



Blackall-Tambo Regional Council

Blackall-Tambo Regional Council

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ABN: 42 062 968 922

DECISION NOTICE APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 18 September 2024, Blackall-Tambo Regional Council decided to approve the application in full, subject to conditions. Details of the decision are as follows:

1. APPLICATION DETAILS

Application Number: DA 08-2024-2025
Properly Made Date: 15 August 2024
Decision Date: 18 September 2024
Planning Scheme: Blackall-Tambo Region Planning Scheme 2020

2. APPLICANT DETAILS

Name: Woodham Petroleum Services Pty Ltd C/ Urban Planet Town Planning Consultants
Postal Address: PO Box 232
ROMA QLD 4655
Email Address: ward@urbanplanet.com.au

3. PROPERTY DETAILS

Street Address: 10 Davidson Street, Tambo
Real Property Description: Lot 8 & 9 on SP148104
Local Government Area: Blackall-Tambo Regional Council

4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use for a Service Station

5. CURRENCY PERIOD

This development approval will lapse at the end of the period set out in section 85(1)(a) of the *Planning Act 2016*.

6. ASSESSMENT MANAGER CONDITIONS

1.0 PARAMETERS OF APPROVAL

- 1.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.
- 1.2 Where these conditions refer to "Council" in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council's satisfaction, unless otherwise stated in a development condition.
- 1.4 The cost of all works associated with the construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.
- 1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.
- 1.6 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Plan/Document Name	Plan/Document Number	Revision Number	Date
Overall Site Plan	2024027-DA-F100	A	10/07/24
UPSS Site Plan	2024027-DA-F110	A	10/07/24
Above Ground Tank Elevations	2024027-DA-F300	A	10/07/24
Hazardous Zones Site Plan	2024027-DA-F200	A	10/07/24
Fuel Based Activities Hazard Identification and Risk Assessment	2024027	1	11/07/24

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

3.0 HOURS OF OPERATION

3.1 The use is permitted to operate 24 hours a day, 7 days a week.

4.0 OPERATION OF USE

4.1 Delivery, storage and dispensing of liquids, and the associated management and operational systems, must comply with all relevant requirements of the Work Health and Safety Act 2011, the Work Health and Safety Regulation 2011, the Environmental Protection Act 1994 and the Environmental Protection Regulation 2019 and with relevant standards (including AS 1940:2017 - The storage and handling of flammable and combustible liquids).

4.2 All spills from bulk fuel transfer activities or refuelling of vehicles must be able to be contained on the subject land and must be cleaned up immediately following any spill.

4.3 Carry out the development in accordance with the recommendations of Section 7 Summary of the Fuel Based Activities Hazard Identification and Risk Assessment prepared by inTOTUM, with project number 2024027, revision 1 and dated 11 July 2024.

5.0 ACCESS

5.1 Provide and maintain access to Davidson Road in accordance with the approved plans (see Condition 2.1) and generally in accordance with the standard drawings, from the General Development Code of the Blackall-Tambo Region Planning Scheme.

5.2 Design and construct and maintain all car parking, service vehicle parking and manoeuvring areas in accordance with the approved plans (see Condition 2.1) and *AS2890.1 – Parking Facilities* and *Austrroads Publication AP-G34-13 – Austrroads Design Vehicle and Turning Path Templates*

6.0 ROOF AND ALLOTMENT DRAINAGE

6.1 Discharge of all roof and allotment drainage such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or infrastructure from the pre to the post-development condition.

7.0 STORMWATER WORKS

7.1 Undertake the development such that all stormwater, except for rainwater captured on-site in rainwater tanks, is to be drained from the site to a lawful point of discharge and carried without causing annoyance or nuisance to any person or property. All works must be designed, constructed and maintained in accordance with the *Queensland Urban Drainage Manual*.

8.0 SEWERAGE

8.1 Maintain the existing onsite sewerage system.

9.0 WATER

- 9.1 Maintain the existing connection to Council's reticulated water network.

10.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

- 10.1 Maintain the electricity and telecommunication services in accordance with the standards and requirements of the relevant service provider.

11.0 WASTE MANAGEMENT

- 11.1 Store all waste within a waste storage area (for example, general waste, recyclable waste, pallets, empty drums etcetera). The waste storage area must be:

- 11.1.1 Designed to not cause nuisance to neighbouring properties;
- 11.1.2 Screened from any road frontage or adjoining property;
- 11.1.3 Of a sufficient size to accommodate a waste bin/s suitable to service the Service station.

12.0 AMENITY AND ENVIRONMENTAL HEALTH

- 12.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise
- 12.2 Install and operate all outdoor lighting to comply with *AS4282 – 1997 "Control of the Obtrusive Effects of Outdoor Lighting"*.

13.0 ASSET MANAGEMENT

- 13.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

14.0 CONSTRUCTION ACTIVITIES

- 14.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site, unless otherwise approved in writing by Council.
- 14.2 Construction activity and noise must be limited to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.

7. ADVISORY NOTES

- A. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, and potentially for operational work, as required under relevant legislation for this work.
- B. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to

the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.

- C. General environmental duty under the Environmental Protection Act 1994 and subordinate legislation prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.
- D. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the Aboriginal Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”).

8. STATEMENT OF REASONS

8.1 Description of Development

The development application is for a Development Permit for Material Change of Use for a Service station approved as per Decision Notice DA 08-2024-2025.

8.2 Assessment Benchmarks

The following are the benchmarks that are applicable to this development:

Benchmark applying for the development	Benchmark reference
<ul style="list-style-type: none"> • Township Zone Code • General Development Code 	<i>Blackall-Tambo Region Planning Scheme 2020</i>

8.3 Relevant Matters

Nil.

8.4 Matters Raised in Submission

The application did not require public notification.

8.5 Reason for Decision

The development application is approved and the reasons for the decision are based on findings on material questions of fact:

- a) A Service Station is an acceptable use in the Industrial Precinct of the Township Zone;
- b) The proposal includes compliant height, setbacks and site cover;
- c) Conditions have been imposed to ensure the operation of the use is undertaken in way not to cause nuisance to surrounding land
- d) The site is sufficiently serviced and has access to telecommunications, electricity, reticulated water and onsite sewer;
- e) Development does not conflict with the State Planning Policy 2017 and Central West Regional Plan 2009.

9. PROPERLY MADE SUBMISSIONS

The application did not require public notification.

10. REFERRAL AGENCIES

The development application did not require referral to any referral agencies.

11. FURTHER DEVELOPMENT PERMITS REQUIRED

Further development approvals may be required.

12. RIGHTS OF APPEAL

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016* (included in the attachment to this decision notice). For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

13. DELEGATED PERSON



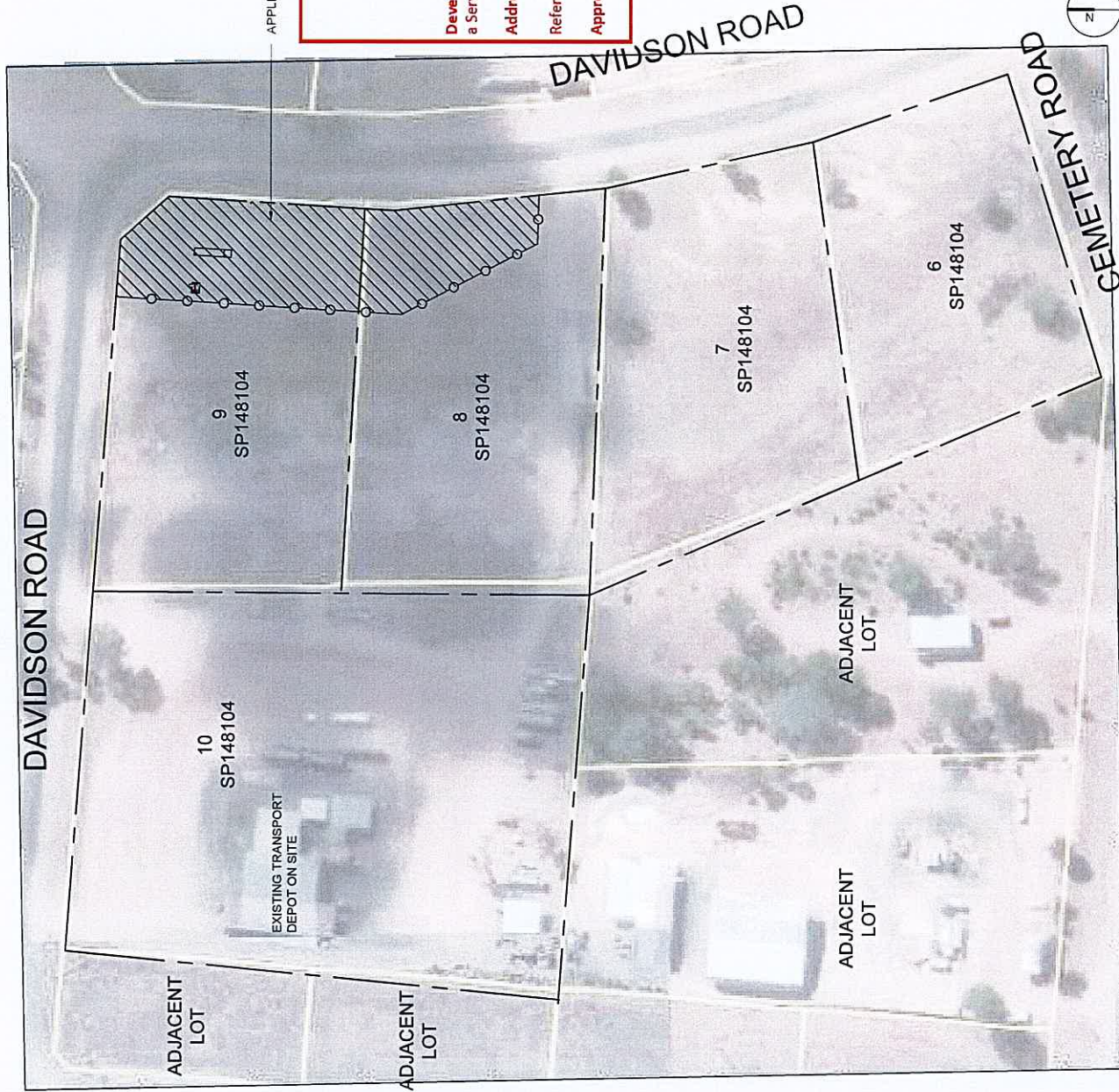
MJ Lollback

CHIEF EXECUTIVE OFFICER

25 January 2024

Encl: **Attachment A** – Approved Plans
Attachment B – Fuel Based Activities Hazard Identification and Risk Assessment
Attachment C – Appeal Provisions

Attachment A – Approved Plan



APPLICATION ZONE

BLACKALL-TAMBO REGIONAL COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Development Permit for a Material Change of Use for a Service station

