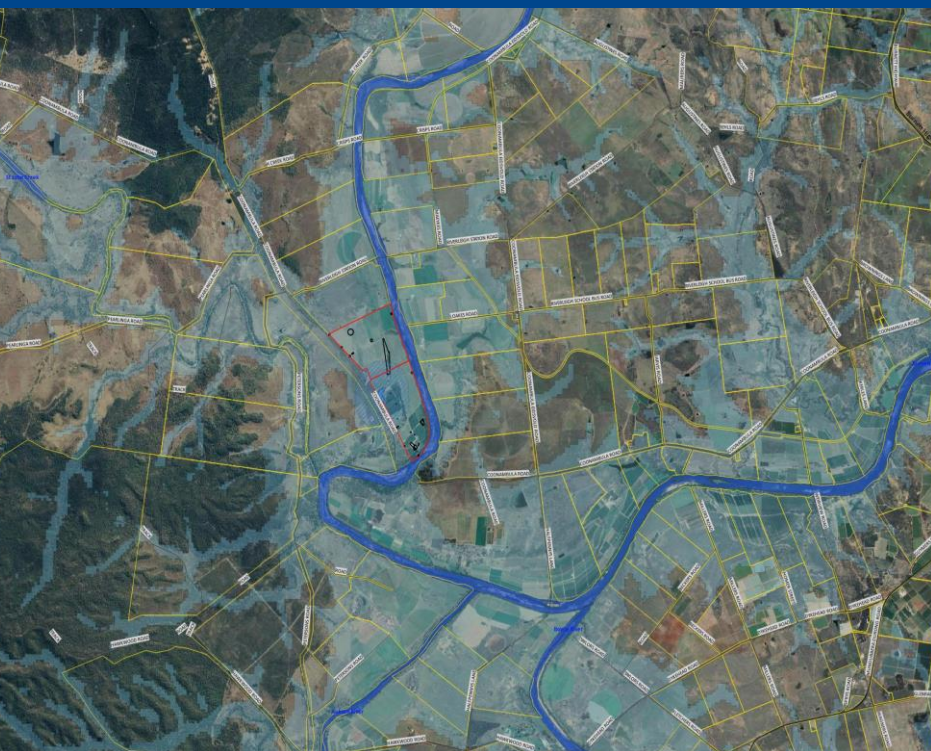


PRELIMINARY SITE INVESTIGATION

BLOCK 5, SECTION 46
GREENWAY, ACT



Prepared for: Construction Consultants
Date: 10 December 2023
Reference: JC1469
Version: JC1469/01



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TABLE OF CONTENTS

AGON DOCUMENT CONTROL.....	iii
EXECUTIVE SUMMARY	iv
1.0 INTRODUCTION	1
1.1 Background.....	1
1.2 Objective	1
1.3 Scope of Work.....	2
1.4 Legislative Framework.....	2
2.0 SITE DETAILS.....	3
2.1 Site Identification.....	3
2.2 Physical Setting	3
2.3 Site Zoning.....	4
2.4 Surrounding Land Use	4
2.5 Site Geology.....	4
2.6 Site Hydrology and Hydrogeology.....	4
2.7 Site Inspection	5
3.0 HISTORICAL INFORMATION	6
3.1 Historical Aerial Imagery	6
3.2 Historical Ownership.....	6
3.3 Public Records.....	6
3.4 ACT EPA Contaminated Land Search.....	7
3.5 Office of Regulatory Services – Dangerous Goods Search	7
3.6 Historical Building Plans and Heating Method	8
3.7 Leaseholder Interview.....	8
3.8 Conceptual Site Model	8
4.0 CONCLUSION.....	9
5.0 LIMITATIONS OF THIS REPORT	12
6.0 REFERENCES.....	13
APPENDIX A: SITE INSPECTION	A
APPENDIX B: AERIAL IMAGERY.....	B
APPENDIX C: HISTORICAL TITLE SEARCH.....	C
APPENDIX D: GOVERNMENT SEARCHES	D

TABLES

Table 1:	Site Identification	3
Table 2:	Surrounding Land Use.....	4
Table 3:	Historical Aerial Imagery.....	6
Table 4:	CSM.....	8

