

EA/DA Assessment Report:

APPLICATION NOTES:

1. Each assessment report prepared to support recommendations made for decision is to be structured in the format shown below.
2. Explanatory notes for completing the report are given under each heading in brackets.
3. The report is to be completed, where indicated, to confirm conclusion of supervisory review/endorsement, and decision stages of the process.

PROJECT NUMBER: :
EPA EA/DA NO: SR0328DA

FILE NO: STH4247

DEVELOPMENT APPROVAL NO: N/A

TYPE OF APPLICATION: IDAS ASSESSMENT MANAGER

APPLICANT: Barclay Mowlem Constructions Ltd
TRADING AS: Barclay Mowlem

ENVIRONMENTALLY RELEVANT ACTIVITY/IES:

ERA 11(a) – Crude oil or petroleum product storing, 10000<capacity<500000 litres

1. Issues

The storage is for 20000 l of diesel fuel for standby diesel generators to be located in the new government building at 33 Charlotte St, Brisbane. The main environmental issues are the control of leakage to groundwater and the limitation of overflows to the stormwater system. The tank is a double skin tank with a vacuum system between the skins and a leakage detection system installed. This should allow detection of failures of the tank and any possible escape. The tank is located underground in the basement of the building so that any spill while filling will be contained in the bunding for that floor level. The fill point, which is located separately in the building entrance, is to be fitted with a containment device to collect small spills.

The diesel tank supplies fuel to two diesel alternators in the roof level of the building. These will be 1000kva capacity with a day storage tank of 1000l near the machines. Spill control at this floor level will be by bunding of the day storage. This is a common situation in large buildings around the city.

2. Description of Operation

The storage tank is used to hold the fuel supply for the building's standby power source. Experience with these installations indicates that the equipment will mainly be run in test mode as there have been very few power failure situations. Consequently the storage tank should not require frequent filling and so the risk of spills is minimal. The proposal includes all necessary equipment to collect spills and to prevent leakage to ground. Fuel is delivered to the site by tanker to the fill point which is located at the upper level, B1, carpark entrance, one floor above the B2 basement level. During running of the diesel power supply the fuel is pumped to the day tank located near the generators.

3. Emissions, Discharges and Environmental Compliance

- The only regular emission will be from the vent pipe when the tank is filled. This pipe is located suitably outside the building to minimise any impact. There should be no discharges under normal operations.
- The diesel generators should be under the fuel burning capacity for requiring a licence.

4. Assessment Considerations

Initial overall considerations are presented in the checklist EADA (attached). Support and substantiation for the identified relevant considerations are given below under the appropriate headings:

i) **Standard criteria (as applicable)**

NOTE: when considering the standard criteria, comments related only to those considered relevant are required. For criteria considered not relevant to the matter, no notation is made. Information provided should reflect the complexity of issues for the application. Example text is provided for guidance.

Ecological Sustainable Development

Leakage from fuel storage tanks to ground has been a problem in many older buildings and have required expensive clean-up when a later use is planned for the building site. This proposal incorporates suitable control measures so that its use does not produce a future burden.

Environmental Protection Policies (EPP's)

Issue of discharge to stormwater or groundwater.

The EPP's on Water, Air, Noise and Waste have been considered during the assessment of this application. The objectives and standards of EPP - water, air, noise and waste have been incorporated in preparing the resulting conditions.

Plans, standards and agreements

Issue of providing adequate bunding to collect spills.

The proposal incorporates the requirements of standards for storage of combustible liquids, AS1940.

Environmental Impact Statement

N/a

Receiving environment

N/a

Best Practice Environmental Management

The proposed storage tank is designed to be a modern facility. The proponents have adopted the principles of waste minimisation and cleaner production in preparing their environmental policy. This policy extends to reduce the amount of waste generated at the site through spill minimisation.

Financial implications

N/a

Public Interest

No public submissions or enquires have been received for the application. The environmental values of the local community will be protected by the proposed conditions.

Site management plan

N/a

- ii) **Native Title (if applicable)**
n/a
- iii) **Notifiable Activity (if applicable)**
n/a

5. Consultations

The project has been discussed with Project Services who are acting as consultants for the job and with Barclay Mowlem's construction engineers.