Address: 10 Davidson Street, Tambo described as Lot 8 & 9 on SP148104

Referred to in Council's Decision Notice for DA 08-2024-2025

Approval Date: 18 September 2024

NOT FOR CONSTRUCTION

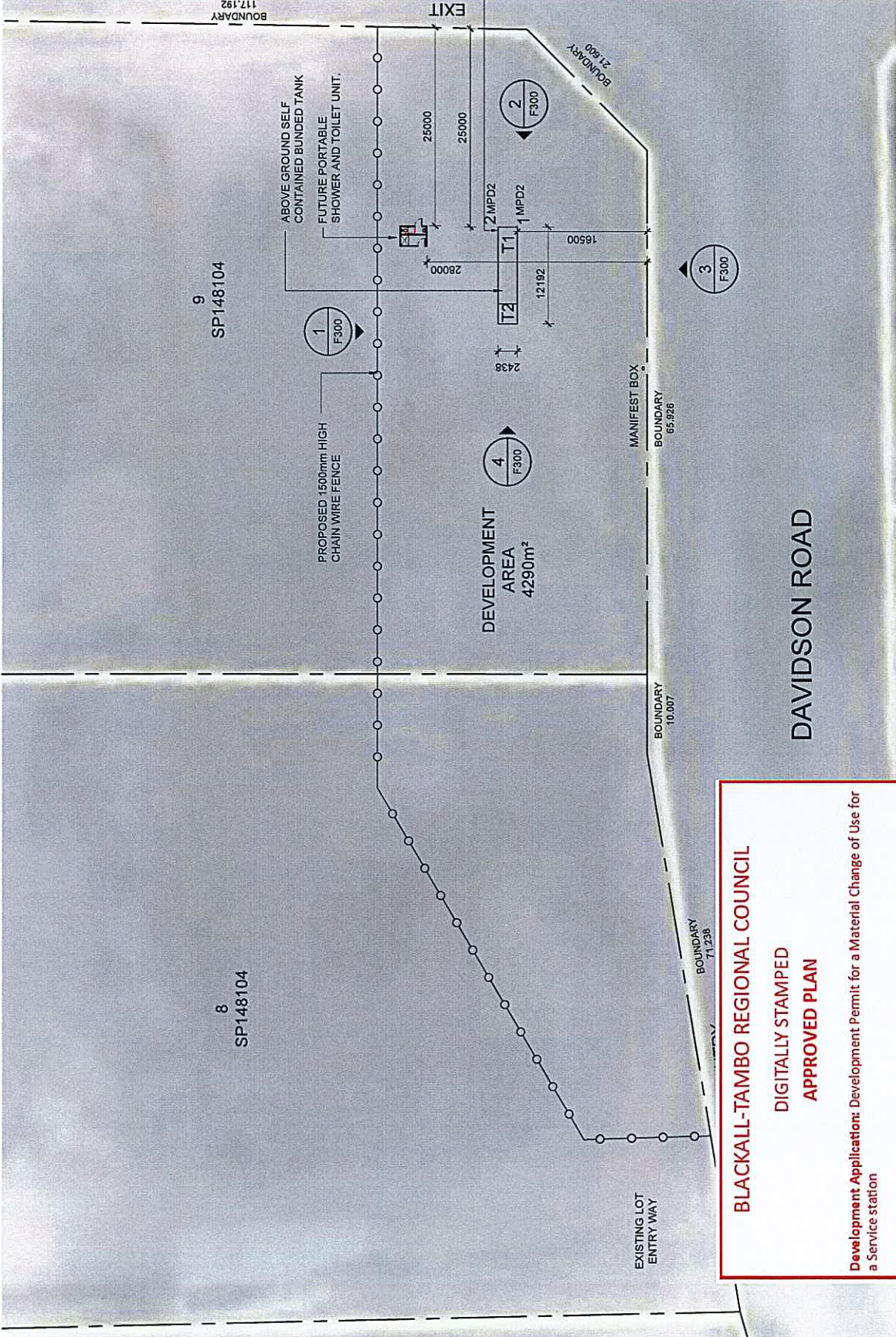
DEVELOPMENT APPLICATION



<p>inTOTUM 125, 126 & 127 (part) of the land in the Parish of ... PO BOX 1111, ... www.inTOTUM.com.au</p>		<p>AMENDMENTS REV DATE DESCRIPTION A 11/07/24 PRELIMINARY ISSUE</p>		<p>CLIENT BY WOODHAM PETROLEUM 160 FOX STREET, WALGETT, NEW SOUTH WALES, 2832</p>		<p>PROJECT TAMBO DIESEL STOP 10 DAVIDSON ROAD, TAMBO, QUEENSLAND, 4478</p>		<p>TITLE OVERALL SITE PLAN</p>		<p>SCALE 1:1500 SIZE A3 DRAWING NUMBER 2024027-DA-F100</p>		<p>DATE 10/07/24 DATE REVISION A</p>	
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NOTES:
 REFER TO DRAWING 2024027-CD-F001 FOR
 UPSS LEGEND AND NOTES AND
 SCHEDULES.
 BUILDER AND UPSS INSTALLER TO
 CONFIRM LEVELS AND LOCATIONS OF
 SERVICES PRIOR TO COMMENCEMENT OF
 CONSTRUCTION WORKS.

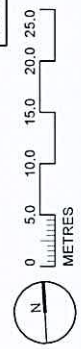
DAVIDSON ROAD



BLACKALL-TAMBO REGIONAL COUNCIL
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 APPROVED PLAN

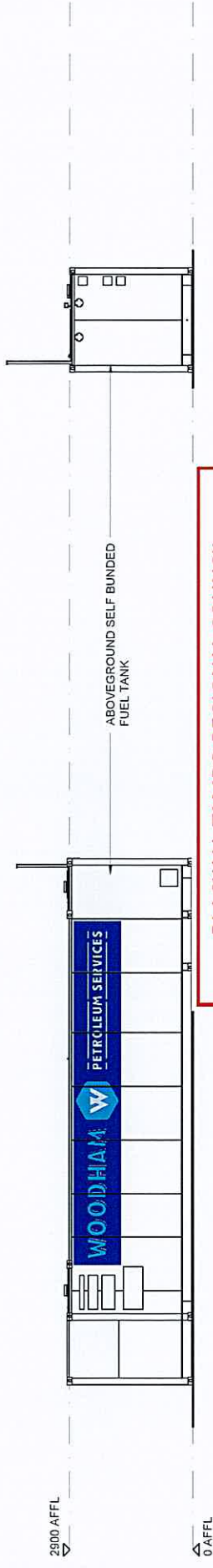
Development Application: Development Permit for a Material Change of Use for a Service station
Address: 10 Davidson Street, Tambo described as Lot 8 & 9 on SP148104
Referred to in Council's Decision Notice for DA 08-2024-2025
Approval Date: 18 September 2024

NOT FOR CONSTRUCTION
 DEVELOPMENT APPLICATION



<p>PROJECT TAMBO DIESEL STOP 10 DAVIDSON ROAD, TAMBO, QUEENSLAND, 4478</p>		<p>TITLE UPSS SITE PLAN</p>		<p>SCALE 1:500</p>	<p>DATE 10/07/24</p>
<p>CLIENT WOODHAM PETROLEUM 160 FOX STREET, WALGETT, NEW SOUTH WALES, 2882</p>		<p>DATE 11/07/24</p>		<p>SIZE A3</p>	<p>DATE</p>
<p>BY CMI</p>		<p>DESCRIPTION PRELIMINARY ISSUE</p>		<p>CHECKED</p>	<p>REVISION</p>
<p>REVISION</p>		<p>REVISION</p>		<p>DRAWING NUMBER 2024027-DA-F110</p>	<p>REVISION A</p>

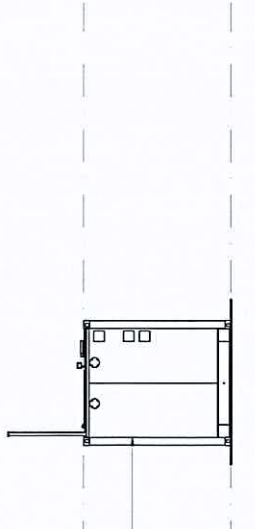




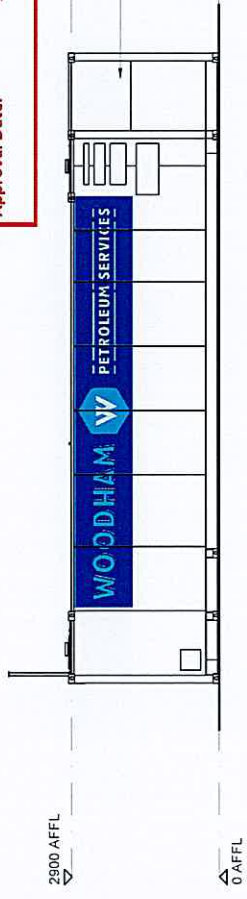
1 WEST ELEVATION
A800 / SCALE 1:100

BLACKALL-TAMBO REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

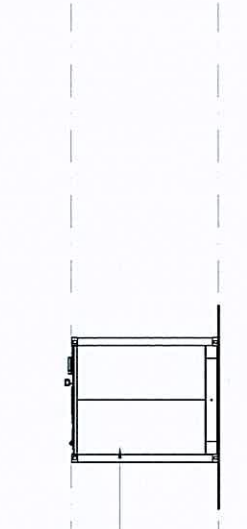
Development Application: Development Permit for a Material Change of Use for a Service station
Address: 10 Davidson Street, Tambo described as Lot 8 & 9 on SP148104
Referred to in Council's Decision Notice for DA 08-2024-2025
Approval Date: 18 September 2024



2 SOUTH ELEVATION
A800 / SCALE 1:100

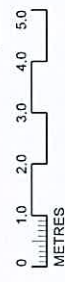


3 EAST ELEVATION
A800 / SCALE 1:100



4 NORTH ELEVATION
A800 / SCALE 1:100

NOT FOR CONSTRUCTION
 DEVELOPMENT APPLICATION



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 (All dimensions are in metres unless otherwise stated.)

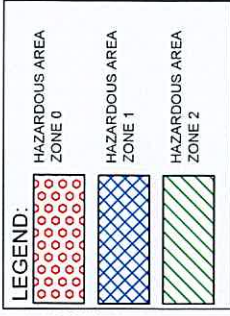
AMENDMENTS
 REV. DATE DESCRIPTION
 A 11/07/24 PRELIMINARY ISSUE

CLIENT
 BY: WOODHAM PETROLEUM
 160 FOX STREET,
 WALGETT,
 NEW SOUTH WALES, 2832

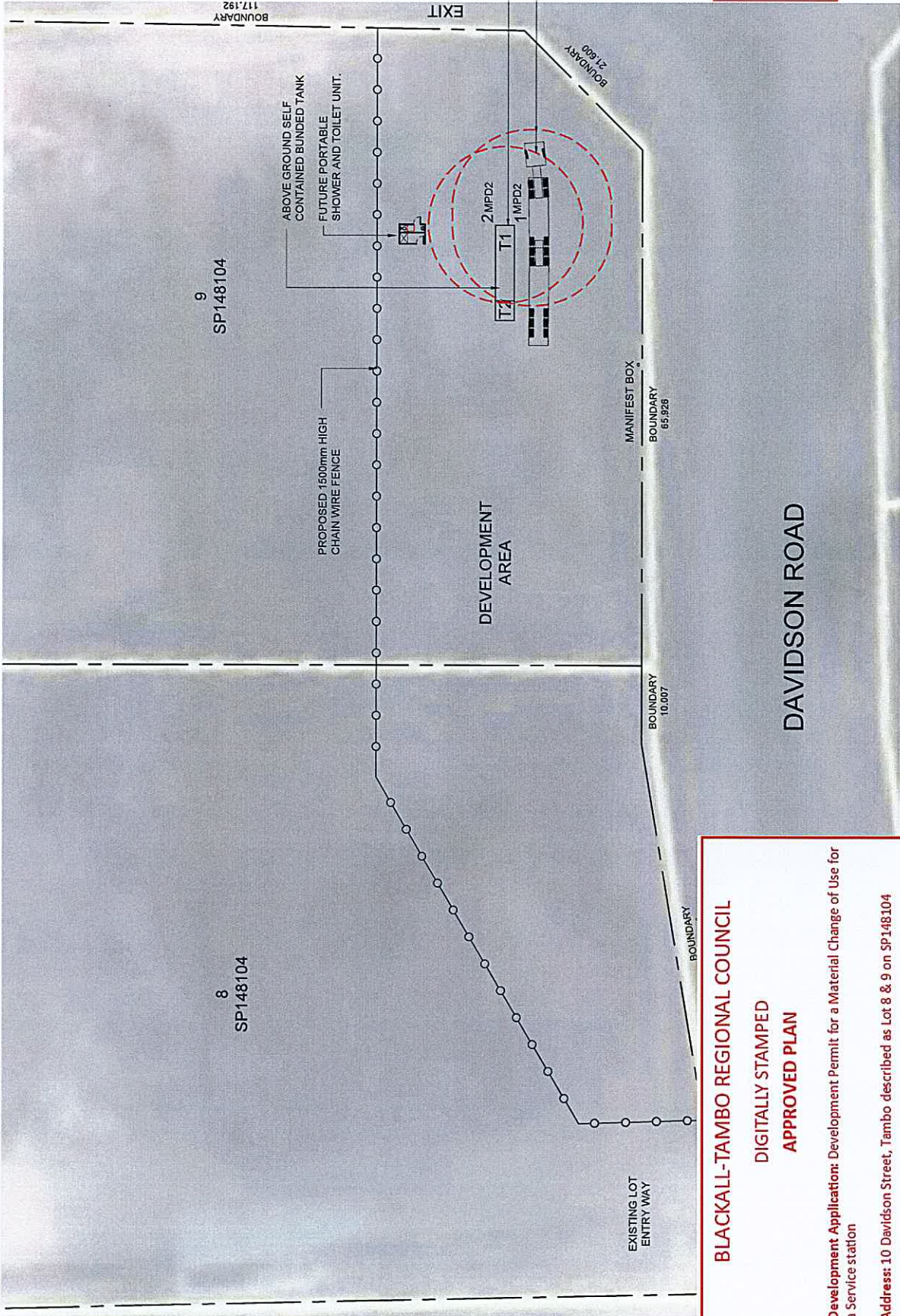
PROJECT
 TAMBO DIESEL STOP
 10 DAVIDSON ROAD,
 TAMBO,
 QUEENSLAND, 4478

TITLE	SCALE	DRAWN	DATE
ABOVEGROUND TANK ELEVATIONS	1:100	CM	10/07/24
	SIZE	CHECKED	DATE
	A3		
	DRAWING NUMBER		REVISION
	2024027-DA-F300		A

NOTE:
 AS/NZS IEC 60079.10:1.2022 SUP 1.2022 - EXPLOSIVE ATMOSPHERES - CLASSIFICATION OF AREAS - EXPLOSIVE GAS ATMOSPHERES - COMMENTARY (SUPPLEMENT 1 TO AS/NZS IEC 60079.10:1.2022)
 PVC CONDUITS ARE NOT TO BE INSTALLED UNDERGROUND BELOW HAZARDOUS AREAS.



