

3. Applicant Details *Please Print*

Surname First Name

Name of Company/Department/
Government Agency

Position held in Company/Department/
Government Agency

Australian Company/Business
Number (ACN/ABN)

Postal Address

Suburb State Postcode

Phone Number Business Hours Mobile

EMAIL ADDRESS

4. Lessee (Property Owners) or Government Land Custodian Details *Please Print*

SITE 1

1st Lessee or Land Custodian Details

2nd Lessee or Land Custodian Details

Full Name:

Full Name:

Company Name:

Company Name:

Position Held in Company:

Position Held In Company:

ACN Number:

ACN Number:

Postal Address:

Postal Address:

Telephone BH:

Telephone BH:

Mobile:

Mobile:

Email Address:

Email Address:

SITE 2

1st Lessee or Land Custodian Details

Full Name:	<input type="text"/>
Company Name:	<input type="text"/>
Position Held in Company:	<input type="text"/>
ACN Number:	<input type="text"/>
Postal Address:	<input type="text"/>
Telephone BH:	<input type="text"/>
Mobile:	<input type="text"/>
Email Address:	<input type="text"/>

2nd Lessee or Land Custodian Details

Full Name:	<input type="text"/>
Company Name:	<input type="text"/>
Position Held In Company:	<input type="text"/>
ACN Number:	<input type="text"/>
Postal Address:	<input type="text"/>
Telephone BH:	<input type="text"/>
Mobile:	<input type="text"/>
Email Address:	<input type="text"/>

SITE 3

1st Lessee or Land Custodian Details

Full Name:	<input type="text"/>
Company Name:	<input type="text"/>
Position Held in Company:	<input type="text"/>
ACN Number:	<input type="text"/>
Postal Address:	<input type="text"/>
Telephone BH:	<input type="text"/>
Mobile:	<input type="text"/>
Email Address:	<input type="text"/>

2nd Lessee or Land Custodian Details

Full Name:	<input type="text"/>
Company Name:	<input type="text"/>
Position Held In Company:	<input type="text"/>
ACN Number:	<input type="text"/>
Postal Address:	<input type="text"/>
Telephone BH:	<input type="text"/>
Mobile:	<input type="text"/>
Email Address:	<input type="text"/>

*All lessees **must** sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.*

*If a lessee signature **can not be obtained** and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant **must** submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.*

5. EIS Requirements – complete this part for Application for Scoping Document ONLY

Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the *Planning and Development Act 2007 (P&D Act)*.

- The proposal is a type listed under schedule 4 of the P&D Act. Please list item numbers: 7 _____
- The proposal is not an EXEMPT, CODE, or MERIT track development where the development is allowed under an existing lease
- The proposal is permissible under the National Capital Plan but listed as prohibited in the relevant development table
- The proposal has been declared under section 124 and section 125 of the P&D Act
- The proposal is not listed anywhere in the relevant development table (in-nominate use)

6. Complete this part for Application for Environmental Significance Opinion ONLY
S138AA Planning and Development Act 2007

Are you seeking an Environmental Significance Opinion? YES NO

IF YES - identify the item(s) for opinion under Schedule 4 of the *Planning and Development Act 2007*

- | | | |
|-------------------------------------------------|-------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Section 4.2 Item 3 (c) | <input type="checkbox"/> Section 4.2 Item 3 (d) | <input type="checkbox"/> Section 4.2 Item 11 |
| <input type="checkbox"/> Section 4.3 Item 1 | <input type="checkbox"/> Section 4.3 Item 2 (a) | <input type="checkbox"/> Section 4.3 Item 2 (b) |
| <input type="checkbox"/> Section 4.3 Item 3 | <input type="checkbox"/> Section 4.3 Item 6 | <input checked="" type="checkbox"/> Section 4.3 Item 7 |

Note: Applications for Environmental Significance Opinion from the ACT Heritage Council must be accompanied by a Statement of Heritage Effects prepared by a suitably qualified heritage professional regarding the potential impacts of the proposal.

7. Complete this part for Request for Exemption to Provide Environmental Impact Statement ONLY
S.211 Planning & Development Act 2007

The Minister may exempt a development proposal from a requirement to include an EIS if satisfied that the expected environmental impact of the development proposal has already been sufficiently addressed by another study, whether or not the study relates to the particular development proposal.

If the proposal is a type listed under Schedule 4 of the P&D Act, please list the item numbers: _____

Please supply supporting documentation to justify s211 consideration and a statement as to how the supporting documentation satisfies the requirement of s.211 and s50A of the P&D Regulation. Documentation Attached

8. Environment Protection and Biodiversity Conservation Act 1999

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? NO YES

If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"

NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.

IF NO - Have you had meetings/discussions with the Department of the Environment? NO YES

If YES - Please provide the contact details of the Department of the Environment officer

Name: _____ Contact No. _____

9. Your Proposal – Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

1. a statement outlining the objectives of the project and why it is needed;
2. a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website (not required for ESO applications for Schedule 4 Section 4.2 Item 11 or Section 4.3 Item 7);
5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
6. any decision made under the EPBC Act in relation to this proposal.
7. **For s211 applications only**, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included as supporting documentation undertaken. Details of public consultation not required for a statutory process should also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities

Have you had any meetings/discussions with relevant prescribed entities?

- NO
 YES

IF YOU ANSWERED YES TO THE QUESTION – please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
<input type="checkbox"/> ICON Water Limited		
<input type="checkbox"/> ACTEWAGL Distribution		
<input type="checkbox"/> Conservator of Flora and Fauna		
<input type="checkbox"/> Emergency Services		
<input checked="" type="checkbox"/> Environment Protection Authority	Nov 2020 to May 2021: ongoing consultation	Mark Heckenberg
<input type="checkbox"/> Heritage Council		
<input type="checkbox"/> Health Policy		
<input type="checkbox"/> Municipal Services		
<input type="checkbox"/> Custodian of the Land		
<input type="checkbox"/> Other: _____ Please specify		

11. Conflict of Interest Declaration

Does the applicant or lessee have any association with EPSDD staff?

