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Removal of Underground Heating Oil Tank from Smiggin Holes Workshop, Perisher Ski Resort

Statement of Environmental Effects

Statement of Environmental Effects prepared by:

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Perisher Blue Pty Ltd

October 2016

Prepared by: Tanya Bishop, Environmental Manager
Reviewed By: Michael Fearnside, GM Operations
FINAL, October 2016

Date: October 2016
Perisher Blue Pty Limited

STATEMENT OF ENVIRONMENTAL EFFECTS

Project Summary

Removal of Underground Heating Oil Tank, Smiggin Holes Workshop, Perisher Ski Resort.

Background

This report presents a statement of environmental effects (SEE) for a proposal by Perisher Blue Pty Limited (Perisher) for the removal of an underground heating oil storage tank. The location of the proposal is within the Smiggin Holes area of the Perisher Ski Resort, in Kosciusko National Park (KNP), as shown in *Figure 1 - Project Location, Regional Setting*.

The Underground Petroleum Storage System (UPSS) at the Smiggin Holes Workshop consists of:

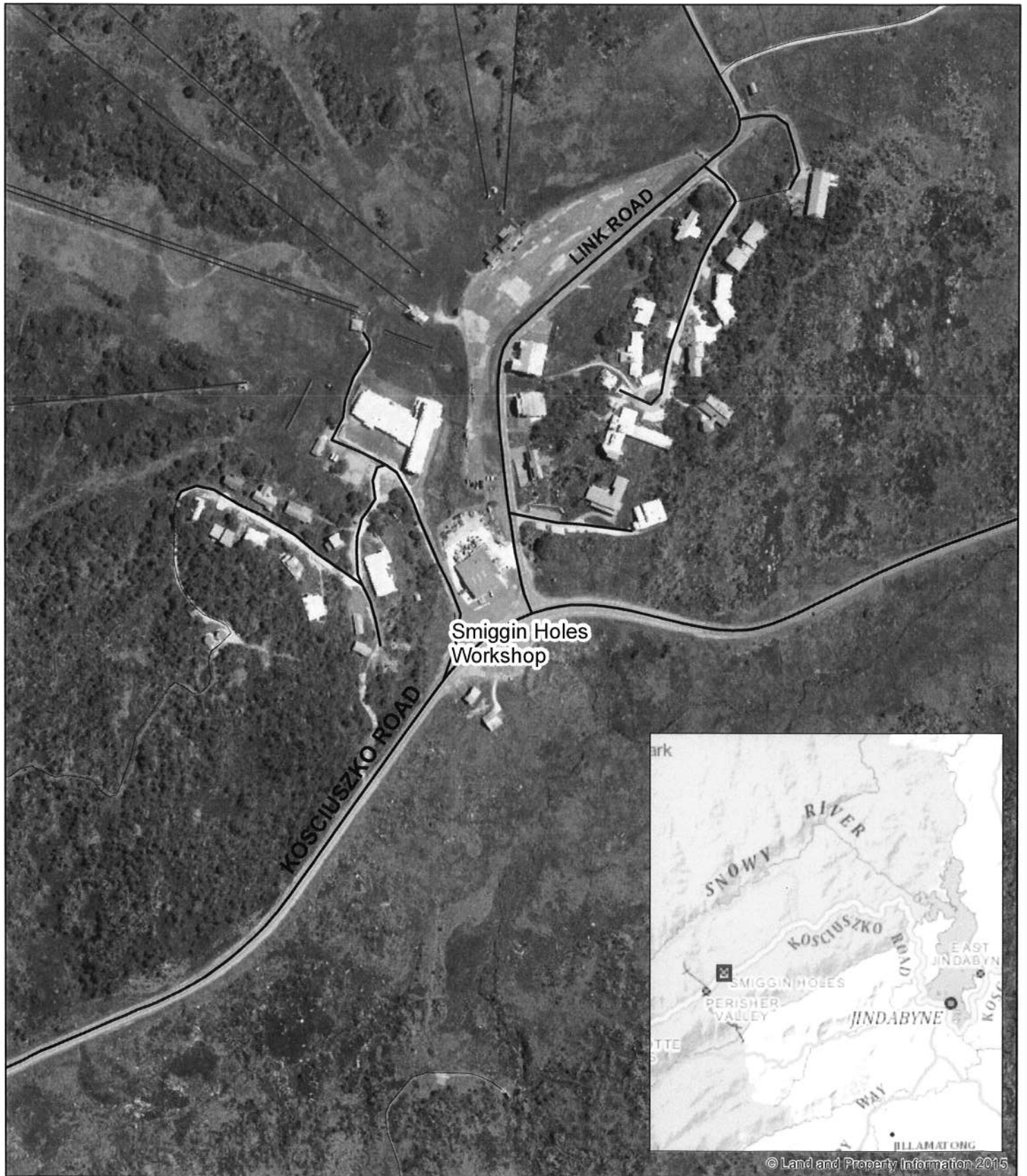
- 2 x 9,000L diesel tanks;
- 2 x 9,000L unleaded petrol tanks;
- 1 x 5,400L waste oil tank;
- 1 x 5,400 L heating oil tank;
- associated lines, bowsers and pipes; and
- groundwater monitoring wells.