AGON DOCUMENT CONTROL

Report Title			Project Reference	
Preliminary Site Investigation Block 5, Section 46, Greenway ACT			JC1469	
Written			Approved	
<p>Daniel Ivanoff Environmental Scientist</p>			 <p>John O'Brien ACT Manager</p>	
Rev No	Status	Date	Author	Reviewer
01	Issue	10/12/2023	DI	JO

Rev No	Copies	Recipient
01	1 electronic	Construction Consultants

EXECUTIVE SUMMARY

Agon was engaged by Construction Consultants to prepare a Preliminary Site Investigation (PSI) for Block 5, Section 46, Greenway, ACT. Agon understands the proponent is seeking to redevelop the existing Vikings Town Centre Club. The redevelopment of the site will include new carparking, bowling green, club house, major refurbishment to the existing club, and the provision of childcare facilities.

In summary, the site was developed in the mid 1990's to include the Vikings Town Centre Club inclusive of a club house building, car parking, lawn bowl greens and tennis courts. The surrounding areas remained undeveloped until the 1990s, since then the surrounds were progressively developed up until the 2000s as part of the suburb of Greenway.

A single PCA (PCA01) has been identified, being the storage and use of minor amounts of fuels, oils and pesticides. A CSM has been completed which considered qualitative linkages and did not identify any completed contaminant source-pathway-receptor linkages. On this basis, Agon conclude the site suitable for the proposed redevelopment and the following uses as Merit Track permissible under the CZ6: Leisure and Accommodation Zone as per the Interim Territory Plan:

- | | |
|------------------------------------|--------------------------------|
| ancillary use | minor use |
| business agency | office |
| community activity centre | outdoor recreation facility |
| community housing | parkland |
| community theatre | place of worship |
| complementary use | public agency |
| consolidation | religious associated use |
| cultural facility | residential care accommodation |
| demolition | retirement village |
| early childhood education and care | sign |
| educational establishment | social enterprise |
| emergency services facility | subdivision |
| health facility | supportive housing |
| hospital | temporary use |
| indoor recreation facility | varying a lease |
| minor road | veterinary clinic |

A compliance checklist has been against ACT EPA Information Sheet 7 - Guidance for undertaking preliminary contamination investigations for development/lease variation purposes is provided as follows:

Elements	Comment	Compliant
ACT EPA Information Sheet 7		
Review of Historical Aerial Imagery	Completed, refer Section 3	Yes
Contaminated Land Search	Completed, refer Section 3	Yes
Groundwater Bore Search	Completed, refer Section 2	Yes
Historic Plans/Records	Not applicable, refer Section 3	Yes
Current/Former Land Use	Completed, refer Section 2 and Section 3	Yes
Heating Method	Not applicable, refer Section 3	Yes
Dangerous Substance Search	Not applicable, refer Section 3	Yes
Leaseholder Interview	Completed, refer Section 3	Yes
Site Inspection	Completed, refer Section 2	Yes
Identification of Potentially Contaminating Activities	Completed, refer Section 3	Yes
Building Demolition	Demolition of the existing buildings is not planned	Yes
Preliminary Sampling and Analysis	Reviewed previous reports, refer Section 3	Yes
Clear Statement of Suitability	Yes, provided in Executive Summary and Section 4 Conclusion	Yes

1.0 INTRODUCTION

1.1 Background

Agon was engaged by Construction Consultants to prepare a Preliminary Site Investigation (PSI) for Block 5, Section 46, Greenway, ACT. Agon understands the proponent is seeking to redevelop the existing Vikings Town Centre Club. The redevelopment of the site will include new carparking, bowling green, club house, major refurbishment to the existing club, and the provision of childcare facilities.

Accordingly, this PSI has been prepared to comply with the ACT EPA (2017) Contaminated Sites Environment Protection Policy (CSEPP) which states “A site assessment would normally be required where there is a change to the lease purpose or land use where the past use of the land may have caused contamination”.