NO
 YES

If YES please provide details:

NOTE: There are penalties for deliberately giving false and misleading information. The planning and land authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.

12. Other Application Requirements

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 - 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLICATION TYPES

In addition to the documentation being provided on CD/DVD **one bound and one unbound hard copy must also be provided.**

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s) Date

SITE 1

1st Lessee Signature Date

2nd Lessee Signature Date

Govt Land Custodian Signature (unleased land only) Date

Delegate of the planning and land authority (unleased land only) Date

SITE 2

1st Lessee Signature Date

2nd Lessee Signature Date

Govt Land Custodian Signature (unleased land only) Date

Delegate of the planning and land authority (unleased land only) Date

SITE 3

1st Lessee Signature Date

2nd Lessee Signature Date

Govt Land Custodian Signature (unleased land only) Date

Delegate of the planning and land authority (unleased land only) Date

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centre
GPO Box 158, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au **Website:** www.planning.act.gov.au



ENVIRONMENTAL SIGNIFICANCE OPINION

An application for an Environmental Significance Opinion (ESO) has been received under section 138AA of the *Planning and Development Act 2007* (the Act). In accordance with section 138AB(4) of the Act, I provide the following environmental significance opinion:

APPLICANT

WSP Australia Pty Limited, as represented by [REDACTED] Environmental Scientist.

PROPOSAL DESCRIPTION

The proposal is for the remediation of the site including the development of a temporary facility to extract and treat contaminated groundwater and removal and replacement of a failed underground petroleum storage tank.

LOCATION

Block 1, Section 53 in the Suburb of Holt

MATTERS TO WHICH THIS OPINION APPLIES

This opinion applies only to the development proposal as described in the application.

OPINION

Provided the works are undertaken in a manner consistent with the following conditions, the development is unlikely to cause a significant adverse environmental impact.

This opinion is granted subject to the following conditions made under s138AB(4) of the Act.

Remediation, demolition and tank removal:

1. All tanks (and related infrastructure) subject to removal must be removed in accordance with WorkSafe ACT requirements.
2. The area subject to works under the development application must be assessed and remediated, in accordance with the *Environmental Protection Authority (EPA) Contaminated Sites Environment Protection Policy 2017 (CSEPP)* and the *National Environment Protection (Assessment of Site Contamination) Measure 1999 as amended 2013*, by a suitably qualified environmental consultant.
3. All assessment and remedial works must be independently audited in accordance with the CSEPP by an EPA approved environmental auditor.
4. The Remediation Action Plan (RAP) for the proposed works must be reviewed and endorsed by the auditor with a copy of the endorsement of the RAP provided to the EPA.
5. The remedial works must be undertaken in accordance with the endorsed RAP.

6. All appropriate atmospheric monitoring protocols and procedures are to be followed as per the site safety plan.

Completion of works:

7. A copy of the Auditor's draft site audit report, draft site audit statement and any proposed draft site management plan must be submitted to the EPA for review and comment in accordance with the CSEPP and *EPA Information Sheet 11 - Environment Protection Authority Report Submission Requirements* prior to finalisation of these documents.
8. A copy of the Auditor's final audit documents, outlining the appropriateness of all investigation and remedial works and confirming the site's continued suitability for its permitted uses under its Crown lease, must be submitted to the EPA for review and be endorsed in accordance with *EPA Information Sheet 11 - Environment Protection Authority Report Submission Requirements*.
9. A site management plan must be developed and implemented once an endorsement is obtained from the EPA for the auditor's final audit documents.

General conditions:

10. Sediment and leachate control measures must be incorporated for any stockpiled material to prevent contaminants entering the stormwater system.
11. Dust and odour suppression measures must be incorporated as required during the works to minimise impacts on surrounding blocks.
12. All spoil identified at the site must be managed in accordance with *EPA Information Sheet - Spoil Management in the ACT*.
13. All soil subject to disposal from the site must be assessed in accordance with *EPA Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT*.
14. No soil is to be disposed from site without EPA approval.

Attached is a Statement of Reasons for the decision.


Brett Phillips

Delegate of the planning and land authority

23 July 2021

STATEMENT OF REASONS

The proposed development is a proposal mentioned in Schedule 4 of the *Planning and Development Act 2007* – a development proposal requiring an EIS, specifically:

Part 4.3 Item 7 - proposal involving land included on the register of contaminated sites under the *Environment Protection Act 1997*.

The proponent is seeking an environmental significance opinion to remove the proposal from the impact track on the grounds that the proposal is not likely to have a significant adverse environmental impact and has applied to the planning and land authority for an opinion to that effect.

Meaning of significant adverse environmental impact

An adverse environmental impact is *significant* if—

- (a) the environmental function, system, value or entity that might be adversely impacted by a proposed development is significant; or
- (b) the cumulative or incremental effect of a proposed development might contribute to a substantial adverse impact on an environmental function, system, value or entity.

In deciding whether an adverse environmental impact is *significant*, the following matters must be taken into account:

- (a) the kind, size, frequency, intensity, scope and length of time of the impact;
- (b) the sensitivity, resilience and rarity of the environmental function, system, value or entity likely to be affected.

In deciding whether a development proposal is likely to have a significant adverse environmental impact it does not matter whether the adverse environmental impact is likely to occur on the site of the development or elsewhere.

CONSULTATION WITH ENTITIES

In deciding whether a development proposal is likely to have a significant adverse environmental impact the planning and land authority consulted with the following entities, in accordance with s138AA (3) of the Act.

