



• Telephone 0417 727 981
• Facsimile 07 5530 7521 • ABN 68 467 757 073

Application Details	
Application Type	Development Permit – MCU
Street Address	25 Finchley Street, Milton, Australia
Local Government Area	Brisbane City Council (BCC)
Date	December 2019

Risk Assessment

MCU - Assessment of distillery use.



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ABN 64081048723

P.O Box 1057, Mudgeeraba Qld 4213
P: 0417 727 981
F: 07 5530 7521
E: tyson@jtenvironmental.com.au

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Document Status					
Rev No.	Author	Reviewer	Approved for Issue		
			Name	Signature	Date
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1.0 INTRODUCTION

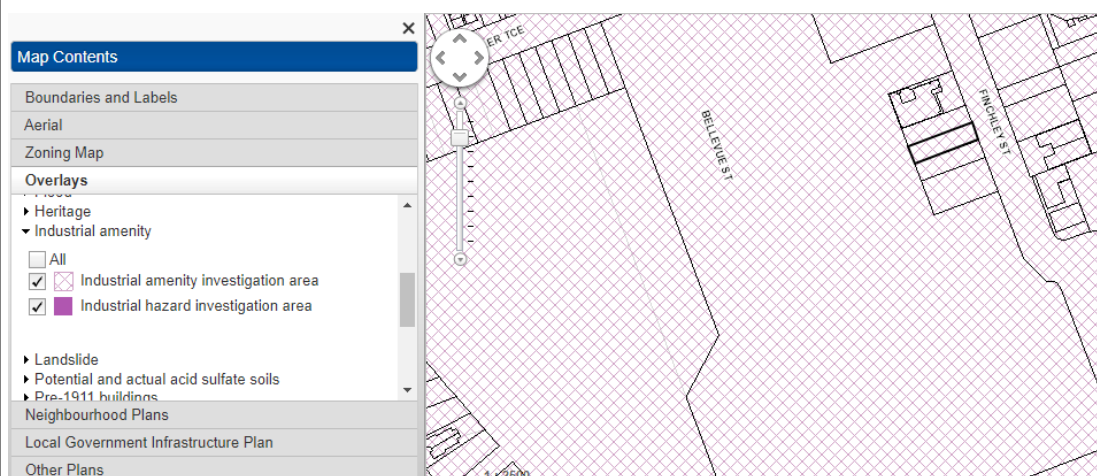
JT Environmental commissioned by Michael Lee is to assess and consider the impacts potentially associated with the Distillery use. Of particular interest to Urbanista Town Planning Services is that the proposal will establish part of a distillery use on-site. The storage on-site will be of already distilled product. The whisky wash manufacture will be conducted off-site by a contracted brewery. The actual bottling of the distilled product on-site will result in no odours or emissions.

Therefore, on this basis the primary assessment of the site is in relation to the final storage volume and the adjoining use, being the XXX Brewery.

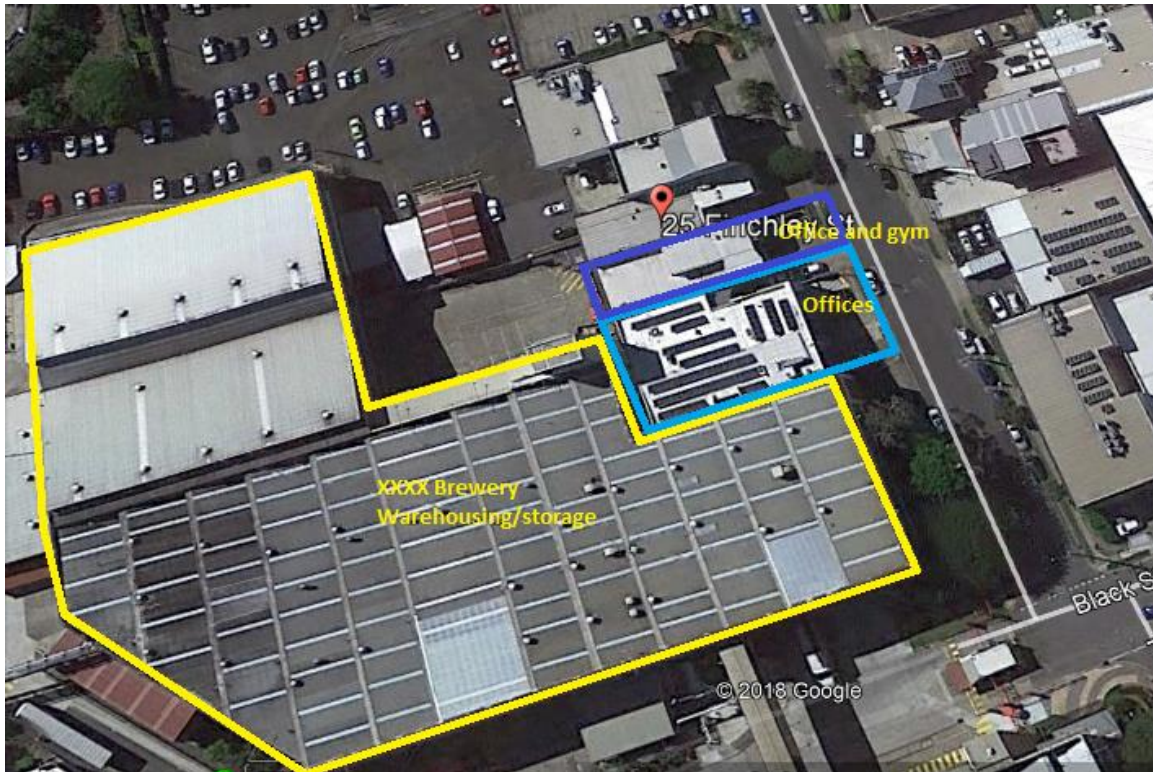
Consideration of the XXXX brewery in accordance with the criteria prescribed in PO4 of the Industrial Amenity Overlay Code and the Industrial Hazard and Risk Assessment Planning Scheme Policy are being considered.