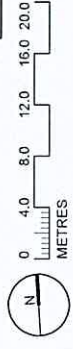
DAVIDSON ROAD



FILL POINT INSIDE TANK PUMP BAY
 8m RADIUS EXCLUSION ZONE FOR BULK REFUELLING IN ACCORDANCE WITH ADGC 7 CLAUSE 13.1.3.2.2.1 AND QUEENSLAND TRANSPORT OPERATIONS ROAD USE MANAGEMENT - DANGEROUS GOOD 2008 DIV 2 116.

**ONLY COMBUSTIBLE PRODUCT STORED ON SITE.
 NO HAZARD ZONES PRESENT.**

NOT FOR CONSTRUCTION
 DEVELOPMENT APPLICATION



BLACKALL-TAMBO REGIONAL COUNCIL
 DIGITALLY STAMPED
 APPROVED PLAN

Development Application: Development Permit for a Material Change of Use for a Service station
 Address: 10 Davidson Street, Tambo described as Lot 8 & 9 on SP148104
 Referred to in Council's Decision Notice for DA 08-2024-2025
 Approval Date: 18 September 2024

 <small>inTOTUM Pty Ltd, 1000 South Street, Brisbane QLD 4000 Ph: 07 3850 1000, Email: info@intotum.com.au www.intotum.com.au</small>		<small>COPYRIGHT AND NOTES</small> The copyright for this document is retained in TOTUM Pty Ltd. This document may be copied, reproduced, modified, or otherwise used without the prior written consent of inTOTUM Pty Ltd. Any reproduction or use of this document without the prior written consent of inTOTUM Pty Ltd is prohibited. (In the state of a stamp)	<small>AMENDMENTS</small> REV DATE DESCRIPTION A 18/09/24 PRELIMINARY ISSUE	<small>CLIENT</small> WOODHAM PETROLEUM 160 FOX STREET, WALGETT, NEW SOUTH WALES, 2832	<small>PROJECT</small> TAMBO DIESEL STOP 10 DAVIDSON ROAD, TAMBO, QUEENSLAND, 4478	<small>TITLE</small> HAZARDOUS ZONES SITE PLAN	<small>SCALE</small> 1:500 <small>SIZE</small> A3 <small>DRAWING NUMBER</small> 2024027-DA-F200	<small>DATE</small> 10/07/24 <small>CHECKED</small> <small>DATE</small> 10/07/24 <small>REVISION</small> A
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Attachment B – Fuel Based Activities Hazard Identification and Risk Assessment



FUEL BASED ACTIVITIES HAZARD IDENTIFICATION AND RISK ASSESSMENT

Prepared for Woodham Petroleum Services Pty Ltd

*Tambo Diesel Stop
10 Davidson Road,
Tambo,
Queensland 4478*

BLACKALL-TAMBO REGIONAL COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Development Permit for a Material Change of Use for a Service station

Address: 10 Davidson Street, Tambo described as Lot 8 & 9 on SP148104

Referred to in Council's Decision Notice for DA 08-2024-2025

Approval Date: 18 September 2024

Project Number: 2024027

Prepared: 11th July 2024

Revision: 1



This report has been prepared for:

Woodham Petroleum Services Pty Ltd

160 Fox Street, Walgett, New South Wales 2832

PO Box 128, Walgett, New South Wales 2832

This report has been prepared by:

Margaret Ewings

AdvDipBD, DipPM, DipBC(Man), DipLM, GCert Arch Dig Illust

MBDQ - BDQ State Secretary

Director

inTOTUM Pty Ltd

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QBCC Act License No: 1247034

Member Building Design Queensland

Associate Member of the Australasian Institute of Dangerous Goods Consultants

Revision Number	Date Prepared	Signed
Revision 1	11/07/24	



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1 Preamble

This Report has been designed to comply with the requirements of relevant Acts, Regulations, Australian Standards, and Codes of Practice.

It is the responsibility of the Person Conducting A Business Or Undertaking (PCBU) to manage work health and safety on the site utilizing Codes of Practice and best industry practice as advised by Safe Work Australia. It is also their responsibility to ensure that the installation and operation of the fuel system on site complies with the requirements outlined in the relevant Acts, Regulations, Codes of Practice, Australian Standards, and any Conditions outlined in Approvals.

inTOTUM Pty Ltd accepts no liability in the operation of the site. Every effort has been made in this report to assist the PCBU by providing a review of potential hazards and the associated risks and ways of mitigating, if not minimizing these risks. The PCBU is encouraged to review Legislative Documents and understand their obligations.

Following handover of this facility it is the PCBU responsibility to manage workplace health and safety during the continued operation of the facility. Should change in the facility occur in its design, use, or occupancy, it is the PCBUs responsibility to commission a risk assessment to evaluate the safe operation of the facility. While due care has been taken to design the facility with the end users' safety in mind, inTOTUM Pty Ltd accepts no liability in regard to the operation of the facility.

Where reference is made to an individual person, then this should be seen as a reference to that person's part in the system management and operation and not to be regarded as a reflection on his/her competency or integrity.

The opinions and advice given by inTOTUM Pty Ltd in this report represents inTOTUM Pty Ltd.'s best judgment (to the permitted extent by law). inTOTUM Pty Ltd accepts no liability for claims or damages caused should decisions to take action or otherwise are made based on the information contained within this report. The reader is invited to obtain any supporting information they feel is necessary before making any decisions.

inTOTUM Pty Ltd is registered under the Queensland Building Services Authority Act as a Building Designer - Licence No: 1247034 - contractor licence - Building Design - Medium Rise. inTOTUM is recognised as a competent and experienced person in relation to the design of fuel systems as per AS4897:2008.

The following report is confidential and not to be made available to other parties unless under the consent of the client. Where the contents of this report are subpoenaed in a Court of Law, they are only to be released on receipt of a written formal document. The Client must be advised accordingly and forthwith.



2 Executive Summary

A Preliminary Hazard Identification and Risk Assessment Report of the proposed diesel refuelling facility located at 10 Davidon Road, Tambo, Queensland 4478 has been undertaken on the 11th July 2024 by inTOTUM Pty Ltd on behalf of Woodham Petroleum Services Pty Ltd. The purpose of this report is to identify the potential hazards and associated risks may be present on the proposed site due to the installation, operation and management of the storage of hazardous chemical and the fuel dispensing system of the site.

This report does not identify the hazards posed or assess the risks posed by the operation and activities of the adjoining car wash on the development.

The proposed facilities can be classified under AS4897:2008 The design, installation, and operation of underground petroleum storage systems as a Site Class A, Equipment Level 1.

The detail of the work being undertaken is contained within Section 5 of this risk assessment. All design and installation of the fuel system should be undertaken by suitably qualified and experienced persons.

Preliminary recommendations are contained within Section **Error! Reference source not found.** of this report.



3 Scope of this Report

The observations and comments in this Report are based on information supplied to inTOTUM Pty Ltd by the Client (Woodham Petroleum Services Pty Ltd) and information gathered by inTOTUM Pty Ltd during the design process.

The following comments, observations, and recommendations contained in this report are based on inTOTUM Pty Ltd.'s industry experience and on best industry practice. The recommendations are limited to matters pertaining to the relevant National and State Acts, Regulations, Codes, and Australian Standards as listed in Appendix D. Recommendations are not exhaustive, and when applicable, all recommended works are subject to approval and full compliance by the National, State, and Local Authorities.

This Hazard Identification and Risk Assessment assesses the supply, storage, handling and dispensing of Hazardous Chemicals at this facility as required under the Queensland Work Health and Safety Act 2011 and Queensland Work Health and Safety Regulations 2011, and relevant Australian Standards.

This report identifies intentional criminal activities such as vandalism and theft; deliberate acts of sabotage or terrorism are outside the scope of this document and should be addressed by a specialist consultant if required. Security issues should be addressed independently to this report by a specialist security consultant.

Any matter not specifically mentioned in this Report should not be regarded as having been inspected by inTOTUM Pty Ltd.

4 Methodology

The ability to identify hazards and manage risk can impact on people, property, and the environment. The legislation referenced in this assessment has been developed by National, State, and Local government to manage and mitigate (if not, minimise) these hazards. Legislative requirements determine benchmarks for best industry practice. The hierarchy of this legislation is:

- Acts,
- Regulations,
- Ministerial Notes,
- Codes Of Practice,
- Australian Standards,
- Industry best practice.

The Risk Assessment process is outlined in AS ISO 31000:2018 – Risk Management – Principles and guidelines. This process is designed to minimise risks to people, property and the environment, by the implementation of the following steps.

- Identify hazards.
- Assess the risks presented by the hazards and implement control measures based on the following hierarchy of:
 - Elimination of the hazard
For example, repair damaged equipment; safely remove any unwanted or waste chemicals from the workplace immediately.
 - Substitution of the hazard with a safer alternative
For example, use a less toxic chemical; lift smaller packages.
 - Isolation of the hazard
For example, install barriers to restrict access to hazardous areas.
 - Engineering Controls
For example, use a trolley for moving heavy loads.
 - Administration Controls
For example, train staff in safe work procedures; carry out routine maintenance of equipment.
 - Personal Protection Equipment
For example, use hearing/eye protection equipment, hard hats, gloves, masks and train staff to use PPE correctly.

Implement procedures to document, maintain and monitor the control measures on a regular basis, or when there is a change in design, use, occupancy, or after an incident to ensure associated risks are kept to a minimum.

Hazards identified in this report are assessed utilising the matrix below.

RISK LEVEL GUIDE:		FREQUENCY					
0-3 Low Risk - Monitor. Do something when possible.	SEVERITY	Very Low → Extreme					
		Very Low → Extreme	1	2	3	4	5
		2	4	6	8	10	
		3	6	9	12	15	
		4	8	12	16	20	
4-6 Medium Risk - Monitor. Decide an appropriate time frame.		5	10	15	20	25	
7-10 High Risk - Monitor. Requires Action. Decide an urgent time frame.							
11+ Unacceptable Risk. Cease activity. Immediate action required.							

Risks have been grouped into one or more of the following categories:

- People - The risk is to any person who may be on site whether they are employees, maintenance personnel or the general public accessing the site.
- Property - The risk is to assets of the owner, operator, supplier or any person accessing the site for any reason.
- Environment - The risk poses potential harm to the environment including potentially harmful emissions to air, water or ground. Risks can be both catastrophic, and systemic.



5 Description of the Facility

This facility is a suburban retail service station located at:

10 Davidson Road,
Tambo,
Queensland 4478

The area of the site is:

60,673m² (Development area: 4290m²)

Local Government Area is:

Blackall-Tambo Regional Council

Property Details:

Lot 6-10 on SP148104

The proposed design consists of:

- A Building with Amenities.
- 1 x 63kL aboveground self-bunded dual compartment tank divided into 56kL of Diesel storage and 7kL of AdBlue Storage.
- Submersible turbines to deliver fuel from the tanks to the dispensers.
- 2 x 2 hose dispensers.
- Fill points located within a cabinet that is part of the self-bunded tank.
- Vents are built into the self-bunded tank.
- Automatic Tank Gauging system with Electronic Line Leak Detection.
- Other associated mandatory and non-mandatory signage.



