

PRELIMINARY RISK SCREENING REPORT

**Lots 1-4 DP 1109043, Lots 17-18 DP 1044795, Lot 6 DP 199882, Lot 1 DP
782596 and Lot 1 DP 794525
5-13 Louth Park Road, South Maitland NSW 2320**

Prepared for:
Bunder Family Trust

SLR Ref: 631.30625.00000-R01
Version No: -v0.2
April 2022

SLR 

PREPARED BY

SLR Consulting Australia Pty Ltd
ABN 29 001 584 612
Suite 2B, 125 Bull Street
Newcastle West NSW 2302

T: +61 2 4940 0442
E: newcastleau@slrconsulting.com www.slrconsulting.com

BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Bunder Family Trust (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
631.30625.00000	28 April 2022	Theo Klok	Dr Craig Simpson	Dr Craig Simpson

CONTENTS

1	INTRODUCTION	4
1.1	Development Application RE: Applying SEPP 33	4
2	PROPOSED DEVELOPMENT	5
2.1	Overview	5
2.2	Surrounding Land Uses and Zoning	5
3	PRELIMINARY RISK SCREENING	6
3.1	Dangerous Goods Storage	6
3.2	Screening Criteria.....	7
3.3	Dangerous Goods Transport.....	9
4	PRELIMINARY RISK SCREENING CONCLUSION.....	9
5	REFERENCES	10

DOCUMENT REFERENCES

TABLES

Table 1	Neighbouring Properties and Distance	6
Table 2	Underground Fuel Storage	6
Table 3	Classification of Dangerous Goods Classes in Storage & Total Storage*	7
Table 4	Dangerous Goods Classes in Storage & Screening Criteria	8
Table 5	Distance from Above Ground Filling Point to Site Boundary & Screening Criteria (sensitive users).....	8
Table 6	Dangerous Goods Vehicle Movements	9

1 Introduction

SLR Consulting Australia Pty Ltd (SLR Consulting) has been engaged by Bunder Family Trust to assess the potential impacts of the proposed service station at 5-13 Louth Park Road, South Maitland NSW 2320. The site is within the local government area of Maitland City Council. The Development Site covers the following Lots:

Lot	Deposited Plan
1	DP1109043
2	
3	
4	
17	DP1044795
18	
6	DP199882
1	DP782596
1	DP794525

1.1 Development Application RE: Applying SEPP 33

This Preliminary Risk Screening assessment forms part of the supporting documentation for the Development Application (DA) for the Proposal in accordance with Council's Requirements, which included the following in relation to Land Use Safety:

A preliminary risk screening completed in accordance with Applying SEPP 33 - Hazardous and Offensive Development Application Guidelines (DoP 2011) as the guidelines have not changed since the release of the State Environmental Planning Policy (Resilience and Hazards) 2021 [Resilience and Hazards SEPP]. Should the screening indicate that the development is "potentially hazardous", a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis (DoP, 2011).

The PHA should estimate the cumulative risks from the existing and proposed development.

The purpose of this report is to provide a screening assessment of the hazards associated with the storage of dangerous goods on the site in accordance with the newly released Resilience and Hazards SEPP. The purpose of the preliminary risk screening is to exclude from more detailed studies those developments which do not pose significant risk.

Where the Resilience and Hazards SEPP identifies a development as potentially hazardous and/or offensive, developments are required to undertake a Preliminary Hazard Analysis (PHA) to determine the level of risk to people, property and the environment at the proposed location and in the presence of controls.

If the risk levels exceed the criteria of acceptability and/or if the controls are assessed as inadequate, or unable to be readily controlled, then the development is classified as 'hazardous industry'. Where it is unable to prevent offensive impacts on the surrounding land users, the development is classified as 'offensive industry'.

A development may also be considered potentially hazardous with respect to the transport of dangerous goods. A proposed development may be potentially hazardous if the number of generated traffic movements (for significant quantities of hazardous materials entering or leaving the site) is above the cumulative annual or peak weekly vehicle movements. Table 3 in the document Applying SEPP 33: Hazardous and Offensive Development Application Guidelines (NSW Department of Planning, 2011), outlines the screening thresholds for transportation.

This report presents information pertaining to the presence of any hazardous materials, flammable substances, and compressed or liquefied gases proposed to be stored or handled in relation to the Development Site, including on site storage, or transported to or from the site.

2 PROPOSED DEVELOPMENT

2.1 Overview

Bunder Family Trust is seeking a development consent to allow use for the site as a service station and take away food and drink premises. The proposal includes installation of 2 x 90kL fuel tanks as part of this development at 5-13 Louth Park Road, South Maitland NSW 2320.