Section B—If in the Industrial hazard investigation area sub-category	
PO4 Development is located, designed and constructed to achieve the hazard and risk criteria in Table 8.2.13.3.F to protect the development from: <ul style="list-style-type: none"> - technological hazards (fire, explosion and toxic release); - major hazard facilities; - facilities storing 10% or more than the major hazard facilities quantity threshold. Editor's note—Applicants should contact Council for advice.	AO4 No acceptable outcome is prescribed.

The Subject site is not located within an industrial Hazard Investigation Area. The adjoining operation of the XXXX Brewery is only applicable as an amenity investigation area from the brewery process.



As detailed in the below Aerial view of the immediate locality and from associated foot survey the location is dominated by Office uses and small warehousing/office uses.



Storage will be of manufactured distilled spirit (the distillation process results in no release of odorous emissions) will be in volumes of up to a maximum of 30,000 litres (30kL) at any one time.

Manufactured product will be UN 3065, Class 3 Packing Group III.

Table 9.3.12.3.H—Maximum quantities for storage of dangerous goods and combustible liquids

Name (the following dangerous goods are as defined in the Australian code for the transport of dangerous goods by road and rail)	Class	Quantity (tonnes)
Explosives	Class 1	0.025
Flammable gases	Class 2.1	2
Non-flammable/non-toxic gases	Class 2.2	100
Oxidising gases	Class 2.2 (Sub-risk 5)	100
Poisonous gases	Class 2.3	0.1
Flammable liquids	Class 3 PG I	20
	Class 3 PG II	30
	Class 3 PG III	100
Combustible liquids (as defined by AS1940-2004 The storage and handling of flammable and combustible liquids)	Any mix of chemicals from any 1 packing group where none of the items exceeds the maximum quantity on their own. C1/C2	100 500
Exemption for dangerous goods store	An aggregate quantity of Class 3 flammable liquid and combustible liquids stored, or intended to be stored, below ground. Class 2.1 LPG either underground or aboveground.	385,000L 16m ³

BCC December RFI:**Hazard and Risk - Limitation on dangerous goods and combustible liquids**

- 1) The response in JT Environmental and dated October 2019 still has some inconsistent information in relation to the proposed maximum quantities of dangerous goods.
 - The report first mentioned volumes of up to a maximum of 30,000 litres. Manufactured product will be UN 3065, Class 3 Packing Group III.
 - The report then further states: The total maximum within the 2 bonded stores, the storage for serving and the stills will be 50,000L. However, the maximum will not always be stored as an annual production capacity of 10,000L is proposed.

Response:

- **Correct. Maximum proposed (as registered with the ATO) is 50,000L. The proposed maximum production capacity is 10,000L.**
- **For example the following might occur:**
 - **Year 1 – possible 10,000L stored during first year of production.**
 - **Year 2 – possible 15,000L stored during second year of production (5,000L maybe sold);**
 - **Year 3 – possible 17,500L stored during third year of production (7,500L maybe sold);**
 - **Etc.**
- a) It has been previously indicated the proposed development will not exceed AO3 of Industry Code. Please clarify and confirm that:
 - i) the proposed dangerous/combustible liquid associated with the proposed development, would be limited within Flammable Liquid Class 3 Packing Group III; and

Response: Confirmed by the client and consulting Distillery. Class 3III with ABV less than 63%

- ii) clarify and confirm the proposed development will not include the storage of dangerous goods and combustible liquids above the volumes/quantities identified in Table 9.3.12.3.H.