Work Safety Commissioner

The Work Health and Safety Commissioner provided the following advice:

In providing this response, WorkSafe ACT has not approved or endorsed the proposed work arrangements for the development activities, including any proposed risk control measures. Nothing in this response affects the safety duties of persons involved in the work under the Work Health and Safety Act 2011.

Environment Protection Authority

The Environment Protection Authority (EPA) provided the following advice:

The EPA supports an exemption from the requirement for an EIS provided the EPA's conditions of approval will be managed through the Merit Track Development Application process.

The following conditions are required to be included in the approval. Further commentary including further recommended conditions of approval will be provided following review of the detailed documentation to be provided with the Development Application.

Demolition/Tank Removal:

- *all tanks (and related infrastructure) subject to removal must be removed in accordance with WorkSafe ACT requirements*
- *the area subject to works under the development application must be assessed and remediated in accordance with the EPA Contaminated Sites Environment Protection Policy 2017 (CSEPP) and the National Environment Protection (Assessment of Site Contamination) Measure 1999 as amended 2013 by a suitably qualified environmental consultant*
- *all assessment and remedial works must be independently audited in accordance with the CSEPP by an EPA approved environmental auditor*
- *the Remedial Action Plan (RAP) for the proposed works must be reviewed and endorsed by the auditor with a copy of the endorsement of the RAP provided to the EPA.*

Completion of works:

- *a copy of the Auditor's draft site audit report, draft site audit statement and any proposed draft site management plan must be submitted to the EPA for review and comment in accordance with the CSEPP and EPA Information Sheet 11 - Environment Protection Authority Report Submission Requirements prior to finalisation of these documents*
- *a copy of the Auditor's final audit documents into the appropriateness of all investigation and remedial works and confirming the site's continued suitability for its permitted uses under its Crown lease must be submitted to the EPA for review and endorsement in accordance with EPA Information Sheet 11 - Environment Protection Authority Report Submission Requirements.*

General conditions:

- *sediment and leachate control measures must be incorporated for any stockpiled material to prevent contaminants entering the stormwater system*
- *dust and odour suppression measures must be incorporated as required during the works to minimise impacts on surrounding blocks*
- *all spoil identified at the site must be managed in accordance with EPA Information Sheet - Spoil Management in the ACT*

- *all soil subject to disposal from the site must be assessed in accordance with EPA Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT*
- *no soil is to be disposed from site without EPA approval.*

All conditions have been included as conditions in the environmental significance opinion.

Emergency Services Commissioner

The Emergency Services Commissioner provided the following advice:

All appropriate atmospheric monitoring protocols and procedures are to be followed as per the site safety plan.

This advice has been included as a condition in the environmental significance opinion.

Director-General of ACT Health

The ACT Health Protection Service provided the following comments:

The Health Protection Service (HPS) notes that remediation works are required as part of an Environment Protection Order issued by the ACT Environment Protection Authority (EPA).

The applicant is advised that the HPS supports the issuing of an ESO where:

- *EPA endorsed Light Non-Aqueous Phase Liquid Management Plan and Underground Petroleum Storage System Remediation Action Plan are implemented at the site; and*
- *A post-clean up management plan be implemented following acceptance of the cleanup cessation with the auditor and EPA.*

All conditions have been included as conditions in the environmental significance opinion.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

The block where works are proposed is listed on the register of contaminated sites under the *Environment Protection Act 1997* as it is an active service station. In February 2020, an underground fuel tank at the site suffered a failure and fuel leaked into groundwater. The Environment Protection Authority (EPA) is responsible for responding to the fuel leak and has issued an Environment Protection Order to the service station owner and issued a requirement for the service station owner to undertake an environmental audit under the *Environment Protection Act 1997*.

The proposal is to remediate the contamination caused by the fuel leak. A contamination management plan has been developed and provides a method for treating and cleaning-up the groundwater contamination. A remediation action plan has been developed and provides a method for replacing the failed underground petroleum storage system. Both plans will require endorsement from an independent EPA approved auditor.

The Environment Protection Authority and Health Protection Service have provided conditions on how the proposal should be conducted. Further recommended conditions of approval will be provided by the Environment Protection Authority following review of the Development Application.

It has been demonstrated that if the works are undertaken in a manner consistent with the above conditions attached to the ESO, they are unlikely to cause a significant adverse environmental impact.

Planning and Development (Conditional Environmental Significance Opinion – Block 1, Section 53, Holt – Caltex Holt Remediation Works) Notice 2021

Notifiable instrument NI2021– 461

made under the

Planning and Development Act 2007, s 138AD (Requirements in relation to environmental significance opinions)

1 Name of instrument

This instrument is the *Planning and Development (Conditional Environmental Significance Opinion – Block 1, Section 53, Holt – Caltex Holt Remediation Works) Notice 2021*.

2 Commencement

This instrument commences on the day after its notification day.

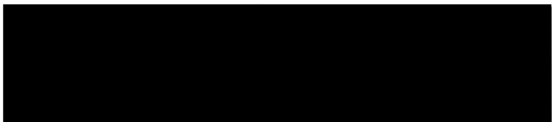
3 Conditional environmental significance opinion

- (1) On 23 July 2021, the planning and land authority, pursuant to section 138AB (4) (b) of the *Planning and Development Act 2007* (the **Act**), gave the Applicant a conditional environmental significance opinion in relation to works to remediate petroleum contamination of soil and groundwater on Block 1, Section 53, of Holt.

- (2) In this section:

conditional environmental significance opinion means the opinion in the schedule.

Note Under section 138AD (6) of the Act, the conditional environmental significance opinion and this notice expire 18 months after the day the notice is notified.


