

21 November 2022

Capital Estate Developments
Attn: Daniel Roy
Level 4, 21 Terminal Avenue
West Canberra Airport ACT 2609

By email: D.Roy@capitalestate.com.au

Dear Daniel

RE: REVIEW OF MV2-C1-A1 SITE AUDIT (RS ACT 001-6), DENMAN PROSPECT ACT

1. BACKGROUND AND OBJECTIVE

Site Audit Statement (SAS) RS ACT 001-6 dated 19 May 2017 and supporting 'Site Audit Report – MV2-C1-A1, Molonglo Stage 2, ACT' was previously prepared by me to address the suitability of the subject site for urban redevelopment.

As a Site Auditor accredited under the NSW *Contaminated Land Management Act 1997*, I am approved by ACT Environment Protection Authority (EPA) under Part 9 Section 75(5) of *Environment Protection Act 1997* No. 92 (the Act).

The site comprises Block 12 Section 1 and Part Block 11 Section 1, Denman Prospect and is also known as Denman Prospect Estate 2 – Stromlo Reach. The site area is approximately 50 hectares and the site location is shown on **Attachment 1**.

Due to the age of the SAS (over 5 years), and the potential for works to subsequently have occurred at the site, ACT EPA requires consideration of potential contamination to have occurred during this period and Auditor opinion on whether the findings of the SAS remain valid, to be documented in Interim Audit Advice (IAA).

Lanterra Consulting Pty Ltd (Lanterra) undertook a review of possible contamination risks at the site. The objective of this IAA is to review the Lanterra report and provide my opinion on whether the findings of the RS ACT 001-6 SAS remain valid.

2. SCOPE OF WORK

The following scope of work was undertaken in preparation of this IAA:

- Review of RS ACT 001-6 SAS and SAR.
- Review of the letter report 'Subject: P22102 – Gap Analysis and Review of Contamination Risks, Denman Prospect Estate 2 – Stromlo Reach' dated 13 October 2022 by Lanterra (**the Lanterra report**).
- Site inspection on 8 November 2022.
- Discussions with Capital Estate Developments and ACT EPA.

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The review was undertaken with consideration of the requirements of the following key guidance documents:

- Contaminated Sites Environment Protection Policy, Environment Protection Authority, December 2017
- NSW EPA (2017) 'Guidelines for the NSW Site Audit Scheme (3rd Edition)'
- NSW EPA (2020) 'Contaminated Land Guidelines, Consultants Reporting on Contaminated Land'
- National Environment Protection Council (NEPC) 'National Environment Protection (Assessment of Site Contamination) Measure 1999', as Amended 2013.

3. RS ACT 001-6 FINDINGS AND SITE ZONINGS

RS ACT 001-6 identified potential areas of environmental concern (AEC) at the site including a former sheep dip (AEC 11) and dam (AEC 21), as shown on **Attachment 2**. Remediation was conducted at the area of the former sheep dip (AEC 11). Investigations performed at the site by AECOM Australia Pty Ltd (AECOM) and reviewed in RS ACT 001-6 did not identify any contamination requiring remediation in other areas of the site.

RS ACT 001-6 concluded that "the site is suitable for the purposes of "residential with gardens and accessible soil" and other less sensitive uses. The site is considered suitable for all permitted uses under the following zonings detailed in the ACT Territory Plan 2008:

- RZ1 – Suburban (effective date 19 August 2016)
- CFZ – Community Facility (effective date 19 August 2016)".

Permitted uses under the zonings previously considered are listed in **Table 3.1**.