Figure 1: Site Location

Source: ACTmapi (2023)

1.2 Objective

The objective of this PSI is to identify potentially contaminating activities (PCAs) which may have occurred at the site, provide an initial assessment of potential risks to human health and the environment and provide a conclusion as to the suitability of the site for the land use planned under the current Territory Plan terminology and the proposed lease variation.

1.3 Scope of Work

The scope of work for this investigation comprised:

- A review of property details and a description of the features of this site.
- A review of current zoning and land use on and surrounding the site.
- A review of regional geology and hydrogeology.
- An inspection of the site.
- A review of historical aerial photographs of the site and surrounding area.
- A review of historical land titles ownership.
- A review of publicly available information.
- A search of the Contaminated Sites Database and Geographic Information System maintained by the ACT EPA.
- A search of the Dangerous Substances Register, Dangerous Goods Database and the Manifest Quantity Notifications maintained by Work safe ACT.
- Review of the previous environmental assessment reports for the site.
- Compilation of this information presented in this PSI report.

1.4 Legislative Framework

The PSI has been prepared in general accordance with the guidelines endorsed by the ACT EPA (2017) CSEPP, including but not limited to:

- National Environment Management (Assessment of Site Contamination) Measure 1999 (amended 2013) (the NEPM).
- ACT EPA Information Sheet 7 - Guidance for undertaking preliminary contamination investigations for development/lease variation purposes.
- ACT EPA Information Sheet 11 – Environment Protection Authority Report Submission Requirements.

2.0 SITE DETAILS

2.1 Site Identification

Table 1: Site Identification

Site Identification	Details
Site Address	60 Rowland Rees Crescent, Greenway, Canberra ACT
Allotment Description	Block 5, Section 46 Greenway, Canberra ACT
Volume/Folio	1442:84
Land Zoning	CZ6: LEISURE AND ACCOMODATION; NUZ4 RIVER CORRIDOR
Current Land Use	Commercial Complex
Proposed Land Use	Commercial Complex the stated additional uses
Total Area	38644 square metres or thereabouts

2.2 Physical Setting

The site is situated in the division of Greenway and is bound by Athlon Drive and commercial buildings to the northeast and east, Rowland Crescent and commercial buildings to the south, and urban open space, river corridor to the west and northwest.



Figure 2: Site Plan

Source: ACTmapi (2023)

2.3 Site Zoning

The site is currently zoned within the “CZ6: LEISURE AND ACCOMODATION ZONE”. The policy outcomes of all community facility zones are summarised as follows:

1. *Facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families and communities.*
2. *Provide accessible sites for civic life and allow community organisations to meet the needs of the Territory’s various forms of community.*
3. *Protect social and community uses from competition from other uses.*
4. *Enable the efficient use of land through facilitating the co-location and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use.*
5. *Encourage adaptable and affordable housing for persons in need of residential support or care.*
6. *Safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.*
7. *Promote active living and active travel.*
8. *Provide safe pedestrian and cycling access to community facilities to promote active living.*

2.4 Surrounding Land Use

The immediate surrounding land uses to the site are summarised below in and **Table 2**.

Table 2: Surrounding Land Use

Direction	Land Use
North	Urban open space and river corridor to the north, Athllon Drive to the northeast, followed by commercial complexes primarily used for business/services, including Greenway Dental to the northeast.
East	Athllon Drive, followed by commercial complexes primarily used for business/services, including the Southern Cross Basketball Stadium and Vinnies Op Shop.
South	Commercial complexes primarily used for business/services including the Alpha Hotel Canberra.
West	Urban open space; river corridor to the west.

2.5 Site Geology

The Canberra 1:100,000 Geological Map indicates that natural soil in the vicinity of the site is likely to comprise Palaeozoic (Middle-Late Silurian) Aged sediments of the Laidlaw Volcanics (Rhyodacitic Ignimbrite, minor volcanoclastic and argillaceous sediments).

