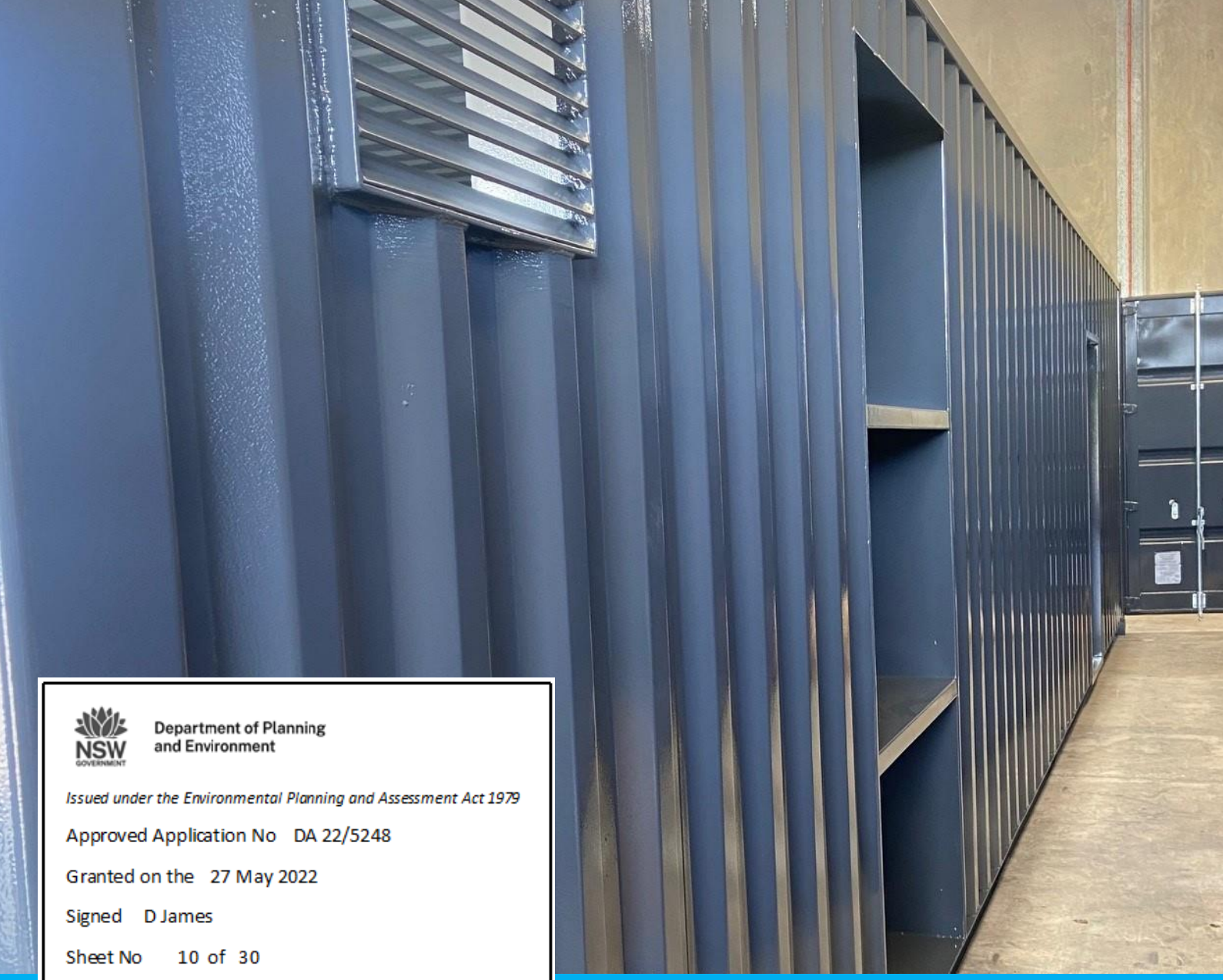

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/5248

Granted on the 27 May 2022

Signed D James

Sheet No 10 of 30

Selwyn Snow Resort

RESPONSE TO RFIs RELATING TO STATEMENT OF ENVIRONMENTAL EFFECTS

Construction of Wastewater Treatment Plant and associated infrastructure

213 Kings Cross Road, Kiandra NSW

Purpose

This response relating to the Statement of Environmental Effects relating to the Construction of Wastewater Treatment Plant and associated infrastructure applies to the Request for Information (RFI) received from Department of Planning, Industry and Environment on 26th April 2022. The response addresses all RFIs within the body of the response and related attached documents in Appendices and sent via email.

Requests for Information

1. Detailed analysis of the facility including but not limited to: Refer to QU-0226 – Manteena – Selwyn Snowfields STP – Design Brief REV 00.pdf which documents the methodology used to calculate the maximum visitation and usage.
    - Detailed through-put estimate or flow estimates (day, week, peak) and the process/numbers used to arrive at the estimate Refer to QU-0226 – Manteena – Selwyn Snowfields STP – Design Brief REV 00.pdf
    - Capacity/adequacy analysis in the initial assessment Refer to QU-0226 – Manteena – Selwyn Snowfields STP – Design Brief REV 00.pdf

2. Operational details and management of the facility including but not limited to:
    - Winter Season
    - Offseason
    - Cold environment considerations
    - Relevant management plans
    - Maintenance and cleaning

    De-mem Akwa commit to provide Selwyn Snow Resort a detailed operating manual when the plant is installed and handed to the relevant operator(s) at Selwyn Snow Resort. The operating manual is being developed by De-mem Akwa in coordination with the manufacture of the plant and will be provided to Selwyn Snow Resort at the time of handover. During the handover period, De-mem Akwa will also facilitate training to all Selwyn operators who will be managing the plant.