Prior to 2016, a tank at Smiggin Holes workshop stored heating oil, which fed the boiler system for heating the workshop building. With the conversion of workshop heating to gas (provided from an above ground storage tank), the heating oil tank became redundant. It was originally proposed to convert the tank to a waste oil storage tank, however investigations into the feasibility of this conversion in 2016 revealed that it was not a viable option. The removal of the tank was deemed the most appropriate course of action, and is the proposal described herein.

The tank is located beneath the concrete forecourt of the Smiggin Holes Workshop, as shown in *Figure 2 – Site Plan and SEMP* (Site Environmental Management Plan).

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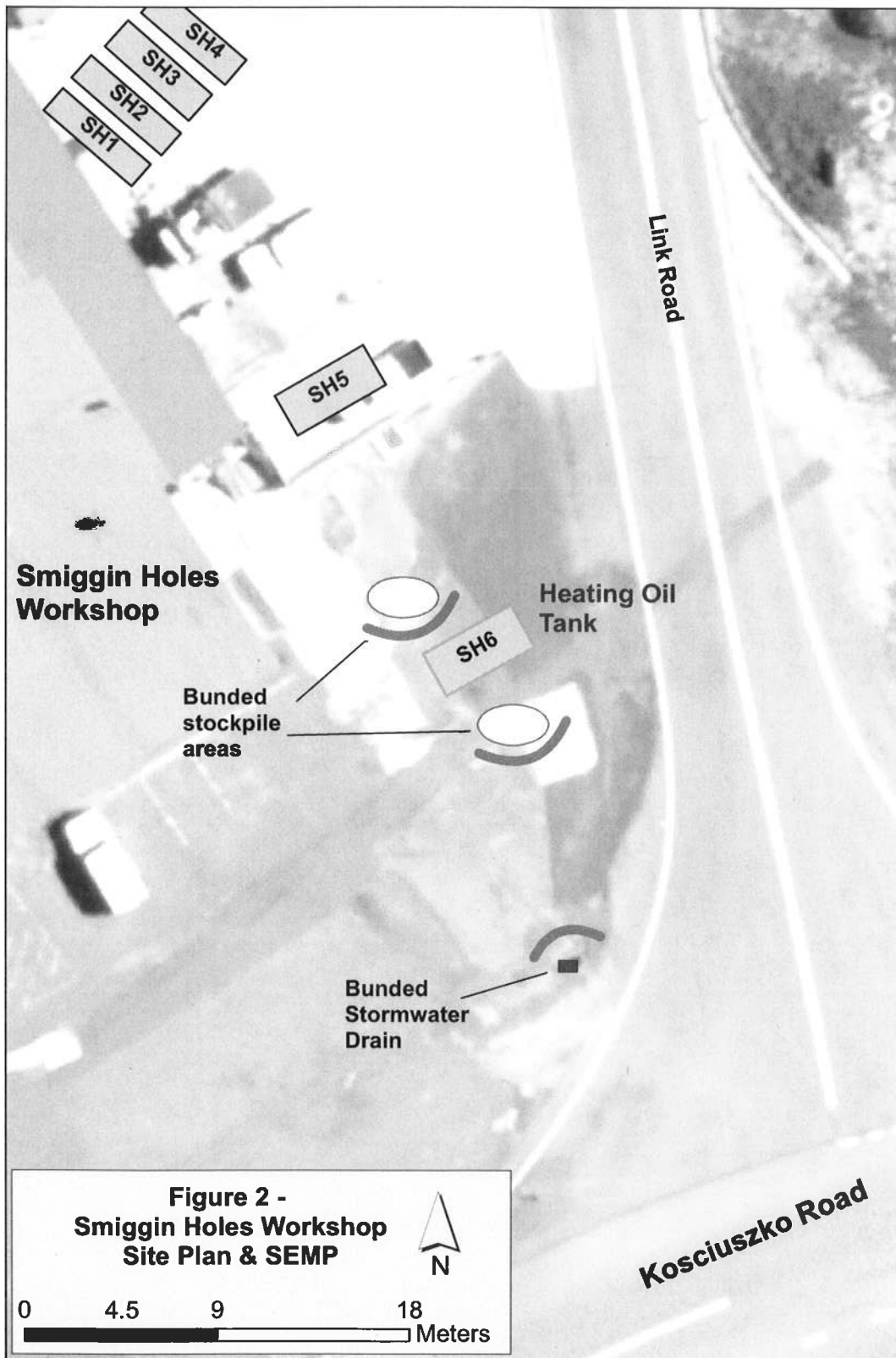
Figure 1 - Project Location, Regional Setting
Smiggin Holes Workshop
Underground Heating Oil Tank Removal