2.6 Site Hydrology and Hydrogeology

Surface water in the vicinity of the site is expected to infiltrate into the local soils or drain to local stormwater infrastructure prior to being discharged to the nearest surface water body, Murrumbidgee River (located about 500m to the west of the site). Some local infiltration may occur via leaks in concrete slab or stormwater infrastructure. Shallow groundwater may occur in discontinuous aquifers or in sand gravel layers. Review of the 1:100,000 Hydrology of the Australian Capital Territory and Environs (Evans 1984) indicates that the

groundwater beneath the site is present in fractured rock aquifers, and that wells in the area typically yield up to 0.5 L/s. The quality of groundwater abstracted from these wells range up to 500mg/L Total Dissolved Solids (TDS) indicating good to fair water quality. No ACT Government groundwater monitoring bores are located within 500m of the site.

2.7 Site Inspection

An inspection of the site was undertaken by Agon on 15th November 2023 with a photolog presented in **Appendix A**. The main site features of the site are summarised as follows:

- The southern and eastern portion of the site contain carparking with the Viking Club building, 3 bowling greens and 4 tennis courts occupying much of the central portion of the site. The northwestern portion of the site is vacant grassed open area with a small pond/dam. Refer Photographs 1-4, **Appendix A**.
- Minor amounts of topsoil and sand were stored adjacent to the southwestern carpark area, refer Photograph 5, **Appendix A**.
- Minor amounts of fuels, oils and pesticides are stored in a dedicated cabinets/shelves with the landscaping/equipment storeroom. The room itself was organised with no evidence of any spills/leaks. Refer Photographs 6-7, **Appendix A**.

3.0 HISTORICAL INFORMATION

3.1 Historical Aerial Imagery

Aerial Photographs were reviewed from 1968 to 2021 to investigate the former land uses at the site. Selected aerial extracts are provided in **Appendix B**, with approximate site locations outlined in Blue.

Table 3: Historical Aerial Imagery

Year	Description
1968	Site: The site is undeveloped. Surrounds: The surrounding areas are undeveloped.
1975	Site: No change. Surrounds: No change.
1984	Site: No change. Surrounds: No change.
1987	Site: No change Surrounds: Early stages of the development of Greenway is evident.
1991	Site: No changes. Surrounds: Further development of Greenway is apparent.
1995	Site: A building, car park and sporting facilities (lawn bowls, tennis courts) have been built on the site Surrounds: Further development of Greenway is apparent.
2004	Site: No significant changes. Surrounds: Continued development of Greenway is evident.
2015	Site: No significant changes. Surrounds: Ongoing development of Greenway is evident, which has largely been developed to its current extent.
2021	Site: No change. Surrounds: No change.

In summary, the site has remained vacant until the 1990s when the site was developed as the Vikings Club. The surrounding areas remained undeveloped until the 1990s, since then the surrounds were progressively developed up until the 2000s as part of Greenway.

3.2 Historical Ownership

A search of historical titles was undertaken using the Australian Capital Territory Land Information System (ACTLIS) under the original title of Volume 1442 Folio 84. Historical titles are available from 1994 to 2015 and show several leases or subleases have been issued for the site. Details of these transactions are recorded in the Historical Titles search provided in **Appendix C**.

3.3 Public Records

National Library of Australia records (NLA) accessed via <https://trove.nla.gov.au/> were reviewed by Agon as supplementary site history information. No information could be found for the site.

3.4 ACT EPA Contaminated Land Search

A search of the Register of Contaminated Sites maintained by the ACT EPA (under the Environment Protection Act 1997) was undertaken to identify any site contamination notifications or reports. In summary, the site and nearby properties are not recorded on the Register of Contaminated Sites. A summary of the search is as follows:

The block is not recorded on the EPA's contaminated sites management database or geographic information system.

The site is currently occupied by a commercial/industrial complex. Commercial/industrial complexes, prior to the introduction of natural gas to the ACT in the 1980's, utilised boiler heating or similar systems. These systems were generally fuelled by diesel or heating oil which was mainly stored in underground fuel storage tanks.

The ACT EPA Contaminated Sites Environment Protection Policy November 2017 lists fuel storage as an activity associated with land contamination which may pose a risk to human health and the environment.

Other potentially contaminating activities may have also been undertaken at the site associated with current and past uses.

