, stored, transferred or disposed contrary to any condition of this development approval.

(G2) The registered operator of this development approval must not:

(i) burn waste at or on the approved place; nor
(ii) allow waste to burn or be burnt at or on the approved place; nor
(iii) remove waste from the approved place and burn such waste elsewhere,

except in accordance with the conditions of an development approval.

(G3) Records of trade waste agreements must be made available to an authorised person for inspection on request.

Regulated Waste Storage

(G4) All drums containing regulated waste must be within roofed areas provided with impervious concrete bases and bund walls.

(G5) All drums containing regulated waste must be sealed or otherwise covered to prevent loss of contents or exposure of the contents to the atmosphere.

Off Site Movement

(G6) Where regulated waste is removed from the approved place other than by a release as permitted under another schedule of this development approval, the registered operator of this development approval must monitor and record the following:

(a) the date, quantity and type of waste removed; and
(b) name of the waste transporter and/or disposal operator that removed the waste; and
(c) the intended treatment/disposal destination of the waste.

NOTE: Records of documents maintained in compliance with a waste tracking system established under the *Environmental Protection Act 1994* or any other law for regulated waste will be deemed to satisfy this condition.

Records

(G7) Records required under this schedule must be stored and maintained for a period of not less than five (5) years after the taking of any such record.

Notification of Improper Disposal of Regulated Waste

(G8) If the registered operator of this development approval becomes aware that a person has removed waste from the approved place and disposed of the waste in a manner which is not authorised by this development approval or improper or unlawful, then the registered operator of this development approval must, as soon as practicable, notify the administering authority of all relevant facts, matters and circumstances known concerning the disposal.

End of Conditions for Schedule G

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SCHEDULE H - MONITORING AND REPORTING

(H1) All complaints received by the registered operator of this development approval relating to releases of contaminants from operations at the approved place must be recorded and kept in a log book 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 telephone number of complainant (Note: if the complainant does not wish to be identified then "Not identified" is to be recorded);
(iv) response and investigation undertaken as a result of the complaint;
(v) name of person responsible for investigating complaint; and
(vi) action taken as a result of the complaint investigation and signature of responsible person.

(H2) Any record of complaint made in accordance with the above condition must not be disposed of within five (5) years of the date the record was made.

Oil Separator Maintenance Recording

(H3) A record must be maintained of the time and date of the desludging and maintenance of each oil separator.

(H4) Any record of oil separator maintenance made in accordance with the above condition must not be disposed of within five (5) years of the date the record was made.

Notification of Emergencies and Incidents

(H5) As soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the conditions of this development approval, the registered operator of this development approval must notify the administering authority of the release by telephone or facsimile.

(H6) The notification of emergencies or incidents as required by condition number H5 must include but not be limited to the following:

(i) the registered operator of the development approval;
(ii) the location of the emergency or incident;
(iii) the number of the development approval;
(iv) the name and telephone number of the designated contact person;
(v) the time of the release;
(vi) the time the registered operator of the development approval became aware of the release;
(vii) the suspected cause of the release;
(viii) the environmental harm and or environmental nuisance caused, threatened, or suspected to be caused by the release; and
(ix) actions taken to prevent further any release and mitigate any environmental harm and or environmental nuisance caused by the release.

(H7) Not more than twenty-eight (28) days following the initial notification of an emergency or incident, the registered operator of the development approval must provide written advice of the information supplied in accordance with condition number H6 in addition to:

(i) proposed actions to prevent a recurrence of the emergency or incident;
(ii) outcomes of actions taken at the time to prevent or minimise environmental harm and or environmental nuisance; and
(iii) the results of any environmental monitoring performed.

Noise Monitoring

[1] Permit includes development approvals, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

(H8) The registered operator of this development approval must monitor and record the noise levels as often as is necessary to check compliance with the conditions of this authority and to investigate any complaint of noise annoyance upon receipt of a request from the administering authority to carry out such monitoring.

(H9) Monitoring and recording of noise levels from the environmentally relevant activity/activities must be undertaken for at least the following descriptors, characteristics and conditions:

(i) $L_{Amax,\ Adj\ T}$;
(ii) $L_{Abg,T}$ (or $L_{A90,T}$);
(iii) $L_{AN,T}$ (where N equals statistical levels of 1, 5, 10, 50, 90, 95 and 99);
(iv) Max $L_{pA\ T}$;
(v) $L_{Aeq,T}$;
(vi) the level and frequency of occurrence of impulsive or tonal noise;
(vii) atmospheric conditions including temperature, relative humidity and wind speed and direction; and
(viii) effects due to extraneous factors such as traffic noise.