Brett Phillips
Delegate of the planning and land authority

27 July 2021



**LETTER OF AUTHORISATION
FOR ENVIRONMENTAL IMPACT ASSESSMENT PROCESSES**
FOR APPLICANTS TO OBTAIN PERMISSION FROM THE LESSEE/S TO LODGE AN
APPLICATION WITH THE ACT GOVERNMENT.

LEASE/SITE DETAILS (Please Print)

If more than one lease/site please attach the following details for each additional lease/site on a separate sheet

Block Section Suburb

Unit No. Street Address

This application relates to: (please tick the applicable box below)

- Environmental Significance Opinion (ESO) EIS scoping document S211 exemption from EIS

LESSEE(S) DECLARATION all lessees/land custodians must authorise the lodgement of this application. In doing so the lessee/land custodian gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses; and
- I/we declare that all the information given on this form is true and complete.
- I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided via electronic lodgment will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check.
- I/we understand that this application will be considered lodged once the relevant application fees have been paid;
- I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;
- I/we declare that all the information given on this form and its attachments is true and complete;
- If signing on behalf of a company, organisation or Government agency:
- I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency

Print Name Signature Date

Print Name Signature Date

APPLICANT DECLARATION

- I/we declare that all information given on this form and its attachment is true and correct.
- If signing on behalf of a organisation or Government agency:- I/we the undersigned declare I/we have the appropriate delegation or authority to sign on behalf of the organisation or Government Agency.

Applicant Name Organisation Name

Signature Date

Privacy Notice

The personal information on this form is provided to Access Canberra (AC) and Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected AC or EPSDD cannot process your application. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, Icon Water, Evoenergy, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at <http://www.planning.act.gov.au>

Contact Information:**Online:**

www.act.gov.au/accessCBR

Phone:

(02) 62071923

TTY (02) 62072622

In Person:

Building Services shopfront – Mitchell or

Environment, Planning and Land Shopfront - Dickson

Please visit <http://www.planning.act.gov.au/home>

or call 13 22 81 for opening hours and location details.

AMPOL PETROLEUM AUSTRALIA PTY LIMITED

JUNE 2021

CALTEX HOLT REMEDIATION

APPLICATION FOR AN ENVIRONMENTAL SIGNIFICANCE OPINION

wsp



Question today *Imagine tomorrow* Create for the future

Caltex Holt Remediation Application for an Environmental Significance Opinion

Ampol Petroleum Australia Pty Limited

WSP
Level 1, 121 Marcus Clarke Street
Canberra ACT 2601
PO Box 1551
Canberra ACT 2600

Tel: +61 2 6201 9600
Fax: +61 2 6201 9666
wsp.com

REV	DATE	DETAILS
A	02/06/2021	Final report

	NAME	DATE	SIGNATURE
Prepared by:		02/06/2021	
Reviewed by:		02/06/2021	
Approved by:		02/06/2021	

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1 INTRODUCTION

1.1 BACKGROUND

Ampol Petroleum Pty Ltd (Ampol) (formerly known as Caltex Petroleum Pty Limited (Caltex)) engaged WSP Australia Pty Limited (WSP) to undertake remediation works (the Project) at the Caltex Holt service station located at 1 Hardwick Crescent, Holt (the site). The remediation works are to clean up hydrocarbon impacts to soil and groundwater from a historical fuel leak at the site. As the Project requires a development application and is on land that is on the register of contaminated sites, an Environmental Significance Opinion (ESO) from the Planning and Land Authority is required under Schedule 4, Part 4.3, Item 7 of the *Planning and Development Act 2007* to take it out of the impact track process.

The proponents for the Project are Ampol Australia Pty Limited (previously Caltex Petroleum Pty Limited).

This report is provided to support the application for an ESO for the Project. It provides a description of the receiving environment, potential impacts from the Project and how significant adverse environmental impacts would be avoided or mitigated.

1.2 ENVIRONMENTAL SIGNIFICANCE OPINION

An ESO application is being sought on the basis that impacts to matters listed under Schedule 4 of the *Planning and Development Act 2007*, as a result of the Project, are not significant. The matters requiring consideration are:

Part 4.3 Item 7

Proposal involving land included on the register of contaminated sites under the Environment Protection Act 1997 unless the authority produces an environmental significance opinion indicating that the proposal is not likely to have a significant adverse environmental impact

2 PROJECT BACKGROUND

2.1 CALTEX HOLT

Caltex Holt is a service station on the corner of Flack Street and Hardwick Crescent in Holt. In February 2020, an underground fuel tank at the site suffered a failure and leaked hydrocarbons into the groundwater. Following the formal notification of the fuel loss to the ACT Environment Protection Authority (EPA), on 3 March 2020 the EPA issued Environmental Protection Order (EPO) No: 50048. Amongst other actions relating to the management and mitigation of the suspected fuel loss, the order required Caltex to “undertake an assessment of the risk to human health of the occupants and visitors of the site to demonstrate that the site is suitable to continue operating”. This assessment was conducted during mid to late March 2020 and a report was produced by WSP and was submitted to the EPA (WSP, March 2020a).

In addition to the EPO, the EPA issued a notification requiring Caltex to commission an environmental audit of contaminated land for the site (letter file ref: 10/3998, dated 13 March 2020). A NSW EPA and ACT EPA approved contaminated land site auditor was engaged by Ampol for the purpose of the audit. The audit was to address the following key requirements:

- 1 Determine the nature and extent of contamination both on and off-site from the identified release of petroleum product at the site.
- 2 Determine the appropriateness of all investigations and remedial actions undertaken to date and the appropriateness of any proposed assessment and management strategies for the site.
- 3 Provide commentary on the consultant’s findings, past current and future, with respect to the level of risk the contamination posed to both on and off-site receptors.
- 4 Provide a conclusion as to the suitability of all impacted areas (both on and off-site) for their current permitted uses under the ACT Territory Plan from a contamination perspective.
- 5 Be undertaken and submitted in accordance with the requirements of the Authority’s Contaminated Sites Environment Protection Policy 2017 and the Authority’s endorsed guidance.