Figure 1 Locality Plan

6 Hazard Identification and Risk Assessment

Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level
					Elim	Sub	Iso	Eng	Adm in	PPE		
Vehicle movement on site.	Tanker Manoeuvring	<ul style="list-style-type: none"> Difficult visibility. Damage or destruction of property. Personal injury or death. 	12	<ul style="list-style-type: none"> Locate convex mirrors in strategic spots. Limit speed on site to 10km/h. Only necessary personnel allowed in vicinity on tanker. Provide personnel with high visibility clothing. Use spotter during operations. Tanker is to traverse site in a forward motion only – do not reverse. Design site to accommodate truck turning paths. 			✓		✓	✓	<ul style="list-style-type: none"> Damage and destruction of property is minimised. Risk on injury or death is minimised. Low speed of traffic on site allows time for collisions to be avoided and minimises the effects of collisions. 	2
	Fuel delivery tanker parked on site is struck.	<ul style="list-style-type: none"> Spillage to environment. Ignition of spillage and vapours. Damage or destruction of property. Personal injury or death. 	15	<ul style="list-style-type: none"> Implement strict tanker delivery procedures. Close off dispenser positions affected by tanker delivery. Locate tanker delivery parking away from entry to site. Locate tanker delivery fill point in a bunded area draining to a containment/treatment vessel. Limit speed on site to 10km/h. 			✓	✓	✓		<ul style="list-style-type: none"> Fuel delivery tanker is unlikely to get struck. Ignition of spillage and vapour is minimised. Spills are contained. Low speed of traffic on site allows time for collisions to be avoided and minimises the effects of collisions. 	2

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Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level	
					Elim	Sub	Iso	Eng	Adm in	PPE			
	Fuel delivery tanker hose is struck.	<ul style="list-style-type: none"> Spillage to environment. Ignition of spillage and vapours. Damage or destruction of property. Personal injury or death. 	15	<ul style="list-style-type: none"> Implement strict tanker delivery procedures. Close off dispenser positions affected by tanker delivery. Locate tanker delivery fill point in a bunded area draining to a containment/treatment vessel. Limit speed on site to 10km/h. 				✓	✓	✓		<ul style="list-style-type: none"> Fuel delivery tanker is unlikely to get struck. Ignition of spillage and vapour is minimised. Spills are contained. Low speed of traffic on site allows time for collisions to be avoided and minimises the effects of collisions. 	2
	Delivery tanker driver is struck.	<ul style="list-style-type: none"> Personal injury or death. 	15	<ul style="list-style-type: none"> Provide traffic awareness and unloading procedure training to tanker driver. Provide tanker drivers with high visibility clothing. Locate tanker delivery parking away from entry to site. Limit speed on site to 10km/h. 				✓	✓	✓		<ul style="list-style-type: none"> Driver is trained, and visible. Low speed of traffic on site allows time for collisions to be avoided and minimises the effects of collisions. 	1
	Aboveground fuel tank is struck.	<ul style="list-style-type: none"> Spillage to environment. Ignition of spillage and vapours. Damage or destruction of property. Personal injury or death. 	12	<ul style="list-style-type: none"> Install impact barriers around tank. Provide bunded area to tank draining to a containment/treatment vessel. Locate tank away from traffic. Limit speed on site to 10km/h. 				✓	✓	✓		<ul style="list-style-type: none"> Fuel tank is unlikely to be struck. Spills are contained. Traffic movement is located away from tank. Low speed of traffic on site allows time for collisions to be avoided and minimises the effects of collisions. 	3

Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level
					Elim	Sub	Iso	Eng	Adm in	PPE		
	Fuel dispenser/pump is struck.	<ul style="list-style-type: none"> Spillage to environment. Ignition of spillage and vapours. Damage or destruction of property. Personal injury or death. 	12	<ul style="list-style-type: none"> Install impact barriers around dispensers. Install dispenser/pump in a bunded area draining to a containment/treatment vessel. Install shear valves and flame arrestors to dispenser/pump base. Limit speed on site to 10km/h Provide line marking and directional signage to forecourt. 			✓	✓	✓		<ul style="list-style-type: none"> Fuel dispenser/pump is physically protected. Ignition of spillage and vapour is minimised through use of shear valves. Spills are contained. Low speed of traffic on site allows time for collisions to be avoided and minimises the effects of collisions. 	2
	Person using the site is struck.	<ul style="list-style-type: none"> Personal injury or death. 	15	<ul style="list-style-type: none"> Limit speed on site to 10km/h. 				✓			<ul style="list-style-type: none"> Low speed of traffic on site allows time for collisions to be avoided, allows people time to get out of the way of moving vehicles and minimises the effects of collisions. 	1
	Person's vehicle is struck.	<ul style="list-style-type: none"> Damage or destruction of property. 	15	<ul style="list-style-type: none"> Limit speed on site to 10km/h. 				✓			<ul style="list-style-type: none"> Low speed of traffic on site allows time for collisions to be avoided and minimises the effects of collisions. 	2
Use of dispensers / pumps.	Smoking at dispenser.	<ul style="list-style-type: none"> Ignition of vapour. Personal injury or death. Damage or destruction of property. 	20	<ul style="list-style-type: none"> Provide statutory signage at dispensers forbidding smoking on site. Console operator to shut down pump if someone is smoking at dispenser. 					✓		<ul style="list-style-type: none"> Ignition of vapour is minimised. 	2

Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level	
					Elim	Sub	Iso	Eng	Adm in	PPE			
	Use of non-intrinsically safe device at dispenser.	<ul style="list-style-type: none"> Ignition of vapour. Personal injury or death. Damage or destruction of property. 	20	<ul style="list-style-type: none"> Provide statutory signage at dispensers forbidding use of mobile phones and electrical devices at dispensers. Console operator to shut down pump if someone is using an electronic device at dispenser. 						✓		<ul style="list-style-type: none"> Ignition of vapour is minimised. 	2
	Filling of non-compliant container(s)	<ul style="list-style-type: none"> Hydrocarbons may react with non-compliant container. Spillage to environment. 	20	<ul style="list-style-type: none"> Provide statutory signage at dispensers forbidding the filling of non-compliant containers. Console operator to shut down pump if someone is attempting to fill non-compliant containers. 						✓		<ul style="list-style-type: none"> Ignition of vapour is minimised. Spills are avoided. 	2
	Misuse of nozzle	<ul style="list-style-type: none"> Spillage to environment. Risk of ignition of spillage and vapours. Damage to nozzle. Personal injury or death. 	20	<ul style="list-style-type: none"> Provide statutory signage at dispensers forbidding the use of nozzle by minors. Console operator to shut down pump if the dispenser is not used appropriately. 						✓		<ul style="list-style-type: none"> Spills are avoided. 	2



Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level	
					Elim	Sub	Iso	Eng	Adm in	PPE			
	Product spill onto forecourt	<ul style="list-style-type: none"> Spillage to environment. Risk of ignition of spillage and vapours. Risk of slip hazard. Personal injury or death. 	20	<ul style="list-style-type: none"> Console operator to monitor forecourt and immediately clean up any minor spill using on site spill kit. Install dispensers in a bunded area draining to a containment/ treatment vessel. If a major spill occurs operator to shut down site and follow Emergency Plan procedures. 		✓		✓		✓		<ul style="list-style-type: none"> Minor spills are contained and removed quickly. Appropriate procedures and physical controls are in place to enable major spills to be managed as safely as possible. 	2
	Drive-off fuel theft	<ul style="list-style-type: none"> Loss of income. 	12	<ul style="list-style-type: none"> Console operator to monitor forecourt for "drive offs". Provide CCTV monitoring of refuelling positions. 					✓	✓		<ul style="list-style-type: none"> If a drive off occurs the number plate of the vehicle is recorded and can be reported to police recovery of lost income. 	3



Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level
					Elim	Sub	Iso	Eng	Adm in	PPE		
Delivery	Minor fuel spill (up to 20L.)	<ul style="list-style-type: none"> Spillage to environment. Risk of ignition of spillage and vapours. Risk of slip hazard. Personal injury or death. 	20	<ul style="list-style-type: none"> Provide emergency spill kit and training in its use to site staff and tanker drivers. Console operator to monitor forecourt and immediately clean up any minor spill using on site spill kit. Install fill points in a spill safe fill box in a bunded area draining to a containment/treatment vessel. Area around fill points to be an impervious surface. Ensure delivery hose connections are correctly connected and tight before starting fuel delivery. 							<ul style="list-style-type: none"> Minor spills are contained and removed quickly. 	3



Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level
					Elim	Sub	Iso	Eng	Adm in	PPE		
	Major fuel spill (over 20l.)	<ul style="list-style-type: none"> Spillage to environment. Risk of ignition of spillage and vapours. Risk of slip hazard. Personal injury or death. 	25	<ul style="list-style-type: none"> Provide an Emergency Plan and ensure staff are trained in its use. Console operator to shut down site and follow procedures within the Emergency Plan. Locate tanker delivery fill point in a bunded area draining to a containment/treatment vessel. Containment/treatment vessel is to be equal in capacity to the largest tanker compartment. Ensure delivery hose connections are correctly connected and tight before starting fuel delivery. Provide emergency spill kit and training in its use to site staff and tanker drivers. 							<ul style="list-style-type: none"> Major spills are contained, and controlled quickly. 	3



Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level	
					Elim	Sub	Iso	Eng	Admin	PPE			
	Incorrect product introduced into storage tank.	<ul style="list-style-type: none"> Possible damage to private property caused by use of incorrect fuel. Loss of income. 	9	<ul style="list-style-type: none"> Tanker drivers are to be trained in site-specific conditions. Provide tanker driver with correct, up to date fill point sketch. Fill points are clearly marked to industry standards. Any discrepancy between the fill point markers and the fill point sketch to be notified and fuel transfer is not to proceed. 					✓	✓		<ul style="list-style-type: none"> Tanker driver can clearly see the product arrangement and has the ability to cross check the fill point arrangement. 	1
	Storage tank is overfilled.	<ul style="list-style-type: none"> Spillage to environment. Risk of ignition of spillage and vapours. Lack of ullage space may cause storage tank to rupture due to thermal expansion of hydrocarbon. 	9	<ul style="list-style-type: none"> Install overflow protection valves. Ensure product reconciliation is performed daily. Tanker driver to confirm volumes prior to starting delivery. Provide accurately calibrated tank dips or auto tank gauging. 					✓	✓		<ul style="list-style-type: none"> Overfilling of the tanks becomes very difficult. 	1

Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level
					Elim	Sub	Iso	Eng	Adm in	PPE		
Underground tank and pipework	Structural failure of tank and/or pipework.	<ul style="list-style-type: none"> Spillage to environment. Risk of ignition of spillage and vapours. Loss of income. 	25	<ul style="list-style-type: none"> Fuel tanks are manufactured from non-corrosive materials. Tanks and pipework to be regularly tested. Cathodic protection to be regularly tested. Line leak detection is to be provided to pipework. Auto tank gauging to be installed to tanks. Tank excavation observation wells to be checked regularly. Ground water monitoring wells to be installed on site under the direction of a suitably qualified environmental engineer and checked regularly. 					✓	✓	<ul style="list-style-type: none"> Structural failure of tanks is detected quickly. 	3
	Ignition of vapour.	<ul style="list-style-type: none"> Risk of ignition of vapours. Damage to property. Personal injury or death. 	20	<ul style="list-style-type: none"> Install vents away from sources of ignition. Install vents to Australian Standards. 			✓		✓		<ul style="list-style-type: none"> Ignition of vapour is minimised. 	2
	Inhalation of vapour.	<ul style="list-style-type: none"> Personal injury or death. 	20	<ul style="list-style-type: none"> Install vents in a well-ventilated area. Install vents to Australian Standards. 			✓		✓		<ul style="list-style-type: none"> Inhalation of vapour is minimised. 	2

Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level
					Elim	Sub	Iso	Eng	Adm in	PPE		
Aboveground tank and pipework	Structural failure of tank and/or pipework.	<ul style="list-style-type: none"> Spillage to environment. Risk of ignition of spillage and vapours. Loss of income. 	25	<ul style="list-style-type: none"> Fuel tanks are manufactured from non-corrosive materials. Fuel tanks to be self banded or installed within a banded area. Auto tank gauging to be installed to tanks. Line leak detection is to be provided to pipework. Cathodic protection to be regularly tested. 					✓	✓	<ul style="list-style-type: none"> Structural failure of tanks is detected quickly. 	1
	Ignition of vapour.	<ul style="list-style-type: none"> Risk of ignition of vapours. Damage to property. Personal injury or death. 	20	<ul style="list-style-type: none"> Install vents away from sources of ignition. Install vents to Australian Standards. 			✓			✓	<ul style="list-style-type: none"> Ignition of vapour is minimised. 	2
	Inhalation of vapour.	<ul style="list-style-type: none"> Personal injury or death. 	20	<ul style="list-style-type: none"> Install vents in a well-ventilated area. Install vents to Australian Standards. 			✓			✓	<ul style="list-style-type: none"> Inhalation of vapour is minimised. 	2
Maintenance access to dispenser / pump	Maintenance person being struck by vehicle	<ul style="list-style-type: none"> Personal injury or death. 	12	<ul style="list-style-type: none"> Provide traffic awareness training to maintenance person. Provide maintenance person with high visibility clothing. Use traffic cones and signs to barricade off dispenser/pump from traffic. Limit speed on site to 10km/h. 			✓		✓	✓	<ul style="list-style-type: none"> Maintenance person is unlikely to get struck. Traffic is aware of hazard. Low speed of traffic on site allows time for collisions to be avoided and minimises the effects of collisions. 	2



Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level
					Elim	Sub	Iso	Eng	Adm in	PPE		
	Exposure to explosive atmosphere within dispenser housing	<ul style="list-style-type: none"> Risk of ignition of vapours. Personal injury or death. 	12	<ul style="list-style-type: none"> Dispenser/pump to be located in a well-ventilated area. Keep sources of ignition outside hazardous zone. Monitor vapour levels. Appropriate work permits are to be obtained. 			✓		✓		<ul style="list-style-type: none"> Ignition of vapour is minimised. 	2
	Confined space	<ul style="list-style-type: none"> Risk of ignition of vapours. Personal injury or death. 	12	<ul style="list-style-type: none"> Only qualified persons to perform confined space entry. Breathing apparatus is used. Monitor vapour levels. Observer is present with appropriate training in emergency response. Appropriate work permits are to be obtained. 			✓		✓	✓	<ul style="list-style-type: none"> Ignition of vapour is minimised. Maintenance person is unlikely to suffocate. Assistance is available in the event of an incident. 	2
	Electrocution	<ul style="list-style-type: none"> Personal injury or death. 	12	<ul style="list-style-type: none"> Only qualified persons to perform electrical work. Tag off circuits being worked on. Appropriate work permits are to be obtained. 			✓		✓		<ul style="list-style-type: none"> Risk of electrocution is minimised. 	2

Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level
					Elim	Sub	Iso	Eng	Adm in	PPE		
Maintenance entry into tank turret and tank	Maintenance person being struck by vehicle	<ul style="list-style-type: none"> Personal injury or death. 	12	<ul style="list-style-type: none"> Provide traffic awareness training to maintenance person. Provide maintenance person with high visibility clothing. Use traffic cones and signs to barricade off turret from traffic. Limit speed on site to 10km/h. 			✓		✓	✓	<ul style="list-style-type: none"> Maintenance person is unlikely to get struck. Traffic is aware of hazard. Low speed of traffic on site allows time for collisions to be avoided and minimises the effects of collisions. 	2
	Exposure to explosive atmosphere within turret and tank	<ul style="list-style-type: none"> Risk of ignition of vapours. Personal injury or death. 	12	<ul style="list-style-type: none"> Turret to be located in a well-ventilated area. Keep sources of ignition outside hazardous zone. Monitor vapour levels. Appropriate work permits are to be obtained. 			✓		✓		<ul style="list-style-type: none"> Ignition of vapour is minimised. 	2
	Confined space	<ul style="list-style-type: none"> Risk of ignition of vapours. Inhalation of vapour Personal injury or death. 	12	<ul style="list-style-type: none"> Only qualified persons to perform confined space entry. Breathing apparatus is used. Monitor vapour levels. Observer is present with appropriate training in emergency response. Appropriate work permits are to be obtained. 					✓	✓	<ul style="list-style-type: none"> Ignition of vapour is minimised. Maintenance person is unlikely to suffocate. Assistance is available in the event of an incident. 	2

Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level
					Elim	Sub	Iso	Eng	Adm in	PPE		
	Electrocution	<ul style="list-style-type: none"> Personal injury or death. 	12	<ul style="list-style-type: none"> Only qualified persons to perform electrical work. Tag off circuits being worked on. Appropriate work permits are to be obtained. 			✓	✓	✓		<ul style="list-style-type: none"> Risk of electrocution is minimised. 	2
Shop operation	Theft/robbery	<ul style="list-style-type: none"> Personal injury or death. 	8	<ul style="list-style-type: none"> Install security cameras. Install jump wires. Ensure a safe haven is easily accessible. 				✓	✓		<ul style="list-style-type: none"> Risk of theft is lowered. Staff have protection from thief. 	2
Fire extinguishers	Misuse of equipment	<ul style="list-style-type: none"> Risk of equipment failure in the event of an incident. Loss of income due to maintenance and clean up. Damage to property. Personal injury or death. 	9	<ul style="list-style-type: none"> Install fire extinguishers in break-glass cabinets. Install fire extinguishers in location visible from the console. Install fire extinguishers in a well-lit area. 				✓	✓		<ul style="list-style-type: none"> Equipment is available and in working order in the event of an incident. 	1
	Theft of equipment	<ul style="list-style-type: none"> Risk of equipment not being available in the event of an incident. Damage to property. Personal injury or death. 	9	<ul style="list-style-type: none"> Install fire extinguishers in break-glass cabinets. Install fire extinguishers in location visible from the console. Install fire extinguishers in a well-lit area. 				✓	✓		<ul style="list-style-type: none"> Equipment is available in the event of an incident. 	1

Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level	
					Elim	Sub	Iso	Eng	Adm in	PPE			
	Failure of equipment	<ul style="list-style-type: none"> • Risk of equipment failure in the event of an incident. • Loss of income due to maintenance and clean up. • Damage to property. • Personal injury or death. 	9	<ul style="list-style-type: none"> • Fire extinguishers to be tested on regular basis to Australian Standards. 						✓		<ul style="list-style-type: none"> • Equipment is in working order in the event of an incident. 	1
	Vandalism	<ul style="list-style-type: none"> • Risk of equipment failure in the event of an incident. • Loss of income due to maintenance and clean up. • Damage to property. • Personal injury or death. 	9	<ul style="list-style-type: none"> • Install fire extinguishers in break-glass cabinets. • Install fire extinguishers in location visible from the console. • Install fire extinguishers in a well-lit area. 				✓	✓			<ul style="list-style-type: none"> • Equipment is in working order in the event of an incident. 	1
Site Manifest	An incident could arise requiring specific equipment or controls for a site specific hazard.	<ul style="list-style-type: none"> • Emergency services unable to access site specific information for the hazardous chemicals stored on site in the event of an incident. 	20	<ul style="list-style-type: none"> • Red manifest box to be located adjacent the site entry. • Manifest is to be reviewed and updated on a regular basis. 						✓		<ul style="list-style-type: none"> • Manifest is easily accessible. • Manifest contains correct information. 	1

Hazard	Risk	Consequences	Risk Level	Control Measure	Control						Re-assessment of Consequences	Revised Risk Level	
					Elim	Sub	Iso	Eng	Adm in	PPE			
Emergency Plan	An incident could arise requiring specific procedures, equipment or controls for a site specific hazard.	<ul style="list-style-type: none"> Staff do not know procedures. Damage to environment. Damage to property. Personal injury or death. 	20	<ul style="list-style-type: none"> Train Staff in Emergency Plan and keep training register. Emergency Plan to be located in Red Manifest box and in an easily accessible location to emergency services and staff. Emergency Plan to be reviewed on a regular basis, after an incident, or when there are changes made to the site. 						✓		<ul style="list-style-type: none"> Staff are trained in Emergency Plan procedures. Emergency Plan procedures are relevant to incidents that may occur on site. 	1
Safety Data Sheets	An incident could arise requiring specific equipment or controls for a site specific hazard.	<ul style="list-style-type: none"> Emergency services do not know what hazardous chemicals are on site and what precautions to take. Staff do not know what hazardous chemicals are on site and what precautions to take. 	20	<ul style="list-style-type: none"> Safety Data Sheets to be located in Red Manifest box and in an easily accessible location to emergency services and staff. Safety Data Sheets to be reviewed on a regular basis. Safety Data Sheets to be reviewed when hazardous chemicals stored on site are changed. 						✓		<ul style="list-style-type: none"> Safety Data Sheets are easily accessible. Safety Data Sheets contain correct information for product on site. 	1

7 Summary

The risks presented on this service station site to persons, property and the environment are mitigated (or minimised) to an acceptable level of risk provided the following recommendations are implemented.

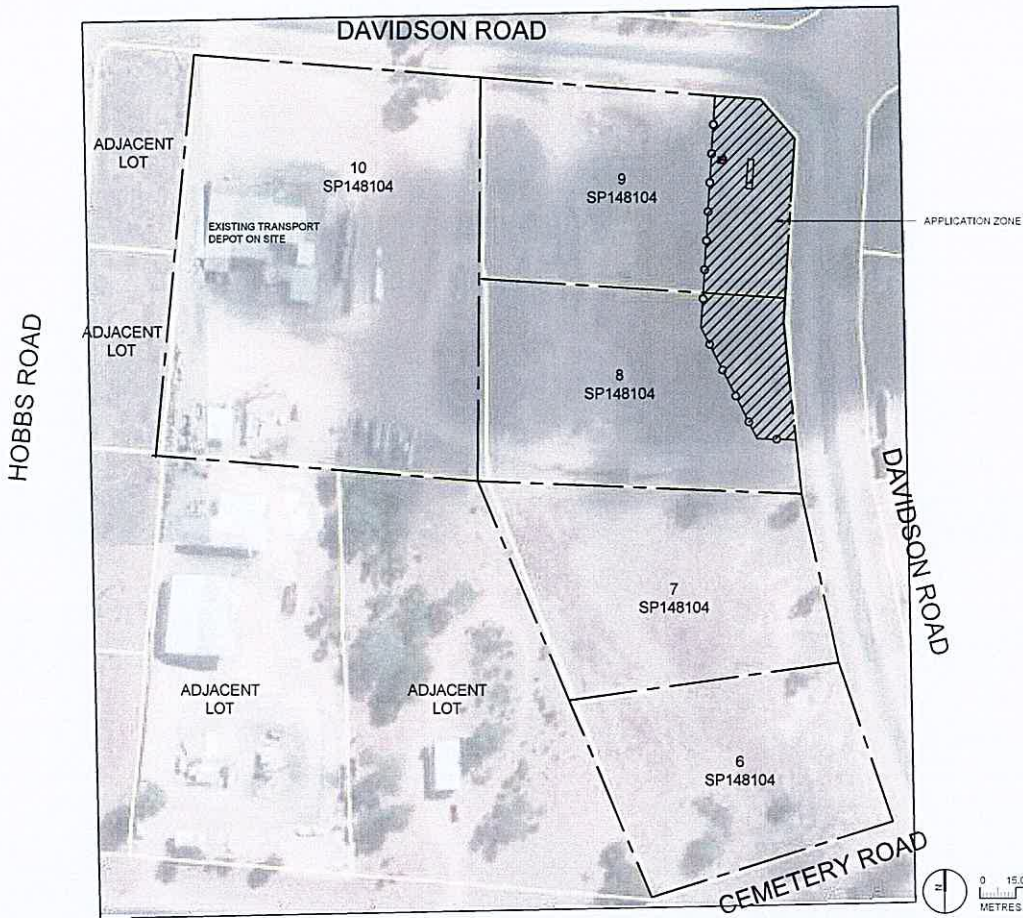
- Install impact barriers around aboveground tanks, aboveground pipe work, vents, and dispenser/pump.
- Locate aboveground tanks, aboveground pipe work, and vents, away from vehicle traffic.
- Install shear valves and flame arrestors to dispenser/pump base.
- Install overfill protection valves to tanks.
- Contamination containment is installed draining to a containment/treatment vessel.
- Dispenser/pump and fill points are located within a contamination containment area.
- Close off dispenser positions affected by tanker delivery.
- Locate tanker delivery parking away from entry to site.
- Fill points are clearly marked to industry standards.
- Tanker driver to confirm volumes prior to starting delivery.
- Ensure product reconciliation is performed daily.
- Provide traffic awareness and unloading procedure training to tanker driver.
- Provide tanker drivers, staff and maintenance personnel with high visibility clothing.
- Limit speed on site to 10km/h.
- Provide line marking and directional signage to forecourt.
- Fuel tanks are manufactured from non-corrosive materials.
- Tanks and pipework to be regularly tested.
- Line leak detection is to be provided to pipework.
- Auto tank gauging to be installed to tanks.
- Ground water monitoring wells to be installed and checked regularly.
- Install vents to Australian Standards, away from sources of ignition, and in a well-ventilated area.
- Use traffic cones and signs to barricade off dispenser/pump from traffic when maintenance is undertaken.
- Only qualified persons to perform confined space entry and electrical work.
- Appropriate work permits are to be obtained.
- Provide statutory signage for the correct use of dispenser/pump.
- Operator to shut down dispenser/pump if it is being incorrectly used
- Operator to monitor forecourt and immediately clean up any minor spill using on site spill kit.
- Provide CCTV monitoring of refuelling positions.
- Provide training in use of spill kit.



- Provide an Emergency Plan and training in its use.
- Install fire extinguishers in break-glass cabinets, in a well-lit location visible from the console.
- Fire extinguishers to be tested on regular basis to Australian Standards.
- Provide a manifest to be located within the Red manifest box adjacent the site entry.
- Manifest is to be reviewed and updated on a regular basis.
- Emergency Plan to be located in Red Manifest box and in an easily accessible location to emergency services and staff.
- Emergency Plan to be reviewed on a regular basis, after an incident, or when there are changes made to the site.
- Train Staff in Emergency Plan and keep training register.
- Safety Data Sheets to be located in Red Manifest box and in an easily accessible location to emergency services and staff.
- Safety Data Sheets to be reviewed on a regular basis.
- Safety Data Sheets to be reviewed when hazardous chemicals stored on site are changed.