3. Technical information, legislation and relevant guidelines
    - Refer to Document QU-0226 Design Brief for WWTP attached to Development Application for all technical information relating to the plant.
    - There is no legislation that governs the operation of pumping sewerage. Legislation is not relevant until the plant discharges effluent. Could the Department of Planning, Industry and Environment please clarify what legislation is being referred to?

4. History of the site and proximity to historic effluent disposal system

    History of the site and proximity to historic effluent disposal system has been documented previously on page 14 of the Statement of Environment Effects. Refer to Present and previous uses section on page 14.

5. Materials and colours
    - Tanks: The tanks offers a monument coloured façade.

- Containers: The containers offer a monument coloured façade.
- Roof structure: The roof structure offers a monolith (identical to monument) coloured façade.

6. Truck away of treated or untreated effluent
   - Describe collection and disposal: The proposed SSR Wastewater Treatment Plant has been designed with the appropriate nozzles to ensure that any storage vessel in the facility is able to be pumped out and trucked out externally. The location of these nozzles are documented on Document DEM-0226-1-0892_STP Proposed Plant Layout-Tank Outlets. In the event that trucking away of treated or untreated effluent is required, a truck is able to easily pull up adjacent to the facility and connect to the required tank for pump out. As the facility is entirely bunded, with the appropriate standard operating procedure in place, the risk of any spills is extremely low. Depending on whether the effluent has been treated or untreated, it will be trucked away and disposed of at the relevant treatment facility.
   - Proposed tanker size and trip frequency: The largest tanker available is a 20,000L tank. On a peak day of 2,000 visitors to the resort, Selwyn Snow Resort would require 2 tanker trips. It is important to note that the resort does not achieve maximum visitation often, nor on consecutive days.
   - Tanker filling practices and spill management/containment: The tanker disposal company will have their own management practices in place to ensure filling practices are appropriate and that any spills are contained. Further, upon delivery and training of the facility by De-Mem Akwa, Selwyn Snow Resort will implement a tanker filling policy to ensure our operators follow safety management during the tanker filling process.
   - Tanker parking location, surface material and whether the parking will be bunded Refer to drawing C221-A.pdf
   - Tanker turning location Refer to drawing C221-A.pdf
7. Adequacy of the NPWS service track for tanker access

   The NPWS service track surface material is dirt, with clear indent lining marked in the track where vehicles drive. Further, Selwyn Snow Resort have made a commitment to NPWS to clear the NPWS service track of snow daily during the season.
8. Hazard Analysis
   - Chemical etc within the STP: All chemicals are stored in the area of the facility with a purpose built roller door, to ensure adequate ventilation flows through this area. Further, the chemicals are located in specialised tanks that are within their own designated bund (refer to Appendix A for image), and the tanks are located in a fully bunded area of the facility. Refer to the following documentation outlining the chemicals used within the facility:

     Biocide_No_10-SDS (1).pdf

     Liquid_Caustic_50_-SDS (1).pdf

     Hyperfloc_1611-SDS.pdf

     SDS 048 – D.Nitro.pdf

Re: Urgent/Selwyn STP Outlook Item

MANTEENA STP P&ID-REV 07d 4.pdf

- Proximity to gas storage, fuel storage and overhead powerlines: Gas Storage (Refer to Fwd: Distance off requirements for LPG tanks), Fuel Storage (Refer to ROC_CC_A_ROC_CC_BINDER.pdf for location of fuel storage at Resort Operations Centre, Overhead Powerlines (Refer to 779422_Fplan_Rev.B.pdf for Essential Energy design of overhead powerlines).
- Set back requirements and relevant Australian Standards Refer to drawing C245-E.pdf

9. BCA classification and any preliminary building code requirements including but not limited to: The BCA classification for this building is Class 10. Class 10 buildings are non habitable buildings or structures. The STP is Class 10a which refers to buildings that are non-habitable buildings including sheds, carports and private garages.
   - Fire safety and essential fire safety measures
10. Details of external services (either temporary or permanent) to be brought to the site – water, electricity, gas and communications
    - Is water and communications also required? No communications required, however 4G or a wireless router can be used if required in the future. Potable water is connected to the plant from a nearby reticulation feed.
    - Is electricity, gas or other fuel required at the site? Is a back up generator required for the STP? No gas or generator is required at the site. Electricity is connected from the STP back to the main switchboard which is located in the Plant Room behind the Visitor Centre. Water pipes are in place to be able to recycle the treated effluent to the Visitor Centre toilets.
11. Previous Pre-DA correspondence where relevant to the truck away option including:
    - Government agency working group draft correspondence date 25/02/2021
    - EPA letter dated 22/02/2022
    - Department Pre-DA letter dated 14/09/2021

    Blyton Group have addressed previous feedback and guidance in the Development Application submission. Can the Department of Planning, Industry and Environment please clarify where this hasn't occurred?

Appendices

Appendix A – Chemical Tank Bunding Zone