The site auditor [REDACTED] issued the final Site Audit Report and Site Audit Statement (*Caltex Holt Service Station – 1 Hardwick Crescent, Holt ACT – Site Audit Report, Report Number – 12529519, GHD, June 2021*) to ACT EPA on 2 June 2021.

While the assessment works concluded at the site have demonstrated that there was no unacceptable health risks to on- and off-site receptors, and there is no current or likely future impact to surface receiving waters, due to residual light non-aqueous phase liquid (LNAPL) remaining at the site¹, it was determined that an LNAPL Management Plan (LMP) was needed to be prepared in accordance with the requirements of the ACT EPA, *Environment Protection, Contaminated Sites – Information Sheet 9: Management of groundwater impacted by light non-aqueous phase liquids (LNAPL)*, dated April 2019 (Information Sheet 9). Follow review by both the Auditor and ACT EPA, an LMP (WSP, 2021b) was finalised and submitted to the Auditor on 26 May 2021 for the Auditor to include as part of the May 2021 Site Audit Report. The LMP outlined the approach to manage / remediate LNAPL impacts at the site.

¹ The ACT EPA in their published guidance: *Information Sheet 9 – Management of light non-aqueous phase liquids (LNAPL)* (Information Sheet 9) defines LNAPL as hydrocarbons that exist as a separate, immiscible phase when in contact with water, that has a density less than that of water. For the purpose of practicality and application to site assessments, the ACT EPA broadens the definition to be: “a liquid with low solubility in water that is in sufficient quantity to form a discrete layer or separate phase”. A discrete layer in this context is defined by Information Sheet 9 as being “a thickness of NAPL of 3mm or greater as measured by an interface probe”

In addition, to the LNAPL remediation works, Ampol is planning to replace the underground petroleum storage system (UPSS) at the site. A Remediation Action Plan (UPSS RAP) was prepared to document the proposed remediation works associated with the tank replacement works and to provide a framework for the remediation and/or management of the hydrocarbon impacted soil near the fuel infrastructure to be removed (WSP, 2021a). At the time of this ESO application, the UPSS RAP was with the Auditor undergoing review.

2.2 PROPOSED WORKS

Ampol is seeking development approval to remediate the site.

The tank replacement works would be constructed with the following methodology:

- site establishment including sediment and erosion control
- demolition of pavement on site, curb and driveway in accordance with the demolition plan in Appendix B
- removal of underground storage tanks, aboveground liquefied petroleum gas (LPG) and disposal in accordance with the waste management plan (to be prepared by contractor)
- installation of new compartmentalised fuel storage tank farm
- construct new pavement surface, landscaping, driveway and curb to meet TCCS standards.

The remediation work would be constructed and operated in accordance with the following methodology:

- establishing well field within the current service station site
- delivery of remediation equipment in shipping containers
- connection of remediation equipment to mains power supply and sewer
- operation of the remediation equipment for a period of approximately 12-24 months.

The works are expected to require the following plant:

- backhoes
- compactor
- dump truck
- excavators
- stabilisation machines
- drill rig.

Following successful remediation of the site, the following removal methodology will take place:

- decommissioning and disconnection of remediation equipment
 - collection of shipping containers
 - decommissioning of well field, surface remediation works to make safe if required.
-

2.3 PROJECT JUSTIFICATION

While the 2020-2021 assessment works characterised the extent of contamination at the site, and there were no unacceptable risks to receptors, there is LNAPL (and associated contaminated groundwater) present that needs to be managed and monitored. Therefore, clean up and management of on- and off-site residual hydrocarbon impacts in groundwater (including LNAPL) in accordance with the requirements of Information Sheet 9 is required. In addition to the proposed groundwater clean-up, the primary sources of hydrocarbon impacts (i.e. the UPSS) and associated secondary sources of impacts (tank sands) are to be removed, with new replacement UPSS (and associated tank sands) installed.

3 SITE LOCATION

Table 3.1 Site details summary

SITE IDENTIFICATION DETAILS	
Site name	Caltex Holt (Owned by Ampol Australia)
Legal identification	Block 1, Section 53, Holt, Belconnen
Local government	ACT Government
Zoning	CZ2: Business Zone
Current site use	Service station
Proposed site use	Service station



Figure 3.1 Site location

4 POTENTIAL IMPACTS

The following potential adverse environmental impacts may result from the proposed works at the site:

- The remediation works may result in dust, vapours and odours being released into the atmosphere, particularly when excavation of potentially contaminated soil is carried out and / or during the operation of the remediation equipment.
- Noise of plant equipment during remediation works (e.g. remediation equipment, excavators, trucks, etc.).
- Erosion of stockpiled soil and subsequent run-off of potentially contaminated sediment and water into nearby stormwater drains.
- Transport of contaminated soil via wheels from trucks leaving the site.
- Accumulation of water into excavations during rainfall events or from perched groundwater.
- Discharge of contaminated water to sewer from the remediation equipment.

5 MITIGATION MEASURES

The general principle to minimise impacts to the environment, should in order of consideration, endeavour to:

- avoid impacts through the planning process
- minimise impacts through the planning process
- mitigate impacts through the use of a range of mitigation measures.