Table 3.1: Site Zoning and Permitted Uses Considered in RS ACT 001-6

Proposed Zoning as at 26 June 2015	Permitted Uses (with development approval)		Effective Date
RZ1 – Suburban	Single dwelling house	Minor use	19 August 2016
	Ancillary use	Multi-unit housing	
	Boarding house	Parkland	
	Child care centre	Residential care accommodation	
	Community activity centre	Retirement village	
	Consolidation	Sign	
	Demolition	Secondary residence	
	Guest house	Special dwelling	
	Health facility	Subdivision	
	Home business	Supportive housing	
	Minor road	Temporary use	
		Varying a lease	
CFZ – Community Facility	Ancillary use	Office	
	Business agency	Outdoor recreation facility	
	Child care centre	Parkland	
	Community activity centre	Place of worship	

Proposed Zoning as at 26 June 2015	Permitted Uses (with development approval)		Effective Date
	Community theatre	Public agency	
	Consolidation	Religious associated use	
	Cultural facility	Residential care	
	Demolition	accommodation	
	Educational establishment	Retirement village	
	Emergency services facility	Sign	
	Health facility	Subdivision	
	Hospital	Supportive housing	
	Indoor recreation facility	Temporary use	
	Minor road	Varying a lease	
	Minor use		

It is understood that the following zones are to be added to the site to permit the proposed future development:

- RZ4: Medium Density Residential
- RZ5: High Density Residential
- CZ4: Local Centre
- PRZ1: Urban Open Space
- NUZ3: Hills Ridges and Buffers
- NUZ4: River Corridor
- TSZ1: Transport.

3.1 Auditor’s Opinion

Whilst the SAS for RS ACT 001-6 identified the site as suitable for permitted uses under the RZ1 and CFZ zonings only, the SAS concluded that “...the site is suitable for the purposes of “residential with gardens and accessible soil” and other less sensitive uses”. Permitted uses under the additional proposed zonings are considered to be of equal or lesser sensitivity than the permitted uses previously contemplated (Table 3.1), therefore update to the SAR or SAS to consider additional uses is not required. This is consistent with the advice provided by ACT EPA during preparation of this IAA.

4. GAP ANALYSIS AND REVIEW OF CONTAMINATION RISKS

4.1 Objectives and Scope of Work

The objectives of the Lanterra report were to:

- “Assess whether there have been activities on the site since 2017 that may introduce contaminants onto the site.
- Assess whether the findings of the Site Audit Statement remain valid.
- Assess whether the site is suitable for the land uses permitted under the additional zones”.

The scope of work undertaken by Lanterra was as follows:

- “Review the [SAR] to understand the contamination assessments completed and the outcomes of any remedial work that may have been completed on the site.

- *Complete a review of aerial photographs of the site between 2017 and the present using available aerial photography at www.nearmap.com.*
- *Review of any assessment reports and EPA approvals for soil that has been imported onto the site (if necessary).*
- *Complete a site visit [7 September 2022] to assess the site for changes and possible areas of concern that may exhibit indications of contamination.*
- *If necessary, soil sampling would have been completed where suspected contamination may have been identified”.*

4.2 Findings

Based on the review of the aerial photographs, Lanterra reported that the site has not changed significantly since 2017, with the exception of the establishment of the Denman Prospect compound located in the southeast corner of the site. From the review of aerial photographs, the compound was established between October 2021 and December 2021. A description of the compound was provided as follows:

- *“The Denman Prospect Site Compound was located in the south-eastern corner of the site. The compound had been cut into the surface for levelling purposes and was surrounded by an earthen bund around the low side of the compound, while a drainage channel had been cut around the high side of the compound.*
- *The compound was secured with a 2 m high colour-bond fence with a lockable gate along the western side of the site.*
- *The surface of the compound comprised of a grey road base gravel. The compound had three (3) large shipping containers that was used for the storage of maintenance equipment. A 10 m³ skip bin was present on the site and appeared to be used for waste disposal purposes.*
- *While no mobile equipment was present, there was evidence that tractors or mowers were stored on the site. The compound was clean and well maintained and [there were] no visual or olfactory indications of contamination”.*

The previous excavations in the sheep dip remediation area (AEC 11) were observed by Lanterra to be present with water in the base (due to preceding rainfall) and thick vegetation of grass and shrubs at the sides. Overall, Lanterra considered that the condition of the site did not appear to have changed significantly since the completion of the Audit in 2017.