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0 50 100 200 300 400 Meters



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The Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014 (the Regulation) sets out conditions for the installation, maintenance, modification, decommissioning and removal of UPSS's. Perisher proposes to remove the 5,400L Heating Oil tank under the conditions set out in the Regulation.

Reasons for the Proposal

The reasons for removal of the tank include:

- reducing the environmental risk of heating oil spills or leaks;
- removing potential hazards or obstacles to operations in the future.
- following industry best practice which is decommissioning of a UPSS.

Objectives of the Proposal

The overall objectives of the proposal are to:

- Remove the disused 5,400L underground heating oil tank;
- Investigate and validate the site to the extent possible to ensure there is no ongoing risk associated with the heating oil tank site;
- Backfill the site, and reconstruct hardstand area in front of the workshop

GIS Data

The location of the underground fuel tank for the purposes of GIS is approximately:

- 55H 628016 5971405 UTM

Project Description

The tank is situated underneath a concrete slab in the Smiggin Holes Workshop forecourt. Part of this slab will need to be broken up and removed in order to pull the tank out. Excavators will be used to break up and load the concrete into a truck for offsite disposal.

Excavators will also be used to remove soil surrounding the tank. This soil will be stockpiled on the adjacent concrete slab to be used to backfill the site or until disposal depending on the level of contamination. Sediment controls will be installed to prevent the loss of soil while it is stockpiled. This is shown in detail in *Figure 2 – Site Plan and SEMP*.

Excavations are anticipated to exceed 1m due to the volume of the tank, however the Smiggin Holes Workshop site is not mapped as a 'G Zone' under the DIPNR Geotechnical policy, therefore a Geotechnical report is not required for this application.

The tank site will require investigation and validation by a qualified person following the removal of the tank. Contaminated soil surrounding the tank excavation pit may need to be removed in order to achieve validation. Possible limitations to complete validation of the site include adjacent infrastructure and services, the ongoing use of the site as a UPSS, and historical uses of the site as a service station, depot and other uses. The engaged expert will conduct the appropriate investigations on the site, and make recommendations for the validation or ongoing management of the site. The tank will be removed, purged, transported and disposed of according to the Australian Standards for The Removal and Disposal of Underground Petroleum Storage Tanks (AS 4976, 2008). Monitoring of the site will continue as per the UPSS Regulation using the previously installed groundwater monitoring wells.

Clean fill for backfilling the excavation will be sourced from the Smiggin Holes stockpile site, and a new concrete slab will be constructed to reinstate the Workshop forecourt.

Throughout the project, a haybale barrier will be used to minimise the loss of soil from stockpiles, as shown in the SEMP.

Site Access

Access to the site will be via Kosciuszko Road, as shown in *Figure 2*. No new roads or tracks will need to be formed and no off track driving will be required.

Works Program

Works are expected to be completed 2-4 weeks after commencement. Commencement of works are subject to the timing of development approval and summer work rosters, however, the works are planned for Summer 2016/17.

Reversibility:

The removal of the underground tank is not reversible, however the tank has been deemed redundant so removal is best practice. Should additional underground fuel storage be required in the future, it can be installed as per UPSS Regulation and related guidance.

Alternatives

Do nothing – doing nothing, and retaining the disused underground fuel tank in-situ would not be best practice under the UPSS Regulation, and would mean the tank may become an obstacle to future developments or underground maintenance/service works in this area.

Decommission in-situ – decommissioning the tank and leaving it in-situ is a possible alternative under the UPSS Regulation. It would most likely, however, cause problems in the future if removal of the tank became necessary.