5.1 UPSS REPLACEMENT

All works will be undertaken in accordance with the finalised UPSS RAP, a draft of which has been provided in Appendix B. The following mitigation measures will be put in place to ensure there is no significant adverse environmental impacts from the proposed works:

- Two underground storage tanks proposed to replace the five tanks being removed will be double bunded, compartmentalised and constructed with a material resistant to corrosion. These new tanks reduce the potential for future leaks.
- Installing SPEL stormwater management system. This system is designed to prevent spills on the service station pavement surface from reaching stormwater.
- A sediment and erosion control plan will be developed to ensure sediments are not transported off site during construction.
- A waste and recycling management plan will be developed by the construction contractor to ensure safe disposal of any material
- Consideration will be given to prevailing weather conditions and if distinct odours/vapours and dust are detected then site works should stop until these can be reduced or controlled.
- Dust will be visually monitored during the earthworks and areas generating excessive dust will be sprayed with water to reduce the dust levels. Soil that is to be stockpiled should be covered or wetted down to minimise potential dust generation.
- Control measures to prevent run-off of any potentially contaminated water or soil to the surrounding environment would include the following, as required:
 - temporary bunding or diversion drains
 - impermeable sheeting placed under and/or over stockpiles
 - silt fences/silt socks to surround stockpiles
 - protection of existing drains with silt fencing / sandbags.

The above mitigation measures should be regularly inspected to ensure that they are in good condition and if necessary upgraded where their performance is deteriorating.

- Where possible, excavation surfaces are expected will be left open for short durations only to minimise the potential of any surface water entering work areas. If water does accumulate (e.g. rainfall or groundwater ingress) then it will be sampled and analysed for TRH, BTEXN, PAH and lead; and management and/or disposal options will be formulated upon receipt of the analytical results.
- During remediation, controls will be placed on the operation and movement of equipment. General procedures that will be implemented include the following:
 - excavation equipment will be washed in an environmentally sound manner prior to leaving the site
 - if necessary, effective truck wheel-washing facilities will be provided to ensure that contaminated soil is not tracked off-site

- no trucks or equipment carrying contaminated soils should be allowed to move across unsealed ground surfaces, with the exception of designated transport corridors
- all contaminated soil requiring off-site disposal will be transported to an appropriate landfill facility. All transport trucks loaded with contaminated soil for off-site disposal should be sealed and the load securely covered to prevent wind-blown emissions or spillages.

5.2 LNAPL CLEAN UP

All works will be undertaken in accordance with the finalised LMP, which has been provided in Appendix A. Specifically, Section 13 of the LNAPL Remediation Action Plan (LNAPL RAP), which is Appendix B of the LMP, outlines the management / mitigation measures that are to be implemented to manage environmental impacts from the LNAPL clean-up works.

The following is a summary of the mitigation measures that will be put in place to ensure there is no significant adverse environmental impacts from the proposed works:

- Noise control measures will include:
 - Significant noise generating activities on the site that may constitute a complaint will be restricted to the hours of 07:00 to 18:00 weekdays and 09:00 to 13:00 Saturdays.
 - Machinery on site to have appropriate mufflers fitted and maintained in good condition.
 - Where required the remediation plant equipment will be noise attenuated.
 - Particularly noisy operations where practical will be enclosed.
 - Deliveries and collections to the site are to be scheduled for 7:00 to 18:00 weekdays.
 - Vehicle speeds on site restricted to less than 20 km per hour.
 - Suitable construction techniques and methodologies and use of quieter plant equipment where possible.
- Dust control measures will include:
 - Installation of a “dust hood” around the compressed air dust outlet of the drill rig.
 - During the earthworks, dust will be visually monitored. If excessive dust is being generated, areas of earthworks will be sprayed with water to reduce dust levels. Soil to be stockpiled should be covered or wetted down to minimise dust generation.
 - Being aware of prevailing wind direction when carrying out the potential dust generating works to ensure that any dust produced is not creating problems with nearby receptors.
 - During excavation and transport of any soil off-site, truck wheels should be cleaned or driven through a constructed wash bay or similar control (e.g. rumble grid) to prevent potentially contaminated soil from being transported onto local roads.
- Odour / vapour control measures will include:
 - Monitor and maintain the system critical safety devices to ensure no potentially hazardous vapours are being released / leaking, i.e. PID and LEL meters.
 - Ensure that the treatment systems are operating at its optimal capacity, e.g. the CatOx unit is operating at the correct temperature to ensure the destruction of VOC’s.
 - Be aware of prevailing wind direction when carrying out works that have the potential for creating nuisance odours and/or vapours.

- The excavation / trenching works may result in vapours and odours being released into the atmosphere, particularly when excavation of potentially contaminated soil on site is carried out. At these times, consideration will be given to prevailing weather conditions and if distinct odours are detected, site works will cease work until the odours can be reduced or controlled.
- The site supervisor shall monitor all open excavations stockpiled soils with a photoionisation detector (PID) to ensure ambient air concentrations are within the acceptable work safe limits. Concentrations of PID monitoring shall be recorded by field staff and submitted for review on a daily basis. If ambient air concentrations of VOCs exceed 15 ppm for over 30 minutes based on short term exposure limit of 15 ppm for benzene (NOHSC, 1995), work should cease until levels drop.
- A complaints log is maintained, to ensure any nuisance odours or vapours highlighted by the public or neighbouring property occupants is recorded and acted on promptly.
- Water / sediment control measures will include:
 - Regular maintenance inspections will be carried out by the remediation contractor to ensure that all equipment is functioning as it should be. Maintenance logs will be kept documenting any issues identified with the system.
 - The groundwater treatment system will be self-bunded, and have emergency shutoff components installed to ensure that any leakage / failure is detected, and the system operation is shut down until the leak is fixed.
 - Emergency contact details will be posted on signage around the clean-up system in case an issue is identified by site users.
 - Potentially contaminated waters generated during the clean-up activities will be treated on-site via the water treatment plant and disposed of to sewer under a trade waste agreement. Other generated contaminated waters associated with other site works will be contained in drums prior to determining disposal options. Where possible waters generated during sampling activities will be processed through the water treatment plant.
- Cross contamination / decontamination procedures that will be implemented include:
 - Personal decontamination must be undertaken each time workers leave any contamination work area and at the completion of contamination removal work. Personal decontamination should be undertaken within the nominated decontamination area. The extent of decontamination required is dependent upon the type of contaminant.
 - Mechanical equipment will be washed in an environmentally sound manner prior to leaving the site.
 - No trucks or equipment carrying contaminated soils should be allowed to move across unsealed ground surfaces, except across designated transport corridors.
 - All contaminated soil requiring off-site disposal will be transported to an appropriate landfill facility. All transport trucks loaded with contaminated soil for off-site disposal should be sealed and the load completely/securely covered to prevent wind-blown emissions or spillages and covers should be maintained until unloading. All truck tailgates should be securely fixed prior to loading and immediately after unloading soils and all vehicles are to be operated in a manner so as to prevent loss of soils during loading, transport and unloading activities.