The EPA has not issued any orders of assessment or remediation under sections 91C (1) or 91D (1) respectively, environment protection orders under sections 125 (2) or (3), requested an audit under section 76 (2) or received an audit notification under section 76A (1) of the Environment Protection Act 1997 (the Act) over the site and as a result the site is not recorded on the Register of contaminated sites under section 21A of the Act.

The information detailed above only relates to records held by the EPA and may not represent the actual condition of the site.

At present the EPA has no information on contamination of the above block(s) other than as detailed above. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination.

I appreciate that this does not absolutely rule out the existence of contamination of the soils. If you or your clients wish to be completely sure you, or they, should arrange to conduct independent tests.

The EPA has not issued any orders of assessment or remediation under sections 91C (1) or 91D (1) respectively, environment protection orders under sections 125 (2) or (3), requested an audit under section 76 (2) or received an audit notification under section 76A (1) of the Environment Protection Act 1997 over the site and as a result the site is not recorded on the Register of contaminated sites under section 21A of the Act. A copy of the EPA's response to this request, in their letter dated 27/11/2023 is included as **Appendix D**.

3.5 Office of Regulatory Services – Dangerous Goods Search

The Dangerous Substances Register, Dangerous Goods Database and the Manifest Quantity Notifications search has been removed from the Worksafe ACT website. However, sufficient information is available regarding the storage of dangerous goods at the site for the purpose of this PSI.

3.6 Historical Building Plans and Heating Method

Agon have not been provided with any historical building plans for the site, however given its recent construction (1990s) and presence of air conditioning there is no reason to suspect the presence underground storage of fuel for heating purposes.

3.7 Leaseholder Interview

Agon met representatives of the Viking Club during the site inspection, key items discussed were:

- Confirmation the site was developed in the 1990s.
- There is no storage (underground or otherwise) of fuels with the expectation of minor amounts for the operation of lawn mowers etc.
- Very minor amounts of fuels, oils and pesticides are stored in a dedicated cabinets with the landscaping/equipment storeroom.

3.8 Conceptual Site Model

A Conceptual Site Model (CSM) provides the framework for evaluating contaminant source-pathway-receptor linkages as a result of PCAs which may have occurred at the site. Any linkages may be presented as complete or incomplete thereby establishing a potential exposure pathway that may, depending on the nature of the proposed land use, warrant further assessment. The CSM process is iterative and must be refined throughout the site assessment process based on any available environmental or site historical or field information.

On the basis of the site history, Agon have compiled the identified PCAs through a CSM to determine if there are any complete contaminant source-pathway-receptor linkages.

Table 4: CSM

PCA	Source/CoCs	Receptor	Pathway
PCA01 Storage of Chemicals Application of Pesticides	Pesticides VOCs Oils Fuels	Soil Groundwater Workers	Migration and Exposure Pathway incomplete . Pathway negated by: <ul style="list-style-type: none"> • Small/domestic amounts of fuels, oils and pesticides are stored and used at the site. The storage is in a dedicated cabinet/storeroom with no evidence of incorrect use and/or handling. • Only contemporary pesticides (i.e. non persistent pesticides such as Organochlorine Pesticides [OCPs]) were used at the site noting the recent operational period since the 1990s.

In summary the assessment undertaken by Agon has adequately assessed PCA01 with no complete contaminant source-pathway-receptor-linkages identified in the CSM.

4.0 CONCLUSION

In summary, the site was developed in the mid 1990's to include the Vikings Town Centre Club inclusive of a club house building, car parking, lawn bowl greens and tennis courts. The surrounding areas remained undeveloped until the 1990s, since then the surrounds were progressively developed up until the 2000s as part of the suburb of Greenway.