6. Project Killers

N/a

7. Streamlined Conditions

The following conditions are used:

- | | |
|-----------------------------|-------------------------------------|
| Full Streamlined Conditions | ☐ |
| Some Streamlined Conditions | ☒ |
| No Streamlined Conditions | ☐ |

8. Recommendations

It is recommended that the Application for Approval be granted. Draft conditions are attached

Assessing Officer: Doug Carey

Signed: [Redacted] **Date:** 18/9/2002

9. Review and Endorsement

Comment:

Supervisor: MIGUEL ZAVALTA
A/OPERATIONS MANAGER

Signed: [Redacted] **Date:** 30/09/2002

10. Decision

Comment:

Delegate: PETER SMITH

Signed: [Redacted] **Date:** 9/10/02

Report to manager, Licence details - 18 September 2002

The officer has indicated that NON-STANDARD text will be needed for this permit. There may have been added text and conditions after these initial selections have been made.

Licence number: SR0328DA
Licence type: Assessment Manager Decision Notice
Licence holder: Barclay Mowlem Constructions Ltd

This permit has been issued for the following ERA(s):

11(a) Crude oil or petroleum product storing - Storing crude oil or a petroleum product in tanks or containers having a combined total storage capacity of 10 000 l or more but less than 500 000 l

This is the initial selection of conditions made by the officer:

Conditions marked * require an input value from the officer.

Conditions marked ** require value input from the officer in form of a table.

Schedule A - Activity

Conditions have been added or removed for Schedule A.

Condition (A1-1) - ADDED.
Condition (A2-1) - ADDED.
Condition (A3-1) - ADDED.

Schedule B - Air

Conditions have been added or removed for Schedule B.

No conditions prescribed for this schedule

Schedule C - Water

Conditions have been added or removed for Schedule C.

Condition (C5-1) - ADDED.

Schedule D - Noise and vibration

Conditions have been added or removed for Schedule D.

No conditions prescribed for this schedule

Schedule E - Waste

Conditions have been added or removed for Schedule E.

No conditions prescribed for this schedule

Schedule F - Land

Conditions have been added or removed for Schedule F.

No conditions prescribed for this schedule

Schedule G - Community

Conditions have been added or removed for Schedule G.

No conditions prescribed for this schedule

END OF REPORT TO MANAGER

LGA: BRISBANE CITY

SITE NAME: 119 GEORGE ST BRISBANE

LOCN STREET: 119 GEORGE ST

LOCN SUBURB: BRISBANE

LOCN PCODE: 4000

SITE LOT: 2

SITE PLAN: RP640

VOL:

FOLIO: 0

OWNER ADR1: DEPT. ADMIN. SERVICES QLD

OWNER ADR2: ACCOUNTS BRANCH

OWNER ADR3:

OWNER ADR4: GPO BOX 2457

OWNER ADR5: BRISBANE

OWNER PCODE: 4001

CURR USE: 224 3516

PAST USE: 224

COMMENTS: BIMAP = 125 GEORGE ST DUAL ENTRY SITE NO. 927
DELETED (107 GEORGE ST) L2 RP640 L1/2 RP643 L1
RP43986 L1/2 RP641 L1 RP642 L2/4 RP43986. PREMISES
LICENSED UNDER THE FLAMMABLE & COMBUSTIBLE LIQUID
REGULA

ULG Fuel Storage 30,000 l petrol } Council records
ALG Fuel Storage 700 l " }

not on IVAS

Occupier: Leighton Contractors

L1/2 RP643 → Disk 1.4.

L1-4 RP 43986 → Disk 1.4

L1/2 RP 641 → Disk 1.4.

L1 RP 642 → Disk 1.4.

Transferred
to Disk
1.1.
9/2/96.

IVAS:

L1-4 RP43986

L1-2 RP641

L1 RP642

{ Public Title of QLD
444 Queen St

LGA: BRISBANE CITY

SITE NAME: 119 GEORGE ST BRISBANE

LOCN STREET: 119 GEORGE ST ✓

LOCN SUBURB: BRISBANE ✓

LOCN PCODE: 4000

SITE LOT: 1

SITE PLAN: RP641 *current on asp.*

VOL:

FOLIO: 0

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THE PUBLIC TRUSTEE OF QUEENSLAND
444 QUEEN ST
BRISBANE
QLD
4000

No longer on drawing

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REGULA

*NOT FOUND ON IVAS.**on CSR AS:**Public Trustee of Qld**777 Queen St**Brisbane**Qld**4000.**No longer on the dummy*