Response: Confirmed. Table 9.3.12.3.H trigger volumes are 100 tonnes. Only 50% of the trigger volume. 50,000L proposed, Table 9.3.12.3.H trigger volume is 10,000L

Note: Table 9.3.12.3.H is the volumes/quantities prescribed under the Planning scheme. The planning scheme storage quantities do not exempt the workplace from WHS legislation on storage of hazardous chemical ? see General Advice on WHS.

Response: Advise noted. Client has already engaged for the completion of Form 73 with WHS in addition to OLGR requirements.

BCC – 21st October 2019:

3) Inconsistent maximum volumes and storage methods are outlined in different reports/response provided as part of this application. Please further clarify and provide details of the proposed distillery.

a) Provide further details and clarify the proposed volumes and storage for the High Impact Industry - distillery applied under the Planning Scheme:

Clarify and confirm:

i) Maximum quantities of each material stored (L) and details of storage;

- include details on the alcohol content of all alcohol mixtures to be stored and handled

RESPONSE:

- **63%ABV returned to site from commercial distillery**

- clarify the % alcohol by volume of all mixtures, and maximum quantities

RESPONSE:

- **10,000L volume produced/year**
- **Maximum Storage approved by ATO for bond stores will total of 50,000L. As noted there is 2 bonded stores and the Still area.**

- quantity and location of all flammable liquid storage areas (e.g. stills, barrels for aging whisky, etc)

RESPONSE:

- **Stills – 2000L (1000L in each still) starting volume reduced to 200L (100L in each)**
- **The total maximum within the 2 bonded stores, the storage for serving and the stills will be 50,000L. HOWEVER the maximum will not always be stored as an annual production capacity of 10000L is proposed.**

ii) Dangerous Goods Class, Packaging Group and UN Number for each material;

- Clarify and confirm whether the proposal would only include Class 3 PG III. Note - UN 3065 ALCOHOLIC BEVERAGES, with more than 70% alcohol by volume would be Class 3 PG II.

RESPONSE:

- **Response by the Distillery operators providing product for our client has indicated 63%ABV. Only manufacturer ABV63%.**

Advice - Workplace Health and Safety - Hazardous Chemicals

4) The safe storage and handling of flammable and combustible liquids is covered by requirements in the Work Health and Safety Regulation (hazardous chemicals in WHS

Regulation) which are regulated by Work Health and Safety Queensland (WHS Qld). A development approval issued under the planning scheme would not exempt persons or workplaces from their WHS responsibilities under WHS legislations. A person conducting a business or undertaking has specific duties to store and handle their hazardous chemicals.

Storing large volumes of flammable liquids in multi-story buildings may be problematic from the point of view of controlling explosive atmospheres, providing fire separation/isolation and firefighting responses. These problems are exacerbated when such stores are also located adjacent to and below other areas involving bars, restaurants and offices.

The applicant/proponent of the distillery is advised to enquire Workplace Health Safety (WHS) Queensland.

General Advice – Workplace Health Safety Queensland

5) Based on general preliminary feedback from Workplace Health Safety (WHS) Queensland regarding distillery, the applicant / proponent of the proposed distillery is recommended to contact WHS Queensland, to discuss the design of the proposed distillery, as it is likely to be problematic under the WHS and Electrical Safety Acts when it comes time to install and commission the distillery.

RESPONSE:

BCC Advice is acknowledged. Our client will engage JT Environmental to communicate with and lodge a Manifest Location application to WHS Qld. Scott Rogers has been communicated with on other projects and will be provided details once fire services details form an RPEQ are provided. These will be provided with the Manifest Location application to WPS Qld.

BCC RFI 14th May 2019:

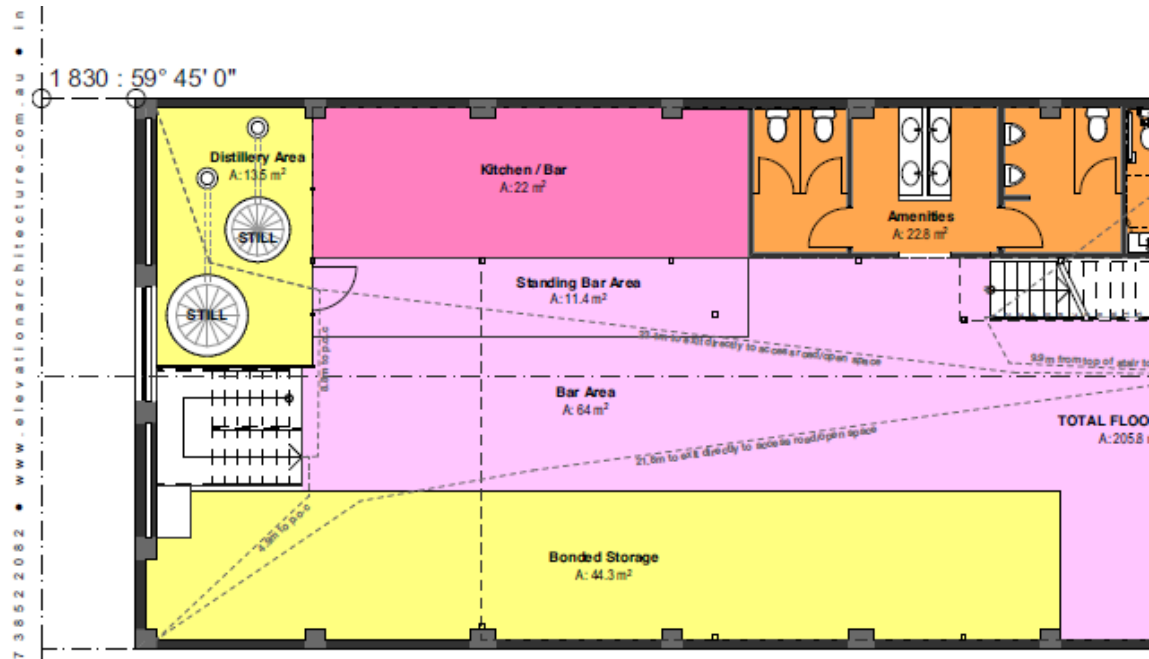
b) The following information relating to the storage of hazardous goods must be presented as a minimum:

- Maximum quantities of each material stored (L);
Response: Manufacture product/whiskey stored. – 10,000L/year and total bonded storage 50,000L max.
- Dangerous Goods Class, Packaging Group and UN Number for each material;
Response: Class3 III. Standard strength into each of the barrels is 63%ABV and this % tends to fall with water evaporation during ageing.
- Location of each material stored identified on site plans;

Response: Identified on site plans within the still for decanting and in the basement bonded storage.



- Manner in which material is stored (i.e. type of underground tanks);
Response: Packaged product for sale and in the 3 stills in addition to the bonded store eventual maximum volume of 50,000L of Whisky 64 ABV
- Minimum equipment levels proposed for the underground petroleum storage system;
Response: No Proposed underground petroleum storage. The proposed use is for the storage of Whisky, not petroleum product.
- Compliance with relevant Australian Standards i.e. AS 1940-2004 - Storage and Handling of Flammable and Combustible Liquids; and
Response: AS1940 and Qld Work Cover indicates that where ethanol is stored on-site for the manufacturing of product in volumes greater than 2500L a manifest location is triggered. As noted the manufacturing process is conducted off-site, however a Manifest Location application will be lodged to Qld Work Cover due to the nature of sealed storage in the bonded store.
- Handling and safety measures (i.e. fire protection measures, leak detection, spill containment, bunding).
Response: Building is bonded and storage areas as per the site plans are in bonded secured area (Basement and ground level). Building already has corefilled fire rated walls.