A single PCA (PCA 01) has been identified, being the storage and use of minor amounts of fuels, oils and pesticides. A CSM has been completed which considered qualitative linkages and did not identify any completed contaminant source-pathway-receptor linkages. On this basis, Agon conclude the site suitable for the proposed redevelopment and the following uses as Merit Track permissible under the CZ6: Leisure and Accommodation Zone as per the Interim Territory Plan:

ancillary use	minor use
business agency	office
community activity centre	outdoor recreation facility
community housing	parkland
community theatre	place of worship
complementary use	public agency
consolidation	religious associated use
cultural facility	residential care accommodation
demolition	retirement village
early childhood education and care	sign
educational establishment	social enterprise
emergency services facility	subdivision
health facility	supportive housing
hospital	temporary use
indoor recreation facility	varying a lease
minor road	veterinary clinic

5.0 LIMITATIONS OF THIS REPORT

This report has been prepared in accordance with industry recognised standards and procedures current at the time of the work. The report presents the results of the assessment based on the quoted scope of works (unless otherwise agreed in writing) for the specific purposes of the engagement by the Client. No warranties expressed or implied are offered to any third parties and no liability will be accepted for use of this report by third parties.

Collection and laboratory analysis of environmental media (i.e., samples of soil, groundwater, soil vapour and building material) has not been undertaken as part of the reported site assessment. Conclusions in relation to potential site contamination and associated human health and ecological risks are based on historical and current onsite and offsite land uses and activities identified by this assessment and are made in the context of proposed land uses at the site.

Demolition or refurbishment of existing structures or subsequent intrusive assessments (onsite or offsite) may reveal site contamination impacts to onsite environmental media or buildings that could not have been anticipated at the time of publication of this report but may alter the assessment of human health and ecological risks at the site. Agon assumes no liability for such impacts not visible or reasonably expected based on available site information.

All information provided by third parties has been assumed to be correct and complete. Agon does not assume any liability for misrepresentation of information by third parties or for matters not visible, accessible or present on the subject site.

Opinions and judgements expressed herein are based on Agon's understanding of current regulatory standards and should not be construed as legal opinions.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties other than those listed above.

This report should be read in full.

6.0 REFERENCES

ACT EPA. 2020. Information Sheet 7 - Guidance for undertaking preliminary contamination investigations for development/lease variation purposes. [Online] 2020.

Abell. 1992. *Canberra New South Wales and Australian Capital Territory 1:000 000 Map Sheet 8727.* Canberra : Bureau of Mineral Resources, 1992.

ACT EPA. 2020. Information Sheet 11 - Environment Protection Authority Report Submission Requirements. [Online] 2020.

ACT Government. 2022. ACTmapi. [Online] 2022. <http://www.actmapi.act.gov.au/>.

ACT, EPA. 2017. Contaminated Sites Environment Protection Policy. [Online] 2017.

Evans, W, R. 1984. Hydrogeology of the Australian Capital Territory and Environs. Canberra : Bureau of Mineral Resources, Geology and Geophysics, 1984.

Evans, W, R, et al. 2004. *Sustainable Groundwater Yield Assessment: Weston Sub-Catchment, ACT.* Canberra : Intergrated Catchment, assessment and Management Centre (iACM) Australian National University, 2004.

Muller, R, et al. 2016. Hydrological Landscapes of the Australian Capital Territory. Wagga Wagga, NSW : Office of Environment and Heritage, 2016.

NEPC - National Environment Protection Council. 2013. Amended National Environment Protection Measures Schedule B series. Canberra : Department of Sustainability, Environment, Water, Population and Communities, 2013.