Reuse of tank – the reuse of the tank was considered, however it was decided this was not a feasible use of the tank, and removal of the tank would be best practice management of the tank.

Legislation & Planning

Perisher Blue Pty Ltd Ski Slope Master Plan (SSMP) – there is no specific reference in the SSMP to underground fuel storage tank removal, however environmental sustainability is a key goal of the SSMP and managing contamination is a component of this.

State Environmental Planning Policy (Kosciuszko National Parks – Alpine Resorts) 2007 – The proposal is consistent with the aims and objectives of the Policy, as outlined in Clause 2 of the SEPP. Other matters to be considered by the consent authority, as outlined in Clause 14 of the SEPP, are addressed throughout this Statement of Environmental Effects.

Issues relating to the Project

History of the site

The installation date of the heating oil tank is unknown, however it has been used as a heating oil storage tank for at least the last 15 years. The conversion of the workshop heating to gas has meant the tank has become redundant. Previous to the workshop site being used by Perisher as a workshop, it has also been the site of a Service Station, vehicle depot and other uses.

Site suitability

The tank site is located beneath the Workshop forecourt, which will be reinstated following tank removal to allow it to continue to function as a trafficable area.

Present and previous uses

The tank site will continue to function as a trafficable forecourt, with the tank removal having no impact on the use of this area.

Operational details

The tank site will continue to function as a trafficable forecourt, with the tank removal having no impact on the use of this area. Disruption to the use of the forecourt will be temporary only during tank removal.

Building classification and Building Code of Australia (BCA)

N/A

Change of use of a building (where there is no building work)

N/A

Wind classification and snow loading

N/A

Engineering details

N/A

Social and economic impact

The removal of the tank will have no social or economic impacts. Perisher has deemed that the tank is redundant and removal is the best practice option.

Access and traffic

Access to site for the removal of the tank is readily available from the Kosciuszko Road. No new tracks of off-road access are required.

The tank site will continue to function as a trafficable forecourt, with the tank removal having no impact on the access to this area in the future.

Privacy, views and overshadowing

There will be no impacts on privacy, views or overshadowing as a result of the proposal.

Air and noise

Short term air and noise impacts will be generated by this proposal, from the breaking of concrete and excavation associated with tank removal. No long term air and noise impacts will result.

Soil, water and wastewater management

The project site is mapped as within 40m of a waterway according to State Environmental Planning Policy (Kosciuszko National Parks – Alpine Resorts) 2007 riparian mapping. The Creek is in a fully enclosed pipe in this location, however, so the project is exempt from requiring a Controlled Activity Approval under the Water Management Act 2000.

Excavated soil will be stockpiled and bunded on the concrete surface adjacent to the tank pit. Nearby drains will be protected with bunding, and spoil will be stored for minimal time.

No changes to stormwater runoff or management will result from this project.

The integrity of the tank is believed to be intact and the tank will be emptied before removal therefore the potential for a spill is low. Regardless, there may be residue material in the tank and the tank could be damaged during the removal. In order to manage this risk there shall be adequate spill response equipment available on site. There is a spill kit located in the Smiggin Holes Workshop which is sufficient for this purpose.

Heritage

There will be no impacts on European cultural heritage resulting from the proposal.

Aboriginal cultural heritage

The project site is previously heavily disturbed and is not mapped as having archaeological significance (PSSMP).

Energy

No long-term impacts on Resort energy consumption will result from the proposal. Alternative heating for the workshop has already been installed.

Waste

Broken concrete from the forecourt will be disposed of off-site. Spoil from the excavated tank pit will be assessed for contamination and disposed of accordingly, or used to backfill the excavation if appropriate. Advice on spoil management will be given by the engaged expert. There will be no ongoing waste impacts resulting from the proposal.

Demolition

There is no demolition required as a part of this proposal.

Threatened species

The project site is previously heavily disturbed and modified. There will be no impacts on threatened species as a result of the proposal.