Overall, the proposed works include the following:

- Convenience store building (GFA 211m²) with retail area, customer service counter, back of house food preparation areas, storeroom, cool room, staffroom and amenities;
- Takeaway food and drink premises (GFA 200m²) with drive-thru lane;
- Fuel canopy (appropriately bunded) containing four double sided fuel bowsers;
- Two (2) underground fuel tanks and associated infrastructure;
- Customer and staff parking and service yard;
- Removal of existing crossovers to Louth Park Road and construction of a combined entry and exit driveway; and
- Associated fencings, signage, and landscaping.

2.2 Surrounding Land Uses and Zoning

The lots surrounding the site are commercial and residential properties. To the east, west and south the land is zoned as RU1 Primary Production. Land to the north is zoned SP2 Infrastructure.

Details of neighbouring properties and approximate distance to residential properties have been set out in **Table 1**.

Table 1 Neighbouring Properties and Distance

Direction	Approximate Distance from Boundary of Development Site
North	24 m
South	0 m
East	0 m
West	16 m

3 PRELIMINARY RISK SCREENING

Preliminary risk screening of the proposed development is required under the Resilience and Hazards SEPP to determine the need for a Preliminary Hazard Analysis (PHA). The preliminary screening assesses the storage of specific dangerous goods classes that have the potential for significant, off-site effects. Specifically, the assessment involves the identification of classes and quantities of all dangerous goods to be used, stored or produced on site with respect to storage depot locations as well as transported to and from the site.

3.1 Dangerous Goods Storage

The proposed inventory of Dangerous Goods (DG) in accordance with the Australian Code for the Transport of Dangerous Goods by Road and Rail (ADG Code) is discussed below.

Regarding fuel tank storage onsite on site, SLR has been advised of the following underground fuel storage tanks as set out in **Table 2**.

Table 2 Underground Fuel Storage

Tank No.	Contents	Volume (L)	Hazardous Class	Packing Group
1	91 ULP	50,000	3	II
2	E10	30,000	3	II

Tank No.	Contents	Volume (L)	Hazardous Class	Packing Group
3	95 PULP	30,000	3	II
4	98 PULP	30,000	3	II
5	Diesel	40,000	3*	III

*Diesel, as a CI fuel is considered as a Hazardous Class 3 flammable liquid when stored in proximity to other Class 3 flammable liquids.

The locations of fuel storage tanks have been set out in the site plan in **Appendix A**.

The total inventory of proposed dangerous goods planned to be stored on site has been set out in **Table 3**.

Table 3 Classification of Dangerous Goods Classes in Storage & Total Storage*

Substance	Hazardous Class	Packing Group	Total Storage on Site Volume (L)	Quantity (tonnes)
Petroleum spirits*	3	II	150,000 litres	105.28
Diesel [#]	3	III	40,000 litres	34
Total	3	II/III	180,000 litres	139.28

* Specific gravity = 752kg/m³; [#] Specific gravity = 850kg/m³.

3.2 Screening Criteria

The screening criteria is set out in *Applying SEPP 33 - Hazardous and Offensive Development Application Guidelines*. The following instructions relevant to the proposed development are the following:

Class 3 PGII / III in quantities greater than 5 tonnes the relevant screening criteria to be compared against are the separation distance to receivers determined from Figure 9: Class 3PGII and 3PGIII Flammable Liquids in the guidelines.

Applying SEPP 33 - Hazardous and Offensive Development Application Guidelines further states:

“For class 3 materials only, if storage is underground, the capacity of the tank should be divided by five prior to assessing it against the screening threshold.”

“For materials stored in underground tanks, the distance from the above ground filling/dispensing point is measured.”

In the current proposal, the total storage of Class 3 materials is 139.28 tonnes in underground tanks. Dividing 139.28 tonnes by 5 gives a Class 3 total screening storage of 27.86 tonnes.

Table 4 sets out the relevant Separation Distances for sensitive users, for example residential properties and other users for example commercial properties. As previously mentioned, the separation distance is measured from the above ground filling / dispensing point to the boundary.

Table 4 Dangerous Goods Classes in Storage & Screening Criteria

Substance	Hazardous Class	Packing Group	Screening Storage on Site (tonnes)	SEPP 33 Separation Distance - Sensitive Users	SEPP 33 Separation Distance - Other Users
Petroleum spirits & diesel	3	II / III	27.86 tonnes	8.5 m	6 m

Comparing the Separation Distance (Sensitive Users) with the distance from the above ground filling / dispensing point to the site boundary found the separation distances exceeded the SEPP 33 Separation Distance (Sensitive Users). Therefore, the site would not be considered hazardous under these guidelines.