APPENDIX A: SITE INSPECTION



Photograph 1: Rear of site, carparking



Photograph 2: Lawn bowls central site area



Photograph 3: Vikings Club building



Photograph 4: Tennis courts



Photograph 5: Sand storage



Photograph 6: Landscaping/equipment storeroom



Photograph 7: Landscaping/equipment storeroom

APPENDIX B: AERIAL IMAGERY



Historical Aerial Photograph 1: 1968



Historical Aerial Photograph 2: 1975



Historical Aerial Photograph 3: 1984



Historical Aerial Photograph 4: 1987



Historical Aerial Photograph 5: 1991



Historical Aerial Photograph 6: 1995



Historical Aerial Photograph 5: 2004



Historical Aerial Photograph 6: 2015



Historical Aerial Photograph 7: 2021

APPENDIX C: HISTORICAL TITLE SEARCH

**AUSTRALIAN CAPITAL TERRITORY
HISTORICAL TITLE SEARCH**

LAND

Mitchell Section 6 Block 73 on Deposited Plan 10002

Area is 4128 square metres or thereabouts

Original title is **Volume 1765 Folio 1**

Registered Date	Dealing Number	Description
30/03/2006	1465689	Application to Register a Crown Lease - lodged on 27/03/2006
27/07/2006	1481558	Transfer - lodged on 11/07/2006
11/12/2007	1557756	Mortgage to GE Automotive Financial Services - lodged on 06/12/2007
08/04/2008	1575401	Production - lodged on 08/04/2008
28/04/2008	1576909	Application to vary Crown Lease - refer instrument - lodged on 17/04/2008
28/04/2008	1577856	Production Completed (PROD1575401) - lodged on 17/04/2008
01/05/2009	1627833	Caveat by St George Bank Limited - lodged on 01/05/2009
26/05/2009	1628119	Application for New Certificate of Title - lodged on 04/05/2009
18/06/2009	1634600	Withdrawal of Caveat (X1627833) - lodged on 12/06/2009
18/06/2009	1634601	Discharge of Mortgage (M1557756) - lodged on 12/06/2009
18/06/2009	1634604	Mortgage to Westpac Banking Corporation - lodged on 12/06/2009
18/06/2009	1632709	Registrar's Dealing - lodged on 18/06/2009
02/03/2010	1675642	Vesting - changed dealing 1634604 from 'Mortgage to St George Bank Limited' to 'Mortgage to Westpac Banking Corporation'. Effective from 2/3/2010. - lodged on 02/03/2010
11/11/2020	3033627	Registrar's Dealing to Add/Alter Restriction - Compliance Certificate Issued - lodged on 27/10/2020
11/11/2020	3033628	Discharge of 1634604 - lodged on 27/10/2020
11/11/2020	3033629	Transfer - lodged on 27/10/2020
11/11/2020	3033630	Mortgage to National Australia Bank Limited (ACN: 004 044 937) - lodged on 27/10/2020
15/10/2021	3111479	SL Plan 15094 - Ground Floor - G1,G2,G3,G4,G5,G6,G7,G8,G9,G10,G11 - lodged on 06/10/2021
08/12/2021	3124474	Sublease to Autoco Mechanical Pty Ltd (ACN: 115 554 473) of Area G3 and G6 on SL Plan 15094 Exp 31/03/2031 - lodged on 24/11/2021
08/12/2021	3124475	Sublease to Bridgestone Australia Ltd (ACN: 007 516 841) of Area G2, G7 and G11 SL Plan 15094 Exp 28/02/2031 - lodged on 26/11/2021

End of interests

ADMINISTRATIVE INTERESTS

Administrative interests information is **not** guaranteed by the Registrar-General, and the Registrar-General nor an authorised entity incurs liability for any omission, misstatement or inaccuracy in the information.

ACT Planning and Land Authority - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The ACT planning authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
200916466	Development Application	20/01/2010	MERIT TRACK - MAJOR NOTIFICATION	APPROVED	22/02/2010

Description

Non Residential - Addition - Motorcycle Display. Extension to existing showroom to include motorcycle display in first floor.

ACT Planning and Land Authority - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The ACT planning authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201016671	Development Application	04/02/2010	MERIT TRACK - MINOR NOTIFICATION	APPROVAL CONDITIONAL	10/03/2010

Description

COMMERCIAL - MCGRATH FORD - SIGNAGE. Proposed erection of new 'Isuzu' pylon sign and relocation of existing 'Ford oval' poly sign.

ACT Planning and Land Authority - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The ACT planning authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201120142	Development Application	30/06/2011	MERIT TRACK - MAJOR NOTIFICATION	APPROVED	10/08/2011

Description

SIGNAGE-CHERY MOTOR VEHICLE. Installation of a Pylon sign and fascia sign to two elevations of new building on 1st floor.

ACT Planning and Land Authority - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The ACT planning authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
202038057	Development	05/03/2021	MERIT TRACK -	APPROVAL	21/04/2021

Application

MAJOR
NOTIFICATION

CONDITIONAL

Description

PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING INDUSTRIAL DEVELOPMENT -Partial demolition of existing structures, internal alterations and additions to existing industrial development and associated works.