(H10) The measurement and reporting of noise levels must be undertaken by a person or body possessing appropriate experience and qualifications to perform the required measurements.

(H11) The method of measurement and reporting of noise levels must comply with the *Department of Environment and Heritage Noise Measurement Manual, second edition, March 1995*, or more recent additions or supplements to that document as become available.

(H12) Any record of the results of noise monitoring made in accordance with the above conditions must not be disposed of within ten (10) years of the date the record was made.

Tank Integrity Test

(H13) The registered operator of this development approval must conduct a tank integrity test on all underground petroleum storage tanks.

(H14) The initial tank integrity test on underground petroleum storage tanks must commence by 3 November 1997 and be completed by 3 April 1998.

(H15) The tank integrity test must be capable of detecting a leak of 0.38 litres per hour, with a probability of detection of at least 0.95 and a probability of 0.05 or less.

(H16) Records of tank integrity tests must be kept on site and must contain the following information:

- tank and equipment identification numbers;
- location of test;
- date of test;
- result of test;
- test method;
- certification by testing company or individual; and
- name and address of approved testing company or individual.

(H17) The tank integrity test on underground petroleum storage tanks must be repeated at intervals at not more than five (5) years.

(H18) A copy of the records of tank integrity test must be submitted to the administering authority with the annual return which follows the completion of each test.

Exception Reporting

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(H19) The registered operator of this development approval must notify the administering authority in writing of any monitoring result which indicates an exceedance of any development approval limit within twenty-eight (28) days of completion of analysis.

(H20) The written notification required by the above condition must include:

(i) the full analysis results; and
(ii) details of investigation or corrective actions taken; and
(iii) any subsequent analysis.

End of Conditions for Schedule H

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SCHEDULE I - DEFINITIONS

Some of the words and phrases used throughout this development approval are defined below:

(I1) "administering authority" means the Environmental Protection Agency or its successor.

(I2) "point source" means any stack, chimney, vent, infrastructure, or device which is designed to cause or allow the release of contaminants to the atmosphere.

(I3) "land" for the purposes of the land application schedule means land excluding waters and the atmosphere.

(I4) "$L_{(Amax\ adj,T)}$" means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over a time period of not less than 15 minutes, using Fast response.

(I5) "background noise level" means either:

$L_{(A90,T)}$ being the A-weighted sound pressure level exceeded for 90 percent (90%) of the time period not less than 15 minutes, using Fast response, or

$L_{(Abg,T)}$ being the arithmetic average of the minimum readings measured in the absence of the noise under investigation during a representative time period of not less than 15 minutes, using Fast response.

(I6) "Max$L_{(pA,T)}$" means the maximum A-weighted sound pressure level measured over a time period of not less than 15 minutes, using Fast response.

(I7) "noise sensitive place" means -

(a) a dwelling, mobile home or caravan park, residential marina or other residential premises; or
(b) a motel, hotel or hostel; or
(c) a kindergarten, school, university or other educational institution; or
(d) a medical centre or hospital; or
(e) a protected area.; or
(f) a park or gardens.

(I8) "annoyance" In determining what constitutes "annoyance" regard must be had to *Australian Standard 1055.2 - 1989 Acoustics - Description and Measurement of Environmental Noise Part 2 Application to specific situations.*

End of Conditions for Schedule I

END OF CONDITIONS

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Registration certificate

No: ENRE00763308

This registration certificate is issued by the administering authority and is a replacement document for the original approval issued on: 20 August 2008

The anniversary day for the purposes of the Annual Return remains; 18 July

This registration certificate is a requirement of section 73F of the *Environmental Protection Act 1994* and authorises the registered operator to undertake the activity listed below at the following place; subject to the conditions set out in a development approval attached to the premises, or the relevant code of environmental compliance.

Registered Operator:-
Neumann Petroleum Pty Ltd
13 Nuban Street
CURRUMBIN WATERS QLD 4223

Development Approval:
IPDE00923008
Place:-
Lot 1 Plan RP193518
Located at:-
116 Gympie Road,STRATHPINE QLD 4500
Registered Activity: -
ERA 8 Chemical storage Threshold 3(b) - storing more than 500m3 of chemicals of class C1 or C2 combustible liquids under AS 1940 or dangerous goods class 3

Delegate
Department of Environment and Heritage Protection
Environmental Protection Act 1994

04-DEC-2012

Department of Environment and Heritage Protection
www.ehp.qld.gov.au ABN 46 640 294 485

Queensland Government