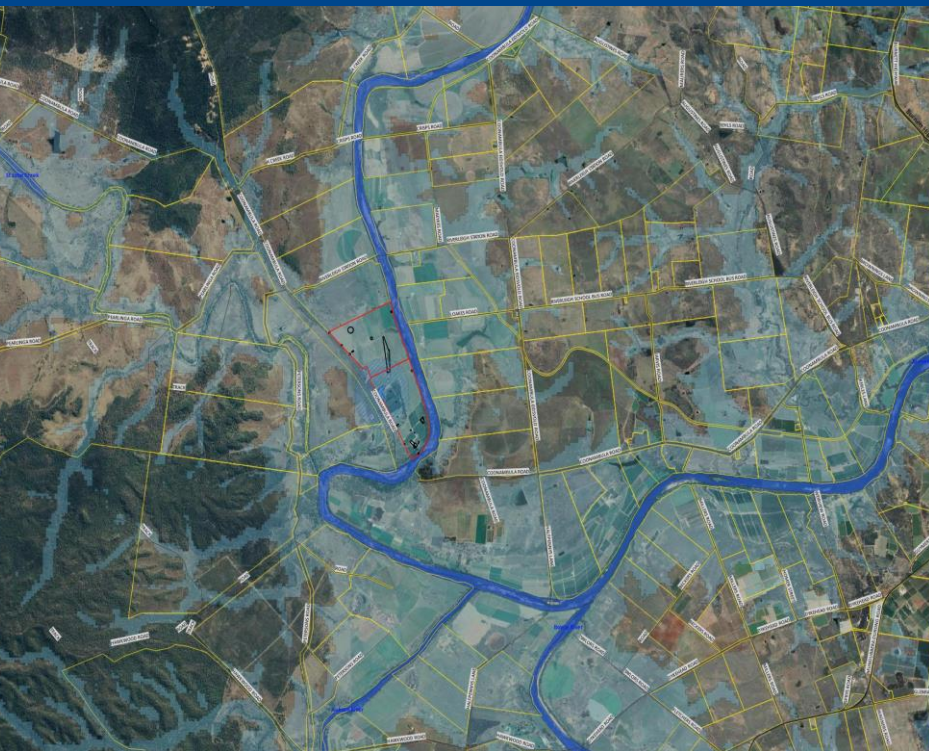


# PRELIMINARY SITE INVESTIGATION

BLOCKS 9, SECTION 19  
FORREST, ACT



**Prepared for:** Kappelle Projects  
**Date:** 22 February 2024  
**Reference:** JC1519  
**Version:** JC1519/01



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## AGON DOCUMENT CONTROL

Report Title			Project Reference	
Preliminary Site Investigation Block 9 Section 19, Forrest ACT			JC1519	
Written			Approved	
<p><b>Kurt Lockwood</b> Environmental Scientist</p>			 <p><b>John O'Brien</b> ACT Manager</p>	
Rev No	Status	Date	Author	Reviewer
01	Issue	22/02/2024	KL	JO

Rev No	Copies	Recipient
01	1 electronic	Kappelle Projects ACT EPA

## EXECUTIVE SUMMARY

Agon was engaged by Kappelle Projects to prepare a Preliminary Site Investigation (PSI) Block 9 Section 19, Forrest, ACT (the site). Agon understands the proponent is seeking to rezone the block from CZ6 - Leisure and Accommodation Zoning to CZ5 – Mixed Use Zoning.

In summary, the site PSI data in this report indicates the site was vacant up until the 1960’s when the site was developed to include a commercial complex that was utilized as the Canberra Italo Australia Club, up until 2016. Three PCAs, being the possible presence of uncontrolled fill, storage of fuels (UST) and asbestos containing building materials, were identified from the PSI data. These PCAs were quantitatively and qualitatively assessed through a CSM that did not identify any contaminant source-pathway-receptor linkages. On this basis Agon conclude the site to be suitable, from a contaminated land perspective, for the permitted land uses under the CZ5 Mixed Use Zone under the Interim Territory Plan:

ancillary use	minor use
boarding house	multi-unit housing
bulky goods retailing	office
business agency	outdoor recreation facility
café	parkland
car park	pedestrian plaza
co-housing	personal service
communications facility	place of assembly
community activity centre	place of worship
community housing	public agency
community theatre	religious associated use
complementary use	residential care accommodation
cultural facility	restaurant
consolidation	retail plant nursery
demolition	retirement village
drink establishment	secondary residence
early childhood education and care	shop
educational establishment	sign
emergency services facility	single dwelling housing
financial establishment	subdivision
guest house	supermarket
health facility	supportive housing
home business	take-away food shop
hotel / motel	temporary use
hospital	transport facility
indoor entertainment facility	varying a lease
indoor recreation facility	veterinary clinic
light rail	
minor road	