The following summary and conclusions were presented in the Lanterra report:

“Based on the results of this assessment, there have not been any significant changes to the site that may introduce contaminants of concern that could alter the outcomes of the audit completed in 2017. The area where the sheep dip was located has not changed since remediation was completed in 2015 and no further sampling is considered necessary.

No indications of soil movement either onto or off the site were noted during the site visit or in the aerial photographs reviewed between 2017 and July 2022, while there [were] no known soil assessment reports after 2017.

While there is a new compound used by Denman Prospect for the storage of maintenance equipment, the compound was in good condition and no visual or olfactory indications of potential contamination were noted. The compound is in operation and at present sampling of soil at the compound is not warranted. Should the compound be decommissioned in the future, then validation sampling is recommended to assess that activities have not impacted the soil within the compound.

Overall, the outcomes of the site audit completed in 2017 remain valid and the site is considered suitable [for] the land uses that are permitted under the new zones to be added”.

4.3 Auditor’s Opinion

The identified objectives and scope of work undertaken for the Lanterra report were appropriate to meet the project objectives.

Observations during the Auditor’s site inspection were consistent with those made by Lanterra and indicated limited potential for contamination to have occurred at the site since completion of RS ACT 001-6 in 2017. Grey road base gravel had been imported to the site for surfacing the compound. Based on the Auditor’s site inspection this material appeared to be a quarried product.

The Auditor agrees with Lanterra’s conclusions and the recommendation that validation sampling be undertaken following decommissioning of the compound. As per advice from ACT EPA, Auditor review of the compound validation report will be required to be documented in an IAA for review and endorsement by ACT EPA prior to the compound site being developed or used for other purposes.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on the Lanterra report and the Auditor’s observations, the site has not changed significantly and there is limited potential for contamination to have occurred at the site since completion of RS ACT 001-6 in 2017.

Validation sampling should be undertaken following decommissioning of the Denman Prospect compound located in the southeast corner of the site. Auditor review of the compound validation report will be required to be documented in an IAA for review and endorsement by ACT EPA prior to the compound site being developed or used for other purposes.

The findings of RS ACT 001-6 remain valid and are applicable to the following zonings detailed in the ACT Territory Plan 2008, subject to validation sampling within the compound:

- RZ1: Suburban
- RZ4: Medium Density Residential
- RZ5: High Density Residential
- CFZ: Community Facility
- CZ4: Local Centre
- PRZ1: Urban Open Space
- NUZ3: Hills Ridges and Buffers
- NUZ4: River Corridor
- TSZ1: Transport

RS ACT 001-6 recommended that site works for the future urban development be undertaken in accordance with an unexpected finds protocol (UFP) since the site is large and a relatively low density of sampling has been adopted and there is potential for localised contamination issues such as waste disposal or buried waste to be identified during site development. A stand-alone UFP should be prepared by a suitably qualified environmental consultant for future urban development and reviewed and endorsed by the Auditor prior to implementation. This recommendation remains valid.

6. LIMITATIONS

This interim audit advice was conducted on behalf of Capital Estate Developments for the purpose of assessing whether the findings of a previous Site Audit remain valid. This summary report may not be suitable for other uses.

The Auditor has relied on the documents referenced in Section 2 in preparing the Auditor's opinion. The consultants included limitations in their reports. This interim audit advice must also be subject to those limitations. The Auditor has prepared this document in good faith but is unable to provide certification outside of areas over which the Auditor had some control or is reasonably able to check. If the Auditor is unable to rely on any of those documents, the conclusions of this interim audit advice could change.