ACT Planning and Land Authority - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The ACT planning authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
202341901	Development Application	13/07/2023	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	18/10/2023

Description

PROPOSAL FOR A LEASE VARIATION - Variation to the Crown lease to add indoor recreation facility as a permissible use, and to remove the GFA limitation to 'shop' and reflect Territory Plan requirements.

APPENDIX D: GOVERNMENT SEARCHES

From: [Daniel Ivanoff](#)
To: [John OBrien](#); [Kurt Lockwood](#)
Subject: FW: Contaminated Land Search - Application, QVT43GBT, DANIEL IVANOFF [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]
Date: Tuesday, 28 November 2023 12:20:28 PM

Dan Ivanoff
Environmental Scientist

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+61 400 870 294
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From: Jennings, RussellC <RussellC.Jennings@act.gov.au>
Sent: Monday, November 27, 2023 2:22 PM
To: Daniel Ivanoff <Daniel.Ivanoff@agonenviro.com.au>
Cc: Contaminated Sites <ContaminatedSites@act.gov.au>
Subject: RE: Contaminated Land Search - Application, QVT43GBT, DANIEL IVANOFF [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]

OFFICIAL

Dear Mr Ivanoff

RE: CONTAMINATED LAND SEARCH

Thank you for your search form request of 13/11/2023 enquiring about:

Block 73 Section 6 Mitchell Gungahlin

Block 5 Section 46 Greenway Tuggeranong

Records held by the Environment Protection Authority (EPA) for the above block(s) indicate the following:

MITCHELL SECTION 6 BLOCK 73

The block is not recorded on the EPA's contaminated sites management database or geographic information system.

The site is currently occupied by a commercial/industrial complex. Commercial/industrial complexes, prior to the introduction of natural gas to the ACT in the 1980's, utilised boiler heating or similar systems. These systems were generally fuelled by diesel or heating oil which was mainly stored in underground fuel storage tanks.

The ACT EPA Contaminated Sites Environment Protection Policy November 2017 lists fuel storage as an activity associated with land contamination which may pose a risk to human health and the environment.

Other potentially contaminating activities may have also been undertaken at the site associated with

current and past uses.

The EPA has not issued any orders of assessment or remediation under sections 91C (1) or 91D (1) respectively, environment protection orders under sections 125 (2) or (3), requested an audit under section 76 (2) or received an audit notification under section 76A (1) of the Environment Protection Act 1997 (the Act) over the site and as a result the site is not recorded on the Register of contaminated sites under section 21A of the Act.

The information detailed above only relates to records held by the EPA and may not represent the actual condition of the site.

At present the EPA has no information on contamination of the above block(s) other than as detailed above. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination.

I appreciate that this does not absolutely rule out the existence of contamination of the soils. If you or your clients wish to be completely sure you, or they, should arrange to conduct independent tests.

GREENWAY SECTION 46 BLOCK 5

The block is not recorded on the EPA's contaminated sites management database or geographic information system.

The site is currently occupied by a commercial/industrial complex. Commercial/industrial complexes, prior to the introduction of natural gas to the ACT in the 1980's, utilised boiler heating or similar systems. These systems were generally fuelled by diesel or heating oil which was mainly stored in underground fuel storage tanks.

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Yours sincerely

Russell C. Jennings | Environment Protection Officer

Phone: **02 6207 2157** | Email: russellc.jennings@act.gov.au

Access Canberra | Chief Minister, Treasury and Economic Development Directorate | ACT Government

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We acknowledge the Traditional Custodians of the ACT, the Ngunnawal people. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: smartforms@act.gov.au <smartforms@act.gov.au>

Sent: Monday, November 13, 2023 12:50 PM

To: Contaminated Sites <ContaminatedSites@act.gov.au>

Subject: Contaminated Land Search - Application, QVT43GBT, DANIEL IVANOFF [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]

Contaminated Land Search - Application

Form data summary

Customer details	DANIEL IVANOFF
Reference code	QVT43GBT

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on *5 4607 or email smartforms.admin@act.gov.au.

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