This conclusion is subject to the following recommendations:

- All soils proposed to be removed from the site must be assessed in accordance with ACT EPA (2019) Information Sheet 4 ‘Requirements for the Reuse and Disposal of Contaminated Soil in the ACT’ or the equivalent prevailing regulatory requirements. No soil is to be removed from the site without EPA approval.

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

## 1.0 INTRODUCTION

### 1.1 Background

Agon was engaged by Kappelle Projects to prepare a Preliminary Site Investigation (PSI) Block 9 Section 19, Forrest, ACT (the site). Agon understands the proponent is seeking to rezone the block from CZ6 - Leisure and Accommodation Zoning to CZ5 – Mixed Use Zoning.

Agon have reviewed a previous report titled Vantage Environmental Management (2016) Preliminary Site Investigation: 78 Franklin Street, Forrest ACT, the findings of this PSI have been contemporised in this report.

Accordingly, this PSI has been prepared to comply with the aforementioned and 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 (2024)

### 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	23 Dominion Circuit; 78 Franklin Street; 25 Dominion Circuit, Forrest, Canberra ACT
Allotment Description	Block 9, Section 19 Forrest, Canberra ACT
Volume/Folio	N/A
Land Zoning	CZ5: MIXED USE ZONE
Current Land Use	Carpark.
Proposed Land Use	Redevelopment of site to include hotel and office building inclusive, with outlets used for business and/or services.
Total Area	5450m <sup>2</sup> or thereabouts

### 2.2 Physical Setting

The site is situated in the division of Forrest and is bound by commercial buildings to the north, Franklin Street and commercial complexes to the east, Dominion Circuit, and residential buildings to the south, and commercial complexes to the west.



**Figure 2: Site Plan**

Source: ACTmapi (2024)

## 2.3 Site Zoning

The site is proposed to be re-zoned to the “CZ5: MIXED USE ZONE”. The policy outcomes of CZ5 zoning are as follows:

1. Encourage higher density residential development in locations with convenient access to transport corridors, and commercial and employment centres.
2. Create an efficient and sustainable urban environment and provide for a diversity of living, working and recreation opportunities.
3. Encourage a standard of urban design that is consistent with selected major avenues, approach routes and other strategically located areas.
4. Encourage activities particularly at street frontage level that contribute to an active public space.
5. Provide a high-quality public space by facilitating active uses on ground floor level that connect with the wider open space, pedestrian and cycle networks to promote active travel and active living.
6. Provide a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations so as to encourage walking and cycling and maximise public transport patronage.

## 2.4 Surrounding Land Use

The immediate surrounding land uses to Block 4 are summarised below in and **Table 2**.

**Table 2: Surrounding Land Use**

Direction	Land Use
North	Commercial complexes primarily used for business/services, including Forrest Hotel and Apartments and Dante Alighieri Society of Canberra Educational Institution.
East	Franklin Street, followed by commercial complexes primarily used for business/services including the Department of Human Services, Callida Consulting, and the Betty Botter Café.
South	Dominion Circuit followed by residential buildings.
West	Commercial complexes primarily used for business/services including the Albany Apartments.

## 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 Mount Painter Volcanics (Dacitic ignimbrite with lithic xenoliths and dacitic autoliths, minor tuff and ashtone).

## 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, Lake Burley Griffin (located about 1350m to the northeast of the site). Some local infiltration may occur via leaks in concrete slab or stormwater

infrastructure. 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 greater than to 1.0 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 8<sup>th</sup> February 2024 with a photolog presented in **Appendix A**. The site is a car park with entry and exit access fronting Franklin Steet.