Table 5 sets out the distance from the above ground filling / dispensing point to the site boundary.

Table 5 Distance from Above Ground Filling Point to Site Boundary & Screening Criteria (sensitive users)

Direction	Distance from filling point to boundary	Distance from nearest bowser to boundary	SEPP 33 Separation Distance - Sensitive Users	SEPP 33 Screening Threshold Findings
North	15.5 m	23.5m	8.5 m	Greater than Separation Distance - Sensitive Users
South	45 m	18 m	8.5 m	Greater than Separation Distance - Sensitive Users

Direction	Distance from filling point to boundary	Distance from nearest bowser to boundary	SEPP 33 Separation Distance - Sensitive Users	SEPP 33 Screening Threshold Findings
East	61 m	33 m	8.5 m	Greater than Separation Distance - Sensitive Users
West	15.5 m	23 m	8.5 m	Greater than Separation Distance - Sensitive Users

3.3 Dangerous Goods Transport

In 'Applying SEPP 33', a proposed development may be deemed potentially hazardous if the numbers of generated traffic movements for significant quantities of dangerous goods entering and leaving the site, are above the cumulative vehicle movements shown in Table 2 of the guideline. These levels are provided below in **Table 6**. It is not expected that the delivery of dangerous goods will exceed the screening guidance for annual or weekly deliveries of bulk fuels.

Table 6 Dangerous Goods Vehicle Movements

ADG Class	Substance	Threshold Vehicle Movements (per annum)	Threshold Vehicle Movements (per week)	Threshold Minimum Quantity (per load)	Load Type	Threshold Level Findings
3 PGII	Petroleum spirits & diesel	>750	>45	3 tonnes	Bulk	Below threshold

4 Preliminary Risk Screening Conclusion

This report has reviewed and applied the requirements of Resilience and Hazards SEPP in order to determine whether the policy applies to the Project.

The Resilience and Hazards SEPP screenings for storage of dangerous goods indicated the development would not be classified as a hazardous or offensive industry.

5 REFERENCES

Commonwealth Government, 2020, Australian Code for the Transport of Dangerous Goods by Road and Rail (ADG Number 7.7).

Department of Planning NSW, 2011, Applying SEPP 33 - Hazardous and Offensive Development Application Guidelines.

ASIA PACIFIC OFFICES

ADELAIDE

60 Halifax Street
Adelaide SA 5000
Australia
T: +61 431 516 449

BRISBANE

Level 2, 15 Astor Terrace
Spring Hill QLD 4000
Australia
T: +61 7 3858 4800
F: +61 7 3858 4801

CANBERRA

GPO 410
Canberra ACT 2600
Australia
T: +61 2 6287 0800
F: +61 2 9427 8200

DARWIN

Unit 5, 21 Parap Road
Parap NT 0820
Australia
T: +61 8 8998 0100
F: +61 8 9370 0101

GOLD COAST

Level 2, 194 Varsity Parade
Varsity Lakes QLD 4227
Australia
M: +61 438 763 516

MACKAY

21 River Street
Mackay QLD 4740
Australia
T: +61 7 3181 3300

MELBOURNE

Level 11, 176 Wellington Parade
East Melbourne VIC 3002
Australia
T: +61 3 9249 9400
F: +61 3 9249 9499

NEWCASTLE CBD

Suite 2B, 125 Bull Street
Newcastle West NSW 2302
Australia
T: +61 2 4940 0442

NEWCASTLE

10 Kings Road
New Lambton NSW 2305
Australia
T: +61 2 4037 3200
F: +61 2 4037 3201

PERTH

Grd Floor, 503 Murray Street
Perth WA 6000
Australia
T: +61 8 9422 5900
F: +61 8 9422 5901

SYDNEY

Tenancy 202 Submarine School
Sub Base Platypus
120 High Street
North Sydney NSW 2060
Australia
T: +61 2 9427 8100
F: +61 2 9427 8200

TOWNSVILLE

12 Cannan Street
South Townsville QLD 4810
Australia
T: +61 7 4722 8000
F: +61 7 4722 8001

WOLLONGONG

Level 1, The Central Building
UoW Innovation Campus
North Wollongong NSW 2500
Australia
T: +61 2 4249 1000

AUCKLAND

Level 4, 12 O'Connell Street
Auckland 1010
New Zealand
T: 0800 757 695

NELSON

6/A Cambridge Street
Richmond, Nelson 7020
New Zealand
T: +64 274 898 628

WELLINGTON

12A Waterloo Quay
Wellington 6011
New Zealand
T: +64 2181 7186

SINGAPORE

39b Craig Road
Singapore 089677
T: +65 6822 2203