



Ground Doctor Pty Ltd

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1 December 2020

Mr Ewan Murdoch
Selwyn Snow Resort
213A Kings Cross Road
Cabramurra, NSW 2629

Dear Ewan,



Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No **DA 10647**

Granted on the **7 May 2021**

Signed **D James**

Sheet No **15** of **59**

RE: UPSS DECOMMISSIONING VALIDATION REPORT, FORMER SELWYN SNOWFIELD WORKSHOP UPSS AREA

Please find attached the Validation Report for underground petroleum storage systems (UPSS) decommissioning works undertaken at the former Selwyn Snow Resort Workshop. The report outlines the UPSS decommissioning process, associated soil remediation works and the validation assessment methodology and results.

Key findings of the validation assessment are:

- The UPSS infrastructure was removed from the site.
- Hydrocarbon impacts were removed from shallow soil such that the upper 2m of the subsurface in the former UPSS area is free of significant hydrocarbon odour and staining and concentrations of petroleum hydrocarbons are less than thresholds for screening potential ecological impacts.
- An identified LNAPL plume is limited in extent and the thickness of LNAPL is such that it has low potential to mobilise at a later stage.
- Monitoring results indicate that the associated dissolved phase hydrocarbon plume in groundwater does not pose an unacceptable risk to downgradient aquatic ecosystems or water supply. Petroleum hydrocarbon impacts are reduced to concentrations below relevant water quality thresholds due to dispersion, diffraction and natural biodegradation.
- Groundwater monitoring data provides a good understanding of the potential extent of subsurface contamination. The inferred extent of the identified LNAPL and dissolved phase plumes does not extend beneath any of the proposed buildings at Selwyn Snow Resort. Even if the contamination extended beneath the proposed buildings, it would not pose an unacceptable risk to human health due to the depth of contamination and the limited size of the proposed Resort Operations Centre building.

We are aware that Selwyn Snow Resort has submitted a development application for new Snow Resort buildings and infrastructure. State Environmental Planning Policy No. 55 (SEPP 55) requires a consent authority to consider suitability of land for the proposed development with respect to contamination. Clause 7 of SEPP 55 states:

7 Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless—
- (a) it has considered whether the land is contaminated, and
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.
- (3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

The proposed development represents a continuation of the existing land use.

The validation assessment works undertaken would be considered a detailed site assessment of the former UPSS area. Ground Doctor has identified the extent of hydrocarbon impacts around the former UPSS locations. We have identified and assessed applicable human health risk and environmental risk pathways within the impacted area. Our validation report has concluded that the identified land contamination does not pose an unacceptable risk to human health or the environment based on the proposed land use.

The findings of our assessment should satisfy the consent authority that the former UPSS area is suitable for the proposed development in its contaminated state. Our report recommends that the identified contamination be addressed by adopting a “do nothing” approach with monitored natural attenuation. The need for any active remediation would be considered based on the results of ongoing groundwater monitoring.

If you wish to discuss the findings of our assessment or any other issue please contact the undersigned on 0407 875 302.

Kind Regards



James Morrow
Environmental Engineer
Ground Doctor Pty Ltd
CEnvP Certified Environmental Practitioner No.: 1194
CEnvP Certified Site Contamination Specialist No. SC41087