Appendix A – Site Plan



NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

0 15.0 30.0 45.0 60.0 75.0 METRES



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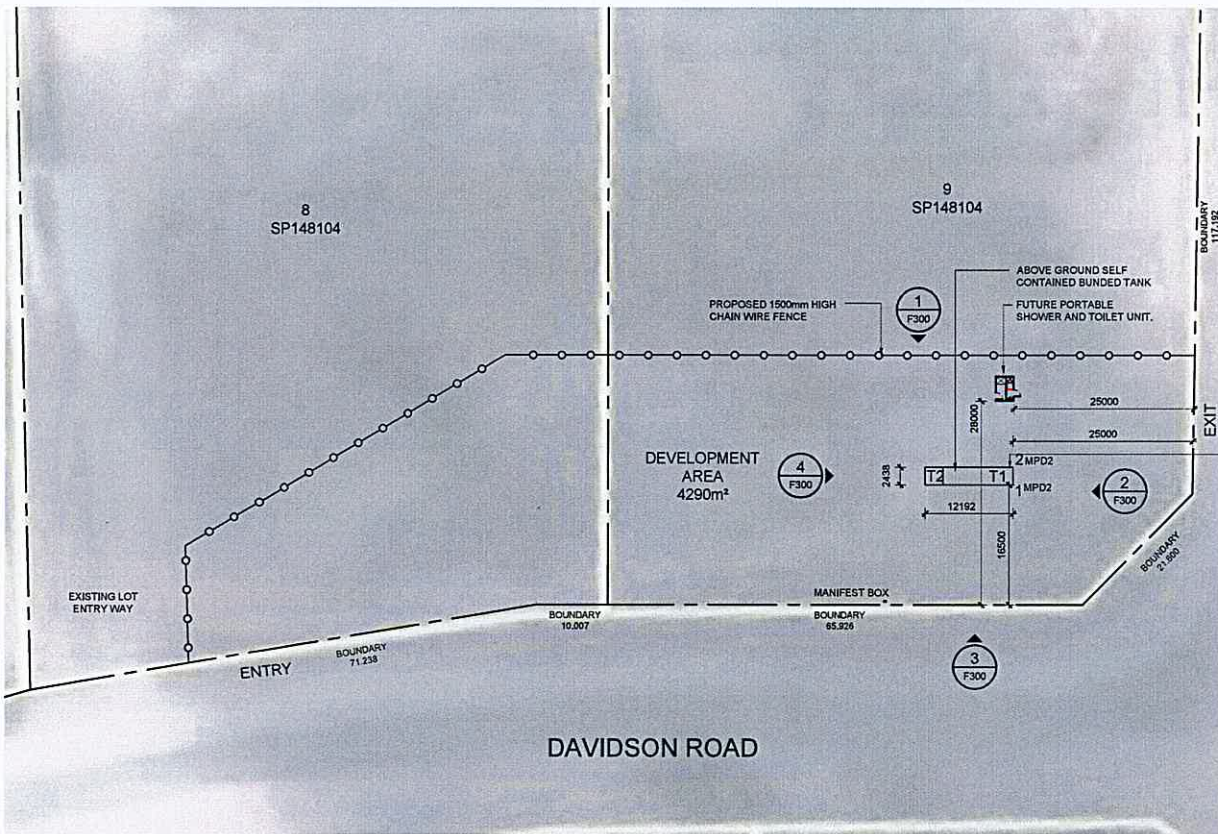
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REV.	DATE	DESCRIPTION
A	11/07/24	PRELIMINARY ISSUE

CLIENT
 WOODHAM PETROLEUM
 150 FOX STREET,
 WALGETT,
 NEW SOUTH WALES, 2832

PROJECT
 TAMBO DIESEL STOP
 10 DAVIDSON ROAD,
 TAMBO,
 QUEENSLAND, 4478

TITLE
 OVERALL SITE PLAN

SCALE	DRAWN	DATE
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SIZE	CHECKED	DATE
A3		
DRAWING NUMBER	REVISION	
2024027-DA-F100	A	

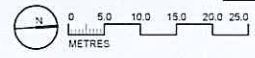


NOTES:
 REFER TO DRAWING 2024027-CD-F001 FOR UPSS LEGEND AND NOTES AND SCHEDULES.
 BUILDER AND UPSS INSTALLER TO CONFIRM LEVELS AND LOCATIONS OF SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

DAVIDSON ROAD

FILL POINT INSIDE TANK PUMP BAY

NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION



intotum
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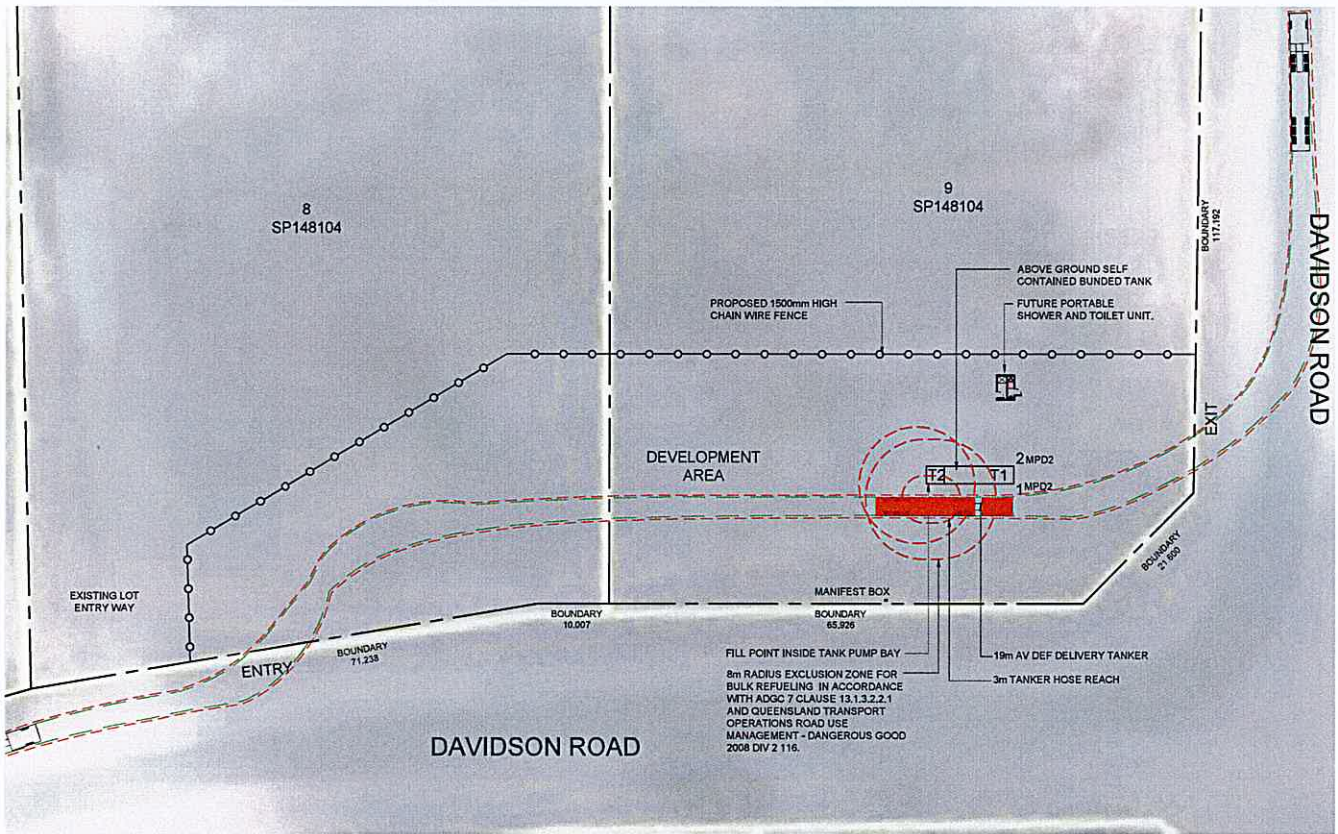
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REV.	DATE	DESCRIPTION
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 WALGETT,
 NEW SOUTH WALES, 2832

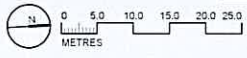
PROJECT
 TAMBO DIESEL STOP
 10 DAVIDSON ROAD,
 TAMBO,
 QUEENSLAND, 4478

TITLE
 UPSS SITE PLAN

SCALE	DRAWN	DATE
1:500	CMJ	10/07/24
SIZE	CHECKED	DATE
A3		
DRAWING NUMBER	REVISION	
2024027-DA-F110	A	



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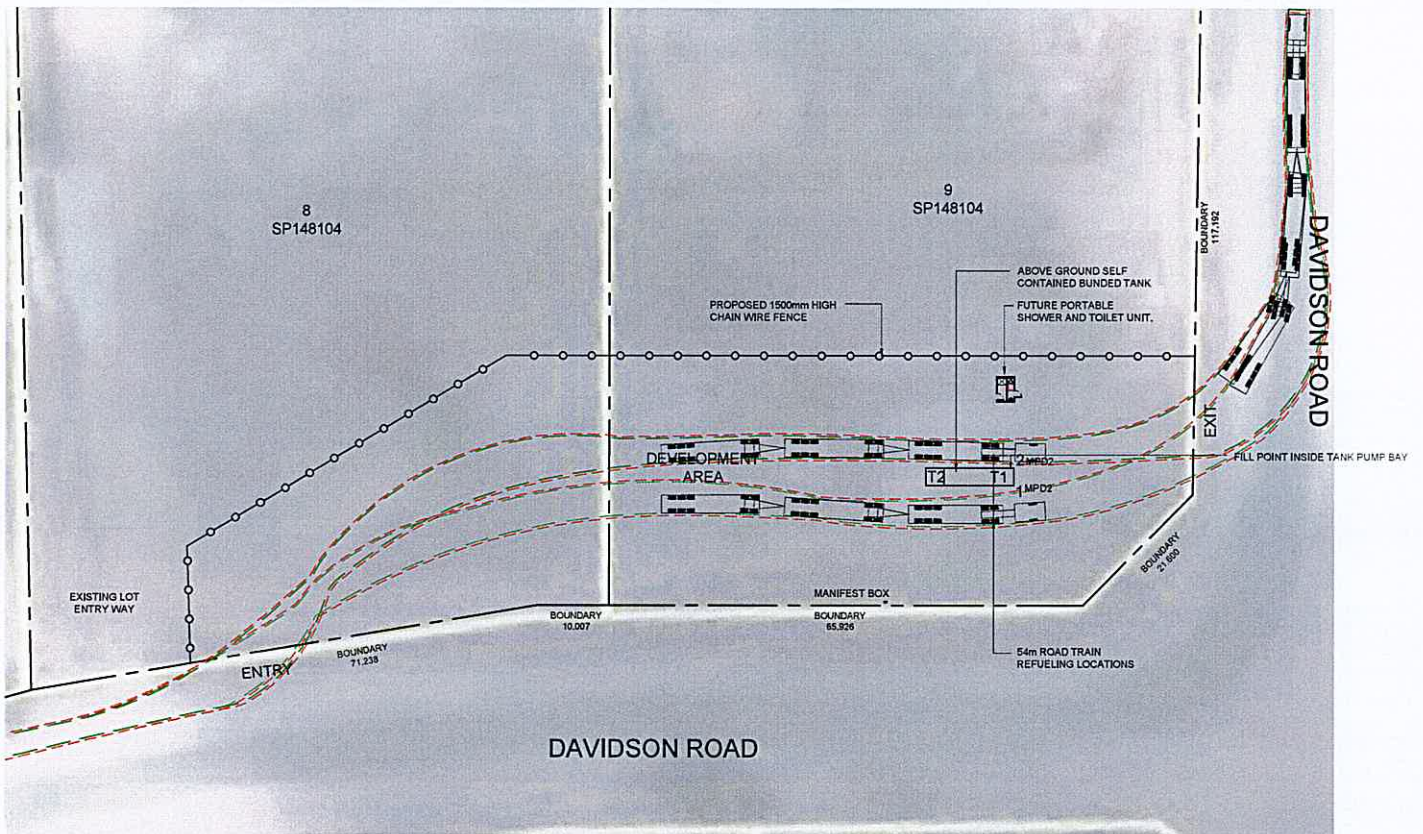
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CLIENT
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 160 FOX STREET,
 WALGETT,
 NEW SOUTH WALES, 2832

PROJECT
 TAMBO DIESEL STOP
 10 DAVIDSON ROAD,
 TAMBO,
 QUEENSLAND, 4478

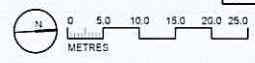
TITLE
 UPSS VEHICLE PATH SITE
 PLAN DEF TANKER

SCALE	DRAWN	DATE
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DRAWING NUMBER	REVISION	
2024027-DA-F151	A	



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intotum
 1/190 BROADWAY RD, CHERRYBROOK, QLD 4032
 1/100 BROADWAY RD, CHERRYBROOK, QLD 4032
 1/100 BROADWAY RD, CHERRYBROOK, QLD 4032
 1/100 BROADWAY RD, CHERRYBROOK, QLD 4032