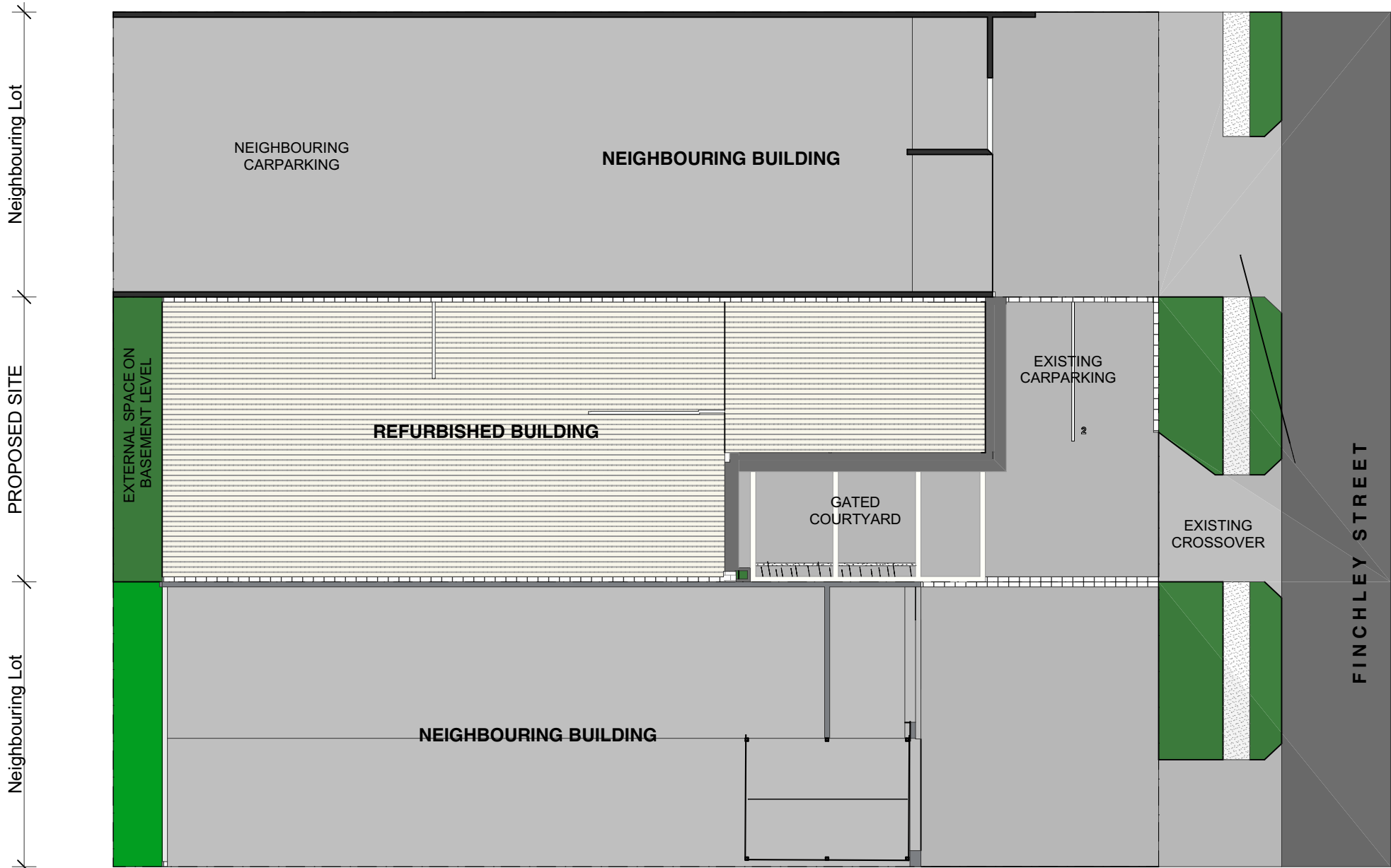


The brewing process, which results in odours, to generate whisky wash (the substrate that is then distilled to make spirit) will be performed by a contracted brewery, on their premises. The provider of this brewed product is not yet confirmed but it would be an existing brewery business. The distillation process should be odourless to the surrounding environment and properties.

2.0 CONCLUSIONS AND RECOMMENDATIONS

It is evident that the site Complies with the provisions of PO4 in the Industry Amenity Overlay Code. A Manifest Location will be lodged to Qld Work Cover once confirmation of the proposal is provided.

3.0 SITE PLANS



Finchley Street Whisky Distillery
25 Finchley Street Milton 4064
Mike Lee

Proposed Site Plan
scale: 1:200@A3
date: --/--/--

SITE INFORMATION

Real Property Description: Lot 13 RP18886

Local Authority: Brisbane City Council
Site Classification: Low Impact Industry

Site Area: 415 m²
Building Area: 521.6 m²

DEVELOPMENT INFO

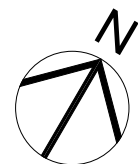
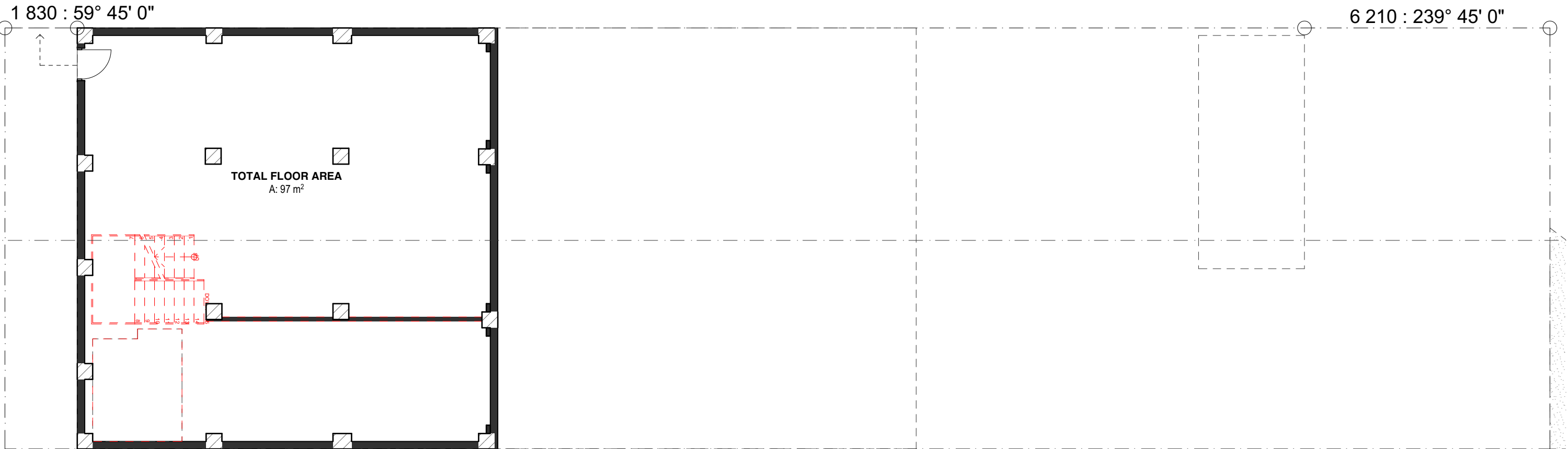
GFA	
Licensed Bar Area (Hotel)	
Kitchen	12.2 m ²
Bar Space	22 m ²
Function Space	82m ²
Amenities	22.8 m ²
Storage	30.4 m ²
TOTAL	169.4 m²
<i>External Dining</i>	<i>TOTAL 37m²</i>