6 CONCLUSIONS

The Project would involve the remediation of groundwater and replacement of underground storage tanks at Block 1 Section 53 Holt. Due to the Project requiring a development approval and occurring on land that is on the register of contaminated sites, the works would trigger item 7 of Schedule 4 Part 4.3 of the *Planning and Development Act 2007*. For this reason, an ESO is being sought to enable the development application to progress in the merit track. The Project is not expected to have a significant adverse environmental impact, would be developed in accordance with the LMP (Appendix A), the UPSS RAP (Appendix B) and impacts would be further reduced by the mitigation measures outlined in Section 5.

7 LIMITATIONS

- 1 This Report has been prepared by WSP Australia Pty Limited (“WSP”) for the benefit of Ampol Australia Petroleum Pty Ltd (“Ampol”), the registered proprietor or tenant of the site requested to be investigated by WSP (“Site”) under its agreement with Ampol dated 21 March 2018 (“Agreement”).
- 2 The nature and extent of the environmental consulting and remediation works at the Site detailed in the Report reflects the scope of the Services set out in the Request for Proposal under the Agreement and the Scope of Works set out in Schedule 1 of the Agreement (“Scope of Works”).
- 3 A potential purchaser (but not including a purchaser’s successor in title) of the Site may rely on the findings contained in the Report for the purpose of considering the possible (but not actual) level of contamination of or at that Site at the time of the contamination assessment of the Site was undertaken (“Permitted Purpose”).
- 4 The registered proprietor of the land to which the report relates at the time of writing the report (but not including any proprietor’s successor in title) may rely on the findings contained in the Report for the purpose of assessing the possible level of contamination of that Site (“Permitted Purpose”) and subject to the limitations set out in the Scope of Works.
- 5 The findings contained in the Report are subject to the qualifications, assumptions and limitations set out in the Report or otherwise communicated to, or by, Ampol. To the extent of any inconsistency between this Limitation Statement and the qualifications, assumptions and limitations in the Report, this Limitation Statement shall prevail.
- 6 The Report may contain information provided by others. Except as otherwise stated in the Report, WSP has not verified the accuracy or completeness of this information. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the Report (“Conclusions”) are based in whole or in part on this information, those Conclusions are contingent upon the accuracy and completeness of that information. WSP accepts no responsibility for the reliability, accuracy, completeness or adequacy of information provided by others.
- 7 WSP has prepared the Report without regard to any special or particular interest of any person (including that of a potential purchaser), other than Ampol when undertaking the Services or setting out its findings in the Report.
- 8 The Report can only be relied upon for the Permitted Purpose and may not be relied upon for any other purpose and does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the Site (“Investment Decision”).
- 9 Matters material to a potential purchaser, may have been omitted from the Report, or may not have been investigated because of the scope of the Services. It follows that a potential purchaser should be cognisant of the restrictions inherent in or otherwise set out in the Report and should commission the preparation of a contamination assessment of the Site that caters for its own interests and scope of services, and which will provide findings in relation to the level of contamination of or at the Site at the time the potential purchaser is making an Investment Decision.
- 10 The Report has not and will not be updated for events occurring after the date of the Report or any other matter which may have a material effect on its contents which come to light after the date of the Report. WSP will not be obliged to inform a potential purchaser of any matter arising or coming to its attention after the date of the Report, which may affect or qualify the Report.
- 11 WSP is not liable to a potential purchaser in respect of errors or omissions in the Report which a potential purchaser knows of, or ought to be aware of, from:
 - a its own actual knowledge and inquiries
 - b inquiries made by its advisers; or
 - c matters which a potential purchaser should have been aware of by making reasonable inquiry (including the inquiries recommended at Item 9 above).
- 12 To the fullest extent permitted at law, WSP, its related bodies corporate, its officers, employees and agents assume no liability and will not be liable to any potential purchaser for, or in relation to, any losses, damages or expenses (including any indirect, consequential or punitive losses or damages or any amounts for loss of income or profit, revenue or loss of opportunity to earn profit, loss of production, loss of contract, increased operational costs, loss of business opportunity, business interruption and pure economic loss) of any kind (and whether arising in contract, tort (including negligence), under statute, in equity or otherwise, suffered or incurred by a potential purchaser (or any other third party) arising out of or in connection with any matter outside the ambit of the Permitted Purpose in relation to the Report or findings expressed in the Report.

ABOUT US

WSP is one of the world's leading engineering professional services consulting firms. We are dedicated to our local communities and propelled by international brainpower. We are technical experts and strategic advisors including engineers, technicians, scientists, planners, surveyors, environmental specialists, as well as other design, program and construction management professionals. We design lasting Property & Buildings, Transportation & Infrastructure, Resources (including Mining and Industry), Water, Power and Environmental solutions, as well as provide project delivery and strategic consulting services. With approximately 50,000 talented people globally, we engineer projects that will help societies grow for lifetimes to come.