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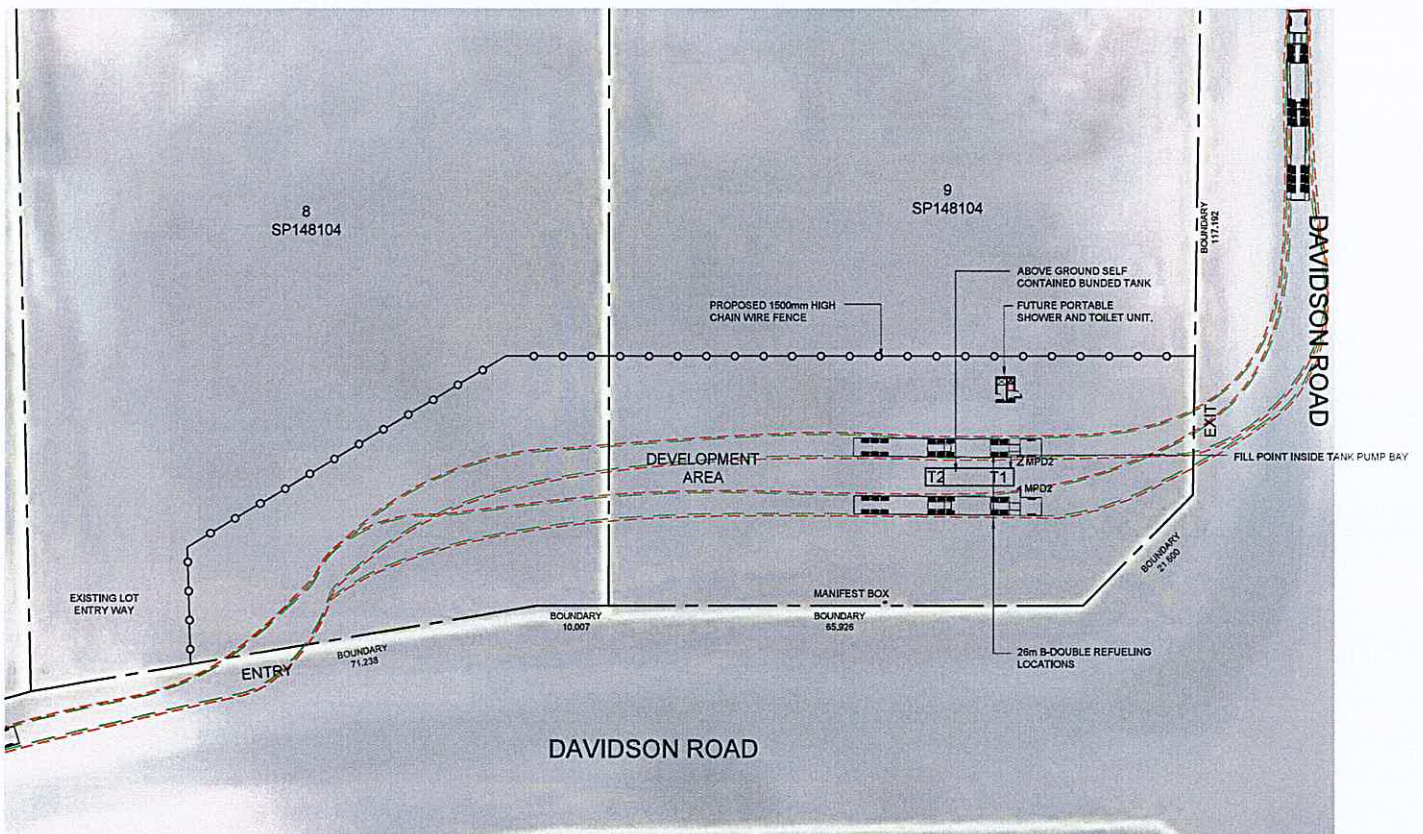
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CLIENT
 WOODHAM PETROLEUM
 150 FOX STREET,
 WALGETT,
 NEW SOUTH WALES, 2832

PROJECT
 TAMBO DIESEL STOP
 10 DAVIDSON ROAD,
 TAMBO,
 QUEENSLAND, 4478

TITLE
 VEHICLE PATH SITE PLAN
 54m ROAD TRAIN

SCALE	DRAWN	DATE
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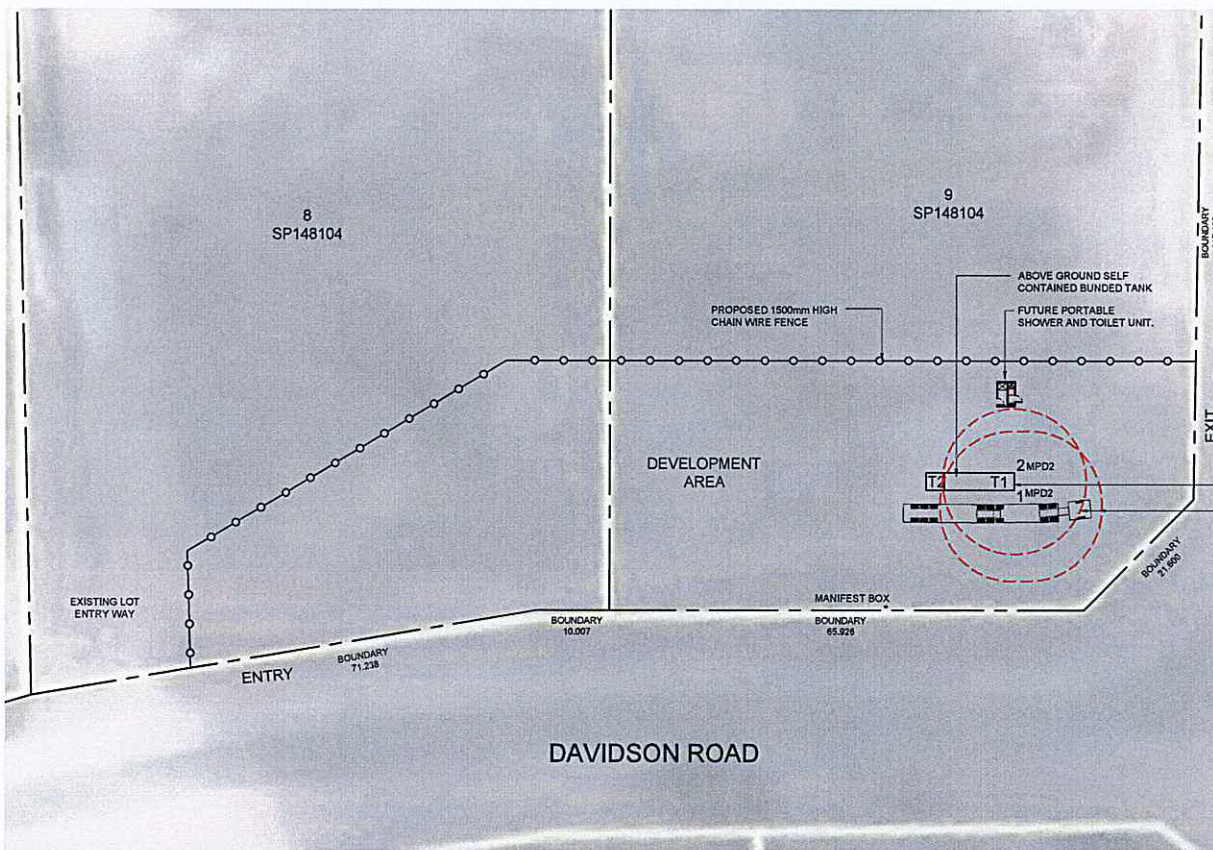


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0 5.0 10.0 15.0 20.0 25.0
METRES

DEVELOPMENT APPLICATION

<p>inTOTUM LTD, 1008 TORNSHIRE PIKE, CLAYTON VIC 3168 PO BOX 228, TORNSHIRE STATION VIC 3168 PH: 03 9593 8833 WWW.INTOTUM.COM.AU</p>	<p>COPYRIGHT AND NOTES</p> <p>The copyright for this document is vested in inTOTUM Pty Ltd. This document, its content and any information contained herein is the property of inTOTUM Pty Ltd. No reproduction or use of any part of this document is permitted without the prior written consent of inTOTUM Pty Ltd.</p>	<p>AMENDMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>11/07/24</td> <td>PRELIMINARY ISSUE</td> <td>DM</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	A	11/07/24	PRELIMINARY ISSUE	DM	<p>CLIENT</p> <p>WOODHAM PETROLEUM 160 FOX STREET, WALGETT, NEW SOUTH WALES, 2832</p>	<p>PROJECT</p> <p>TAMBO DIESEL STOP 10 DAVIDSON ROAD, TAMBO, QUEENSLAND, 4478</p>	<p>TITLE</p> <p>VEHICLE PATH SITE PLAN 25m B-DOUBLE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE</td> <td>1:500</td> <td>DRAWN</td> <td>CMJ</td> <td>DATE</td> <td>10/07/24</td> </tr> <tr> <td>SHEET</td> <td>A/2</td> <td>CHECKED</td> <td></td> <td>DATE</td> <td></td> </tr> <tr> <td>DRAWING NUMBER</td> <td colspan="2">2024027-DA-F153</td> <td>REVISION</td> <td colspan="2">A</td> </tr> </table>	SCALE	1:500	DRAWN	CMJ	DATE	10/07/24	SHEET	A/2	CHECKED		DATE		DRAWING NUMBER	2024027-DA-F153		REVISION	A	
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NOTE:
 AS/NZS IEC 60079-10:1 2022 SUP 1 2022 -
 EXPLOSIVE ATMOSPHERES -
 CLASSIFICATION OF AREAS - EXPLOSIVE
 GAS ATMOSPHERES - COMMENTARY
 (SUPPLEMENT 1 TO AS/NZS IEC
 60079-10:1 2022)
 PVC CONDUITS ARE NOT TO BE
 INSTALLED UNDERGROUND BELOW
 HAZARDOUS AREAS.

LEGEND:

	HAZARDOUS AREA ZONE 0
	HAZARDOUS AREA ZONE 1
	HAZARDOUS AREA ZONE 2

DAVIDSON ROAD

FILL POINT INSIDE TANK PUMP BAY

9m RADIUS EXCLUSION ZONE FOR BULK REFUELING IN ACCORDANCE WITH ADG 7 CLAUSE 13.1.3.2.2.1 AND QUEENSLAND TRANSPORT OPERATIONS ROAD USE MANAGEMENT - DANGEROUS GOOD 2008 DIV 2.116.

**ONLY COMBUSTIBLE PRODUCT STORED ON SITE.
 NO HAZARDOUS ZONES PRESENT.**

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DEVELOPMENT APPLICATION

<p>inTOTUM 1/10, 10/10 Kooragang Rd, Clayton Rd, QLD 4070 1/10, 10/10 Kooragang Rd, Clayton Rd, QLD 4070 1/10, 10/10 Kooragang Rd, Clayton Rd, QLD 4070 1/10, 10/10 Kooragang Rd, Clayton Rd, QLD 4070</p>	<p>COPYRIGHT AND NOTES</p> <p>The copyright for this document is vested in inTOTUM Pty Ltd. This document is the property of inTOTUM Pty Ltd and is not to be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of inTOTUM Pty Ltd.</p> <p>Any reproduction or use of this document without the prior written permission of inTOTUM Pty Ltd is prohibited.</p>	<p>AMENDMENTS</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>11/07/24</td> <td>PRELIMINARY ISSUE</td> <td>CM</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY	A	11/07/24	PRELIMINARY ISSUE	CM	<p>CLIENT</p> <p>WOODHAM PETROLEUM 180 FOX STREET, WALGETT, NEW SOUTH WALES, 2832</p>	<p>PROJECT</p> <p>TAMBO DIESEL STOP 10 DAVIDSON ROAD, TAMBO, QUEENSLAND, 4478</p>	<p>TITLE</p> <p>HAZARDOUS ZONES SITE PLAN</p>	<table border="1"> <thead> <tr> <th>SCALE</th> <th>DRAWN</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1:500</td> <td>CM</td> <td>10/07/24</td> </tr> <tr> <th>SIZE</th> <th>CHECKED</th> <th>DATE</th> </tr> <tr> <td>A3</td> <td></td> <td></td> </tr> <tr> <th>DRAWING NUMBER</th> <th>REVISION</th> <td></td> </tr> <tr> <td>2024027-DA-F200</td> <td>A</td> <td></td> </tr> </tbody> </table>	SCALE	DRAWN	DATE	1:500	CM	10/07/24	SIZE	CHECKED	DATE	A3			DRAWING NUMBER	REVISION		2024027-DA-F200	A	
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Appendix B – Manifest Schedule

Storage ID	Tank		Hazardous Chemical						
	Type	Capacity	Product Name	UN Number	Hazchem Code	ADG Class	ADG Packaging Group	GHS Class	GHS Category
1	A/G	56kL	Automotive Diesel (DIS)	1202	3Z	C1 - Combustible Liquid		Flammable liquids	Category 4
2	A/G	7kL	Diesel Exhaust Fluid (DEF)	-	-	-	-	-	-



Appendix C – Dispenser Schedule

Number	Manufacturer	Model	Flow Rate	Hoses	Products	Comment
1	TBC	TBC	140/40 lpm	2	DIS, DEF	
2	TBC	TBC	140/40 lpm	2	DIS, DEF	

- Dispensers are assumed to be integrated into aboveground tank.
- Dispensers make, model and products nominated are indicative only and are to be confirmed prior to detail design of Petroleum storage system.