ADDENDUM

STATEMENT OF ENVIRONMENTAL EFFECTS: REMOVAL OF UNDERGROUND HEATING OIL TANK FROM SMIGGIN HOLES WORKSHOP, PERISHER SKI RESORT, OCT 2016

PART 1 - STATE ENVIRONMENTAL PLANNING POLICY (KOSCIUSZKO NATIONAL PARK—ALPINE RESORTS) 2007

Clause 2 Aim and objectives of Policy	
<p>(1) The aim of this Policy is to protect and enhance the natural environment of the alpine resorts, in the context of Kosciuszko National Park, by ensuring that development in those resorts is managed in a way that has regard to the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).</p>	<p>The proposed development is on a previously disturbed site, proposes the removal of a redundant underground fuel storage tank, and has positive environmental outcomes, and hence addresses the principles of ESD.</p>
<p>(2) The objectives of this Policy are as follows:</p> <p>(a) to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Policy applies,</p> <p>(b) to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that this development is of State and regional significance,</p> <p>(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Policy applies.</p>	<p>The proposed development will not change the current use of the resort. No adverse impacts will result on environment, social or economic aspects.</p> <p>As for Clause 2(1) above</p> <p>The proposed development will not increase the community's exposure to environmental hazards. The proposal involves the removal of a potential man-made environmental hazard.</p>
Clause 14 Matters to be considered by consent authority	
<p>(1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:</p>	
<p>(a) the aim and objectives of this Policy, as set out in clause 2,</p>	<p>As for Clause (2) above</p>
<p>(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards</p>	<p>The proposed development is on a previously disturbed site, proposes the removal of a redundant underground fuel storage tank, and has minimal environmental impacts. The</p>

(including geotechnical hazards, bush fires and flooding),	proposed development will not increase the community's exposure to environmental hazards.
(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:	
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	The proposed development will not impact upon transport or access to the Resort.
(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,	The proposed development will not impact upon the capacity of the effluent system.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	The proposed development will not impact upon the capacity of waste disposal facilities or transfer facilities.
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	The proposed development will not impact upon the capacity of existing water supply.
(d) any statement of environmental effects required to accompany the development application for the development,	See Statement of Environmental Effects
(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,	The proposal will not change the current character of the Perisher Resort.
(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,	No geotechnical assessment is required for the proposal.
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	Appropriate erosion and sedimentation controls will be placed downslope of the excavation and any stockpiles. This will include the placement of hay bales.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	No stormwater drainage works are proposed.

(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	There will be no visual impact resulting from the proposal.
(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,	The proposed development will not increase resort activities outside of the ski season.
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	The proposed development does not involve installation of ski lifting facilities.
(i) the capacity of existing infrastructure facilities, and	n/a
(ii) any adverse impact of the development on access to, from or in the alpine resort,	n/a
(2) The long term management goals for riparian land are as follows:	
(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land,	The proposed development will not have any impacts on habitat or habitat linkages.
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	The proposed development will not have any impacts on areas of conservation value and habitat.
(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.	The proposed development will not have any impacts on watercourse bank stability.
15 Additional matters to be considered for buildings	
(1) Building height	
In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:	
(a) has an impact on the privacy of occupiers and users of other land, and	The proposed development does not involve erection of a building
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	n/a
(c) has an impact on views from other land, and	n/a
(d) if the building is proposed to be erected	n/a

in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	
(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and	n/a
(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and	n/a
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	n/a
(2) Building setback	
In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	The proposed development does not involve erection of a building
(b) assists in achieving high quality landscaping between the building and other buildings, and	n/a
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	n/a
(d) is adequate for the purposes of fire safety, and	n/a
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	n/a
(f) will facilitate the management of accumulated snow.	n/a
(3) Landscaped area	
In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used:	
(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and	The proposed development does not involve erection of a building
(b) to assist in the provision of adequate open space to complement any commercial use	n/a

in the alpine resort concerned, and	
(c) to limit the apparent mass and bulk of the building, and	n/a
(d) as an amenity protection buffer between the proposed building and other buildings, and	n/a
(e) as a means of reducing run-off, and	n/a
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	n/a

PART 2 – LIMITATIONS ON TANK EXCAVATION

The tank dimensions and exact location / orientation are currently unknown, and will be established as the tank is uncovered for removal. Once the tank is removed, the extent of further excavations will be dependent on soil conditions and the need for soil removal to achieve validation or acceptable site conditions. These excavations will be determined in consultation between the Perisher Project Manager and the Soil Contamination Consultant, to ensure the site is validated as best as possible without compromising building integrity or causing geotechnical issues.

PART 3 – WATER MANAGEMENT ACT 2000, CONTROLLED ACTIVITY APPROVAL (EXEMPTIONS)

See email from David Zerafa (NSW DPI – Water) to Tanya Bishop, dated 27.10.2016.

“The exemption would apply to the tank removal as you have identified on the map you have attached” (see below).

