

Environmental Health Referral Response - industrial use

Application Number:	DA2024/1145
Proposed Development:	Alterations to replace underground fuel storage tanks with associated site works
Date:	03/09/2024
To:	Jordan Howard
Land to be developed (Address):	Lot 23 DP 819441 , 238 Condamine Street MANLY VALE NSW 2093

Reasons for referral

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments

General Comments

The following works form part of the proposal:

Removal of five (5) Underground Petroleum Storage System (UPSS) tanks;
 Installation of two (2) 60kL compartmentalised UPSS tanks;
 Installation of one (1) underground oil/water separator;
 Replacement of fuel dispensers, hoses, and pipework;
 Decommissioning and removing of the existing vent pipes to be replaced with new vent pipes;
 Resurfacing of the fuel forecourt, crossovers and hard stand areas post UPSS tank installation;
 Construction of an enclosed bin storage area, measuring 4.2m by 3m with a sloping roof with a maximum height of 2.7m, on a new concrete slab; and
 Other minor works

Recommendation

APPROVAL - subject to conditions

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Plans of Underground Petroleum Storage System Design & Construction

Prior to any Construction Certificate (CC) being issued certification is to be provided from a duly qualified person (as defined under Protection of the Environment Operations (Underground Petroleum

Storage Systems) Regulation 2019) that the design of the Underground Petroleum Storage System is compliant with relevant legislation and standards including the following:

- I The Protection of the Environment Operations Act 1997
- I Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019
- I AS4897–2008: Design, installation and operation of underground petroleum storage systems

The certification by a duly qualified person is to be submitted to the satisfaction of the Principal Certifying Authority.

Prior to engagement proof of qualifications demonstrating that the persons engaged are a duly qualified are to be provided to the satisfaction of the Principal Certifying Authority.

Reason: To ensure compliance with legislation and environmental protection

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

UPSS decommissioning requirement

Decommissioning and removal of underground storage tanks are to be supervised by a duly qualified person (as defined under Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019) and in accordance with, but not limited to:

- I Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019.
- I AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids.
- I AS 4976-2008 The removal and disposal of underground petroleum storage tanks.
- I SafeWork NSW requirements.

Reason: To ensure compliance with legislation and protection of human and environmental health.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Petrol Station Certification requirements

Prior to the issue of an Occupation Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier in relation the matters detailed as follows:

- a) That the fuel tanks have been installed in accordance with Australian Standard 1940. A copy of the Workcover NSW Dangerous Goods License must be provided.
- b) That the fuel pumping system of underground storage tanks has been installed with all relevant Codes including Australian Institute of Petroleum's Code of Practice for the Design, Installation and Operation of Underground Petroleum Storage Systems (CP22-1994).
- c) That any the LPG facility has been installed in accordance with the relevant Australian Standards including Australian/New Zealand Standard 1596 - The Storage and Handling of LP Gas.
- d) That fuel filling area shall be operated in accordance with all relevant Codes and Manuals including the Australian Institute of Petroleum's Code of Practice for the Design, Installation Operation of Underground Petroleum storage systems (CP22-1994).
- e) That delivery tankers shall be parked wholly within the site during unloading. Tankers shall enter and exit the site in a forward direction and tankers shall only remain on-site during

unloading operations. All tanker deliveries shall only be made during the approved hours of operation outside peak usage periods.

f) That any washing of vehicles/boats/trucks/buses etc is to be conducted in a car wash bay, which is roofed and bunded to exclude rainwater. All wastewater from car washing is to be discharged to the sewer under a Trade Waste Agreement from Sydney Water. Alternative water management and disposal options may be possible where water is recycled, minimised or re-used on the site. Any such alternative option is to comply with all relevant Standards.

The following Standards applied at the time of determination:

- Environment Protection Authority's Environment Protection Manual for Authorised Officers: Technical Section Small Business (Car Washing Waste)
- Environment Protection Authority's Environment Protection Manual for Authorised Officers - Technical Section Water (Bunding and Spill Management)

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure that wastewater is disposed of in a manner that is not harmful to the environment.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Fuel-Filling Area

The fuel filling area shall be operated in accordance with all relevant Codes and Manuals including the Australian Institute of Petroleum's Code of Practice for the Design, Installation Operation of Underground Petroleum storage systems (CP22-1994).

Reason: To provide for the correct disposal of liquid wastes.

Tanker Delivery

Delivery tankers shall be parked wholly within the site during unloading. Tankers shall enter and exit the site in a forward direction and tankers shall only remain on-site during unloading operations. All tanker deliveries shall only be made during the approved hours of operation outside peak usage periods.

Reason: To protect the amenity of the surrounding neighbourhood.