Distilling Operations (Service Industry)	
Distillery	13.5 m ²
Bonded Storage	135.6 m ²
Ancillary to Distillery:	
Office (Office)	
Existing Office Space	133.2 m ²
Existing Amenities	7 m ²
TOTAL	289.3 m²
TOTAL	458.7 m²

Site Area	415 m ²
Existing Impervious Area	396.8 m ²
Proposed Impervious Area	396.8 m ²

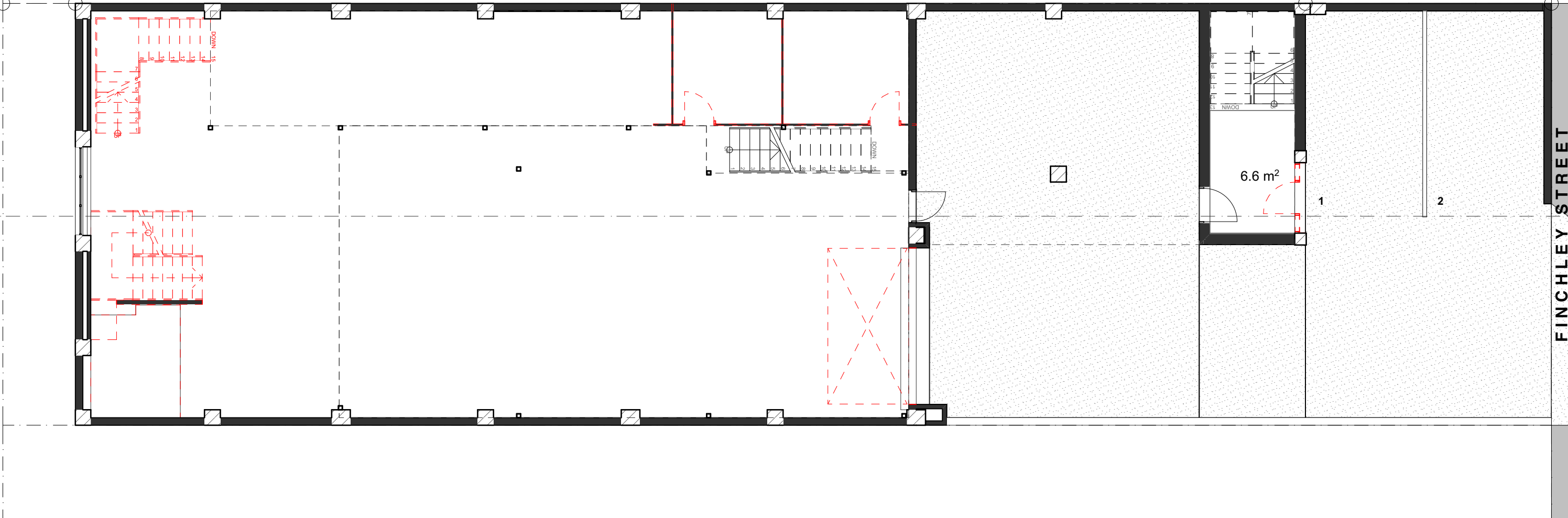


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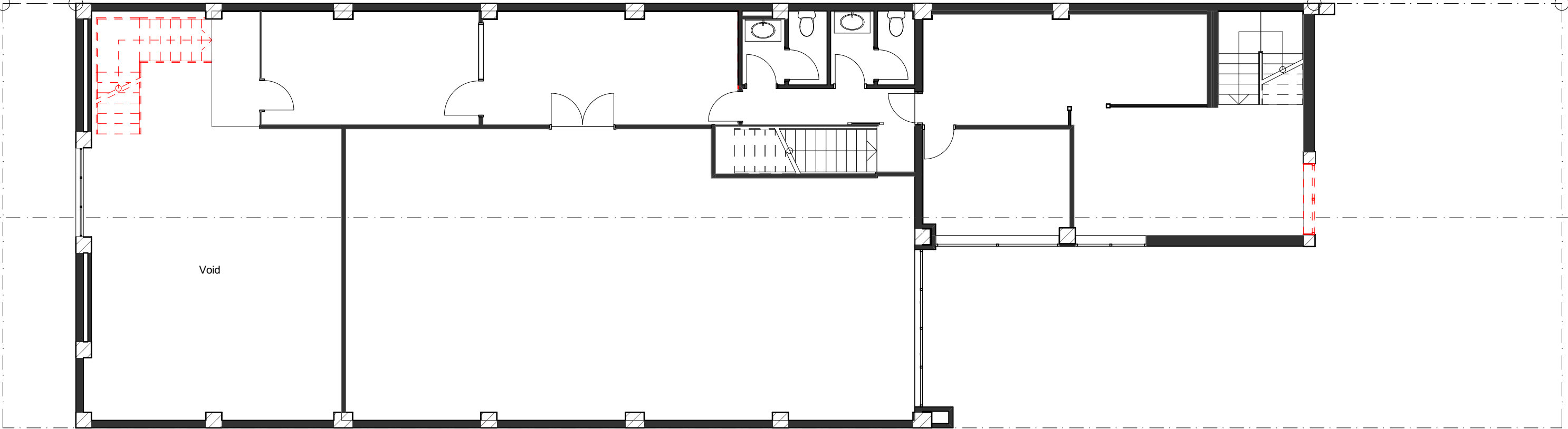
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6 210 : 239° 45' 0"



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Finchley Street Whisky Distillery
25 Finchley Street Milton 4064
Mike Lee