Appendix D - Legislation

- Queensland Work Health and Safety Act 2011.
- Queensland Work Health and Safety Regulation 2011.
- National Construction Code (Building Code of Australia).
- AS/NZS1596:2014 The Storage And Handling Of LP Gas.
- AS1692-2006 Tanks For Flammable and Combustible Liquids.
- AS/NZS1841.5:2017 – Portable fire extinguishers – Specific requirements for powder type extinguishers
- AS1940-2017 The Storage And Handling Of Flammable And Combustible Liquids.
- AS2444:2001 – Portable fire extinguishers and fire blankets – selection and location
- AS/NZS3000:2018 – Australian / New Zealand wiring rules
- AS4897-2008 Design Installation and Operation of Underground Petroleum Storage Systems.
- AS4976-2008 The Removal And Disposal Of Underground Petroleum Storage Tanks.
- AS4977-2008 Petroleum Products - Pipeline, road tanker compartment and underground tank identification.
- AS ISO 31000:2018 – Risk Management – Principles and guidelines
- AS/NZS60079.10.1-2022 Explosive Atmospheres - Classification Of Areas - Explosive Gas Atmospheres – Commentary (Supplement 1 to AN/NZS IEC 60079.10.1:2022)

Appendix E – About the Author



MARGARET EWINGS
DIRECTOR

Margaret Ewings is the Director of inTOTUM and is an Industry expert in the design and technical documentation of Retail Service Stations and Travel Centres. She has 33 years' experience working on Residential, Retail, Commercial Building Design projects, and providing Fuel Industry Consultation and Fuel System Design Services. Through her knowledge and experience, she has provided significant value to her clients' projects around Australia. Margaret has also worked with some of Australia's most well regarded and experienced Building Design and Architectural firms on various service station, travel centre, commercial development, retail development, high rise

development, multi-residential development, hospital, age care home, school, entertainment centres, and theatre projects.

License

Queensland Building and Construction Commission
Nominee Supervisor License – Building design – Medium Rise

Education

Advanced Diploma of Building Design
Vocational Graduate Certificate in Architectural Digital Illustration
Diploma of Building and Construction (Management)
Diploma of Project Management
Diploma of Leadership and Management
Associate Diploma of Applied Science Architectural Technology
30215 QLD – Course in General Safety Induction (Construction Industry)
RIIOHS202A – Enter and work in confined spaces.

Accreditations

Workplace Clearance Group Accredited Contractor
ACAPMA National Petroleum Contractors Recognition Scheme
ACAPMA Duly Qualified Person

Memberships

Member Building Design Queensland (Current State Secretary and Past Brisbane Branch President)
Associate Member of Australasian Convenience and Petroleum Marketers Association
Associate Member of the Australasian Institute of Dangerous Goods Consultants
Member of the Brisbane North Chamber of Commerce
Member of the Australian Electric Vehicle Association

Past Projects (Representative Example)

inTOTUM - Director
- 7-Eleven Hillcrest
- Caltex Caboolture Travel Centre
- Medpods Medical Centre Sunshine Plaza
- 355 Brisbane Street, West Ipswich
- Elimba Travel Centre Development Approval
- Bellemere Road Retail Development
- 7-Eleven Beerburum Road
- Puma Clayfield
- Carrara Square
- Puma Coopers Plains
- Caltex Kirwan
- Shell North Ipswich
Whilst at Cadway – Petroleum Industry Manager
- Caltex Annerley
- Caltex Hamilton
- Caltex Citiswitch Unmanned Diesel Stop
- Caltex Goodna
Whilst at TFA Group – Senior Detail Design Draftsperson
- Bunker Hill Service Centre
Whilst at BP Australia - Contractor Drafting Officer
- Travel Centre Wild Bean Upgrades
- Feasibility studies and concept site layouts

Whilst at Liquid Blu - Senior Architectural Technician and CAD Manager
- Melbourne Street Apartments
- Trinity Beach Development
Whilst at Arkhefield - Senior Architectural Technician
- Portside Basement Carpark Design
- TC Beirnes Centre
- 1 Maquarie Multi-Residential Development
- Newstead Terrace Apartments
Whilst at Lambert and Smith – Drafting Manager/Cad Operator
- Cedar Park Shopping Centre Extension
- Lyons and Judge Tenancy fit out
- Hartley fit out, Waterfront Place
Whilst at BP Australia
- Harmony Reimage and Connect Implementation Project – National Drafting Manager
- Motorways Projects - BP Coomera, BP Stapylton, BP Caboolture Northbound, BP Caboolture Southbound
- BP Townsville Truckstop
Whilst at Hassell Pty Ltd
- Toowoomba Empire Theatre
- Princess Alexandra Hospital Emergency Department
- Cairns Hospital Redevelopment

inTOTUM Pty Ltd ACN: 160 029 961 ABN: 27 160 029 961

Unit 12, Level 1, 699 Sandgate Road, Clayfield, Queensland, 4011 • PO Box 63, Margate Beach, Queensland 4019
phone: (07) 3256 9933 • email: info@intotum.com.au • web: www.intotum.com.au

2024027-woodham-tambo_risk assessment-fuel based activities

11/07/2024

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Appendix F – Some of inTOTUMs Projects and Awards

2020 BDQ State Design Awards Winner New Commercial Building over \$5,000,000 construction cost – Caltex Caboolture Travel Centre

2020 BDQ Brisbane Regional Design Award2 Winner New Commercial Building over \$5,000,000 construction cost – Caltex Caboolture Travel Centre

2020 BDQ Brisbane Regional Design Awards Winner Commercial Interiors – Medpods Sunshine Plaza

Fuel System Design

- 7-Eleven Woombye
- 7-Eleven Edens Crossing
- 7-Eleven Acacia Ridge
- 7-Eleven Bald Hills
- 7-Eleven Beerburrum Road
- 7-Eleven Carrara
- 7-Eleven Cleveland
- 7-Eleven Hillcrest
- 7-Eleven Logan Reserve
- 7-Eleven Redland Bay
- 7-Eleven Virginia
- 7-Eleven West Ipswich
- BP Aratula
- BP Ashmore
- BP Bowen Hills
- BP Kilcoy
- BP Donut Port Macquarie
- BP Proserpine
- BP Redland Bay
- BP Wacol
- BP Wollongbah
- Caltex Brunswick Heads
- Caltex Chinderah Travel Centre
- Caltex Coomera
- Caltex Elanora
- Caltex Kenmore
- Caltex Kirwan
- Caltex Miles
- Caltex Paget
- Caltex Rocklea
- Coles Express Murwillumbah South
- Coles Express Yamba
- Gem Bait and Tackle
- Jundah General Store
- Pelican Boat Hire
- Puma Clayfield
- Puma Cluden
- Puma Coopers Plains
- Puma Harristown
- Puma Moranba
- Puma Mount Larcom
- Puma West Ipswich
- Royal Yacht Club of Tasmania
- Shell North Ipswich
- Shell Kelvin Grove
- Shell Hatton Vale
- United Archerfield
- United Brendale
- United Carrara
- United Coopers Plains
- United Ingham
- United Merrimac
- United Roma
- United Southport
- Woolworths Deagon

Building Design

- 355 Brisbane Street, West Ipswich
- 7-Eleven Beerburrum Road
- Bulimba State School Access Ramp
- Caltex Brunswick Heads
- Caltex Caboolture Travel Centre
- Caltex Southport
- Caltex Kirwan
- Carrara Square
- Puma Clayfield
- Puma Coopers Plains
- Shell North Ipswich
- United Ingham

Fit Outs

- BP Caboolture Southbound
- BP Redlands Bay
- Caltex Chinderah Travel Centre
- Caltex Kirwan
- Caltex Nerang
- Caltex Office Fitout
- Caltex Paget
- Medpods Medical Centre Sunshine Plaza
- Puma Clayfield
- Puma Coopers Plains

Development Approvals

- 7-Eleven Beerburrum Road
- Bellemere Road Retail Development
- Caltex Rocklea UPSS
- Elimba Travel Centre Development Approval

- United Mayfield Development Approval
- Benaraby Travel Centre and Retail Development
- Citimark-Acacia Ridge UPSS
- Citimark-Bracken Ridge UPSS
- Citimark-Chandler UPSS
- Citimark North Ipswich UPSS
- Citimark Springfield UPSS
- Citimark-Yeerongpilly UPSS
- Kamilaroi Highway Unmanned Diesel Stop
- Northern Sands Truck Stop and Travel Centre
- Transwest Marius Street Tamworth UPSS Installation

Concept Design

- 198-202 Woolcock Street, Currajong Commercial Development
- 48 Warwick Road Service Station Development
- Citigate-Swanbank mixed use Development
- Freedom Pimpama
- Freedom Murrumba Downs
- Medpod-Morayfield
- Medpod-Pacific Fair
- Roma One Industrial Estate
- Swanbank Mixed Use Development and Diesel Stop
- Sovereign Drive, Narangba Retail Development

Appendix G – Some of inTOTUMs Clients



GRIFFITH | GROUP



Attachment C – Appeal Provisions

Attachment 3 - Extract of Appeal Provisions

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
- conduct** means an act or omission.
- representative** means—
- (a) of a corporation—an executive officer, employee or agent of the corporation; or
- (b) of an individual—an employee or agent of the individual.
- state of mind**, of a person, includes the person's—
- (a) knowledge, intention, opinion, belief or purpose; and
- (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
- (a) matters that may be appealed to—
- (i) either a tribunal or the P&E Court; or
- (ii) only a tribunal; or
- (iii) only the P&E Court; and
- (b) the person—
- (i) who may appeal a matter (the *appellant*); and
- (ii) who is a respondent in an appeal of the matter; and

-
- (iii) who is a co-respondent in an appeal of the matter;
and
 - (iv) who may elect to be a co-respondent in an appeal
of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
- (a) for an appeal by a building advisory agency—10
business days after a decision notice for the decision is
given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time
after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under
chapter 7, part 4, to register premises or to renew the
registration of premises—20 business days after a notice
is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—
20 business days after the infrastructure charges notice
is given to the person; or
 - (e) for an appeal about a deemed approval of a development
application for which a decision notice has not been
given—30 business days after the applicant gives the
deemed approval notice to the assessment manager; or
 - (f) for an appeal relating to the *Plumbing and Drainage Act
2018*—
 - (i) for an appeal against an enforcement notice given
because of a belief mentioned in the *Plumbing and
Drainage Act 2018*, section 143(2)(a)(i), (b) or
(c)—5 business days after the day the notice is
given; or
 - (ii) for an appeal against a decision of a local
government or an inspector to give an action notice
under the *Plumbing and Drainage Act 2018*—5
business days after the notice is given; or

- (iii) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

-
- (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
- decision** includes—
- (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise,

whether by the Supreme Court, another court, any tribunal or another entity; and

- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the *appointer*) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and
 - (ii) to apply the principles of natural justice; and
 - (iii) to analyse complex technical issues; and
 - (iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

-
- (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the *Plumbing and Drainage Act 2018*; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
storey see the Building Code, part A1.1.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal
<p>1. Development applications</p> <p>For a development application other than an excluded application, an appeal may be made against—</p> <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency’s referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
2. Change applications For a change application other than an excluded application, an appeal may be made against— (a) the responsible entity’s decision on the change application; or (b) a deemed refusal of the change application.			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p>3. Extension applications</p> <p>For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			

**Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal**

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<p>4. Infrastructure charges notices</p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> • the incorrect application of gross floor area for a non-residential development • applying an incorrect ‘use category’, under a regulation, to the development <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<p>5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
<p>6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

Table 2 Appeals to the P&E Court only			
<p>1. Appeals from tribunal</p> <p>An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—</p> <p>(a) an error or mistake in law on the part of the tribunal; or</p> <p>(b) jurisdictional error.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
<p>2. Eligible submitter appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency's referral response—the concurrence agency</p>	Another eligible submitter for the application

**Table 2
Appeals to the P&E Court only**

3. Eligible submitter and eligible advice agency appeals
 For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—
 (a) any part of the development application or change application that required impact assessment; or
 (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency’s referral response—the concurrence agency	Another eligible submitter for the application

4. Compensation claims
 An appeal may be made against—
 (a) a decision under section 32 about a compensation claim; or
 (b) a decision under section 265 about a claim for compensation; or
 (c) a deemed refusal of a claim under paragraph (a) or (b).

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
<p>5. Registered premises</p> <p>An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p>	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
<p>6. Local laws</p> <p>An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p>			