From: [EPD Impact](#)
To: [SupportHPS](#); emergencymanagement@act.gov.au; [EPAPlanningLiaison](#); [Sargent, Narelle](#); DangerousSubstances@worksafe.act.gov.au; Jacqueline.Agius@worksafe.act.gov.au
Cc: [Morgan, Cody](#); [Riches, Dominic](#)
Subject: Environmental significance opinion referral-202100029-Caltex Holt remediation-B1/S53 Holt
Date: Tuesday, 15 June 2021 4:24:00 PM
Attachments: [1 - ESO Application Documents.obr](#)

OFFICIAL

Good afternoon,
Email 1 of 2

Request for comments – Environmental Significance Opinion Application

The ACT planning and land authority has received an application for an Environmental Significance Opinion (ESO) for the project detailed below. The site is on the *Environment Protection Act 1997* register of contaminated sites.

Schedule 4 of the *Planning and Development Act 2007* requires an environmental significance opinion (ESO) or environmental impact statement (EIS) for all development on a site on the register of contaminated sites.

Please note in accordance with the *Planning and Development Act 2007* the authority is required to consult with the following entities on this proposal:

- a. the work safety commissioner
- b. the environment protection authority
- c. the emergency services commissioner and
- d. the director-general of the administrative unit responsible for the Health Act 1993

ESO APPLICATION NUMBER: 202100029
PROJECT: Caltex Holt Remediation Works
LOCATION: Block 1 Section 53 Holt

The development is to replace a failed underground fuel tank and develop a temporary facility to extract and treat groundwater.

Please find attached the ESO application documents for your consideration and provide any comments by **COB 6 July 2021 (15 working days)** to EPDimpact@act.gov.au. I have attached an objective link to the documents and the documents as pdf files. A second email will be sent with the remaining files that could not fit into this email.

Please contact me if you have any questions.

Kind regards,

Ben

Benjamin Huttner-Koros | Development Assessment Officer

Direct Phone: 02 6207 9397 | Direct Email: benjamin.huttner-koros@act.gov.au

Impact Assessment | Statutory Planning Division

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra, ACT 2601 | www.planning.act.gov.au

From: [Huttner-Koros, Benjamin](#)
To: [SupportHPS](#); [EmergencyManagement](#); [EPAPanningLiaison](#); [Sargent, Narelle](#); [DangerousSubstances](#); [Agius, Jacqueline](#)
Cc: cody.morgan@act.gov.au; [Riches, Dominic](#)
Subject: Environmental significance opinion referral-202100029-Caltex Holt remediation-B1/S53 Holt-02
Date: Tuesday, 15 June 2021 4:31:00 PM
Attachments: [1 - ESO Application Documents.obr](#)

OFFICIAL

Good afternoon,
Email 2 of 2

Request for comments – Environmental Significance Opinion Application

ESO APPLICATION NUMBER: 202100029
PROJECT: Caltex Holt Remediation Works
LOCATION: Block 1 Section 53 Holt

Please find attached the ESO application documents for your consideration and provide any comments by **COB 6 July 2021 (15 working days)** to EPDimpact@act.gov.au. I have attached an objective link to the documents and the documents as pdf files. This email contains the documents that could not fit into the first email.

Please contact me if you have any questions.

Kind regards,

Ben

Benjamin Huttner-Koros | Development Assessment Officer

Direct Phone: 02 6207 9397 | Direct Email: benjamin.huttner-koros@act.gov.au

Impact Assessment | Statutory Planning Division

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ACT
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Environment, Planning and
Sustainable Development

**TALKING POINTS
CONTAMINATION REMEDIATION
AT CALTEX HOLT SERVICE STATION
– ENVIRONMENTAL SIGNIFICANCE
OPINION**

**TALKING POINTS FOR CONTAMINATION REMEDIATION AT CALTEX HOLT SERVICE STATION–
ENVIRONMENTAL SIGNIFICANCE OPINION (ESO202100029)**

THE PROPOSAL

- The proposal is for the remediation of soil and groundwater contamination at the Holt service station, Block 1 Section 53 Holt.
- The proposed remediation includes the development of a temporary facility to extract and treat contaminated groundwater and removal and replacement of a failed underground petroleum storage tank. The works will be wholly located within the Caltex Holt service station site.

THE ESO PROCESS

- The application (ESO202100029) was submitted as the development involves land included on the register of contaminated sites under the *Environment Protection Act 1997*.
- On 15 June 2021, an environmental significance opinion (ESO) was lodged with the planning and land authority to determine if the proposal would have a significant adverse environmental impact.
- In considering the ESO application, the planning and land authority consulted with the following entities:
 - The work health safety commissioner;
 - The environment protection authority;
 - The emergency services commissioner; and
 - The director-general of the administrative unit responsible for the *Health Act 1993*.
- On XX July 2021, the planning and land authority gave an ESO stating that provided the works are undertaken in accordance with a number of conditions, they are unlikely to cause a significant adverse environmental impact.
- The authority's opinion, including a statement of reasons and the comments each of the entities made on the application are available ([link to the Legislation Register/website TBA](#)).

BACKGROUND/SENSITIVITIES

- An application has been received under the *Freedom of Information Act 2016* (FOI) for documents relating to the Holt petrol station fuel leak. Documents relating to this ESO application are relevant to the FOI application. The FOI application was withdrawn by the applicant, however the applicant may lodge another FOI application as the ESO has now been determined.

- Schedule 4 of the Act lists the types of development that require an environmental impact statement and subsequent impact track development application. However, for some items listed in Schedule 4 of the Act, the proponent is able to apply to the relevant agency for an ESO on the basis the proposal is not likely to have a significant adverse environmental impact. Proponents are able to apply for ESOs under item 7, which applies to this proposal.
 - An ESO is not an approval for works to be undertaken. An ESO removes a proposal from the impact track. The proponent will need to submit a development application in the merit track for consideration by the Authority.
-

Approved by:

Insert Date