Proposed Basement Floor Plan

scale: 1:100@A3

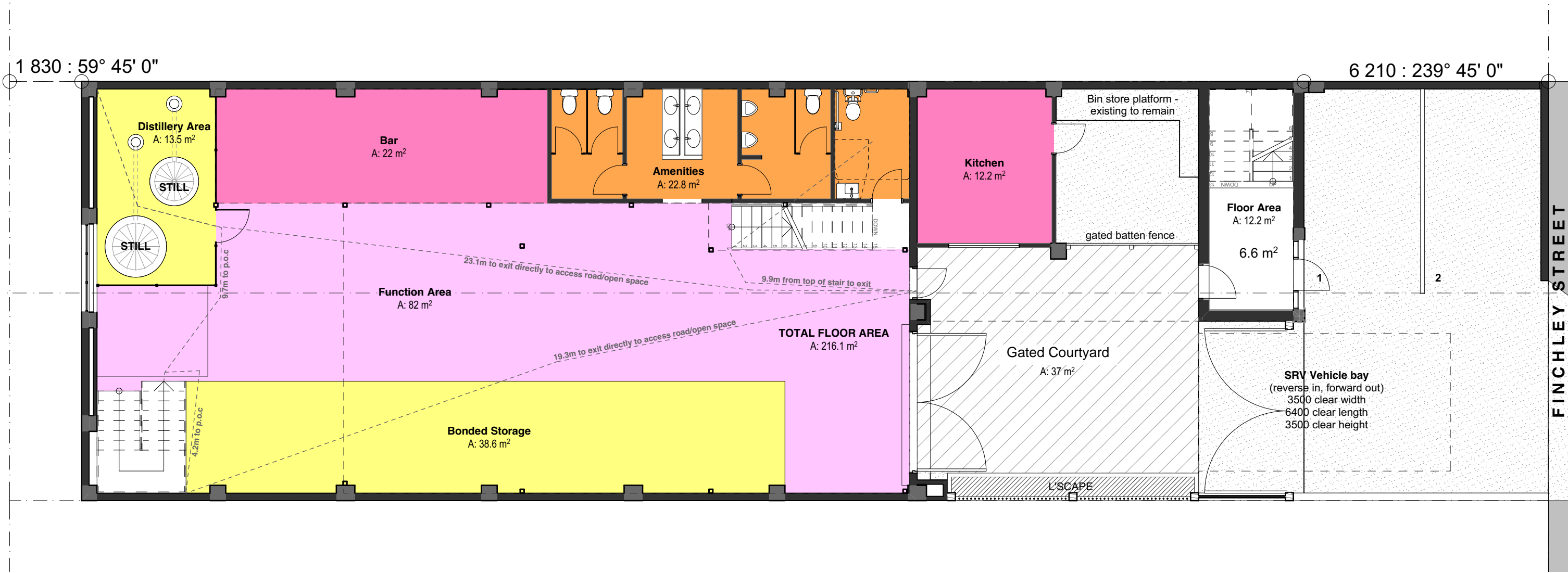
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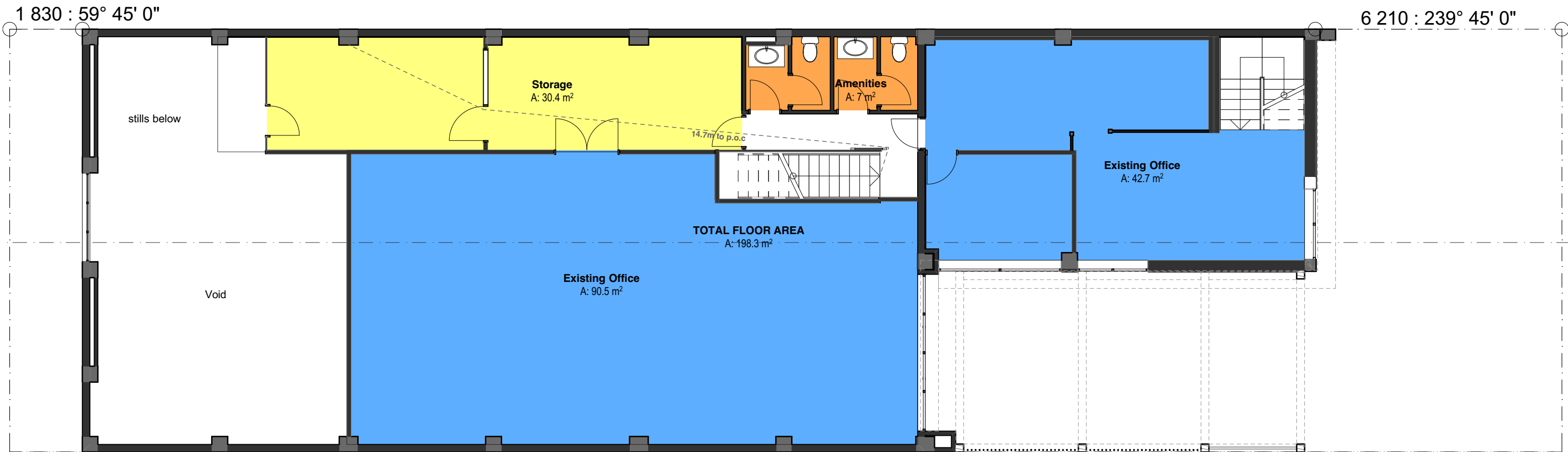