It is not possible to present all data which could be of interest to all readers of this interim audit advice. Readers are referred to the referenced reports for further data. Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

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Yours faithfully
Ramboll Australia Pty Ltd

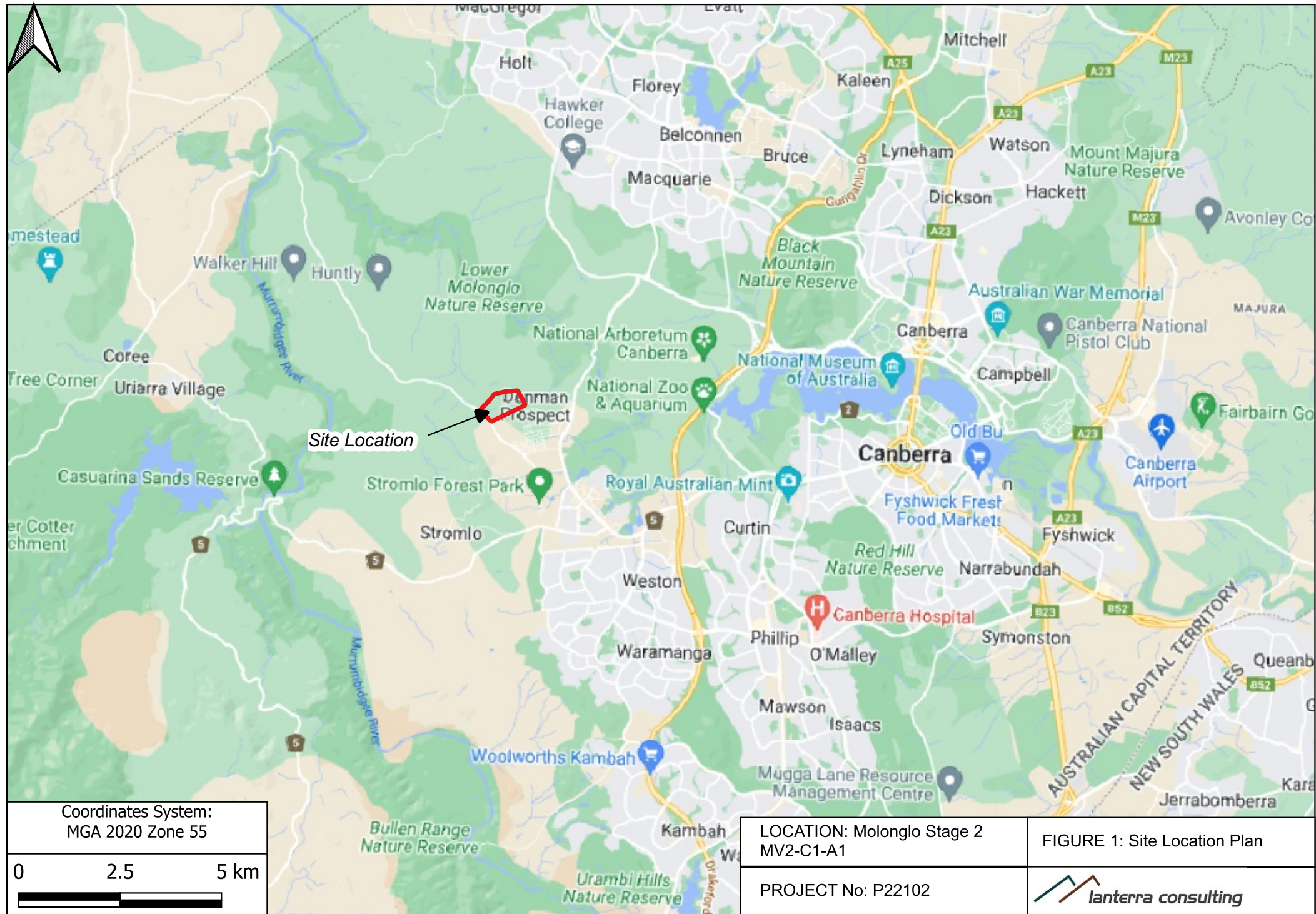


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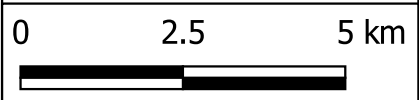
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Attachments: 1 Site Locality
2 Site Layout

Attachment 1: Site Locality



Coordinates System:
MGA 2020 Zone 55



LOCATION: Molonglo Stage 2
MV2-C1-A1

PROJECT No: P22102

FIGURE 1: Site Location Plan



Attachment 2: Site Layout