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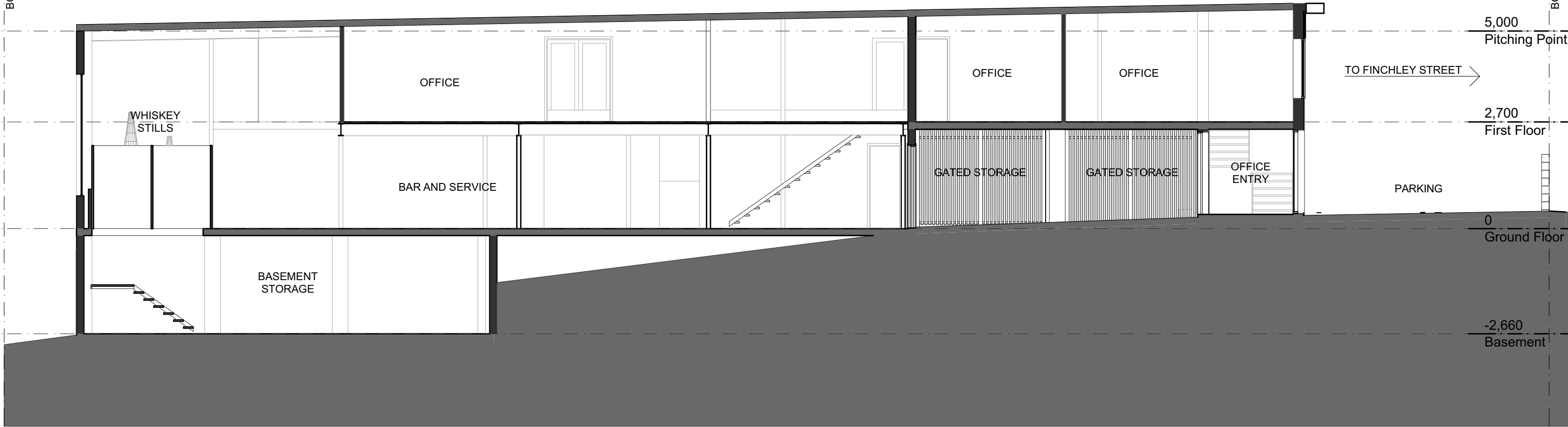
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1 Street Elevation
SCALE 1:100 @ A3



1 Section 1



2 Streetscape View



1 Gated Courtyard