## 3.0 HISTORICAL INFORMATION

### 3.1 Historical Aerial Imagery

Aerial photographs were reviewed from 1951 to 2022 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
1952	<b>Site:</b> The site is undeveloped. <b>Surrounds:</b> The surrounding areas of Barton, Griffith, Forrest and Kingston to the northeast, east, south and west have undergone substantial development.
1968	<b>Site:</b> A building has been constructed on the site. <b>Surrounds:</b> Further development of the surrounds is evident which has largely been developed to its current extent.
1972	<b>Site:</b> The building on the site appears to have been extended in size. <b>Surrounds:</b> ongoing development of the surrounds is evident.
1981	<b>Site:</b> No significant change. <b>Surrounds:</b> No significant change.
1991	<b>Site:</b> No significant change. <b>Surrounds:</b> Two large buildings have been constructed to the east of the site.
2004	<b>Site:</b> No significant change. <b>Surrounds:</b> A building appears to be under construction on the adjacent block to the north.
2016	<b>Site:</b> No significant change. <b>Surrounds:</b> A building has been constructed on the adjacent block to the north of the site.
2017	<b>Site:</b> The building on the eastern portion of the site has been demolished, and the carpark area in the western portion remains. <b>Surrounds:</b> No significant changes.
2020	<b>Site:</b> The eastern portion of the site has been converted to a carpark (The whole block is now a carpark). <b>Surrounds:</b> No significant changes.
2022	<b>Site:</b> No significant changes. <b>Surrounds:</b> No significant changes.

In summary, the site has remained undeveloped until the late 1960s when a building was built at the site. The surrounding areas had undergone substantial development by the mid to late 1960s, much to the current extent of central Canberra including, Griffith, Forrest, Barton, Red Hill, Narrabundah and Kingston.

### 3.2 Historical Ownership

A review Vantage Environmental Management (2016) indicates that the historical title searches undertaken under the original title of Volume 245 Folio 63, has shown several leases have been issued for the site between 1983 and 2016.

### 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 contaminated land search was undertaken by Agon, results of the search are summarised 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 complex. Commercial 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 2017 Contaminated Sites Environment Protection Policy (EPP) lists fuel storage as activities associated with land contamination which may pose a risk to human health and the environment.*

*On 18 September 2016, The EPA reviewed the report titled "Preliminary Site Investigation 78 Franklin Street Forrest ACT" dated 7 September 2016 by Vantage Environmental Management Pty Ltd.*

*The EPA assessed the report and supports the consultant's findings that the site is "deemed suitable for its currently permitted use as a club and intended future use as a hotel with three (3) level car park" from a contamination perspective.*

*The works had been undertaken to the satisfaction of the EPA in accordance with the Contaminated Sites EPP 2017 and associated guidelines.*

A copy of the search is included in **Appendix C**.

### 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, a search of the Dangerous Goods Database in Vantage Environmental Management (2016) identified a record of a 380kg LP Gas tank which was used for cooking purposes associated with the club operations, but no longer in operation. Furthermore, the tank was not observed during a site inspection undertaken on the 11 April 2016.

### 3.6 Historical Building Plans and Heating Method

Agon were not provided with building plans for the site, however review of Vantage Environmental Management (2016) has shown the original building was constructed in the 1960's which incorporated a dining room, commercial kitchen, auditorium, offices, and car parking which was used as the Canberra Italo Australia club. The site underwent renovations in the 1970's and 1990's at which time the building was expanded in size. The building facilities were reported to have been heated and cooled with electric air-conditioning systems and mains connected natural gas. No records of underground or above ground fuel storage tanks were reported on the site.

### 3.7 Leaseholder Interview

Agon have not been provided with a contact of the leaseholder of Block 4, however sufficient site history is available for the purpose of this PSI.

### 3.8 Previous Report

A summary of the Vantage Environmental Management (2016) PSI is as follows:

- The original site building was constructed in the early to mid-1960's and utilised as the Canberra Italo Australia club. The facility incorporated a dining room, commercial kitchen, auditorium, offices and car parking for club patrons.
- Based on the results of the historical review completed for the subject site it is apparent that development of the property has been limited in nature and the site has primarily been used as a social club that incorporated a main building on the eastern portion of the site with associated car parking since the early to mid-1960s. Prior to that time the property was undeveloped. Based on observations made by Vantage personnel during the site visit, no evidence of significant contamination was identified and the site was considered to exhibit a generally low contamination potential.
- Three areas of potential environmental concern were identified:
  - Areas of minor filling across the site.
  - Broader area of site developed as a social club inclusive of gaming and dining areas with associated vehicle parking.
  - General chemical and fuel storage. In particular, use and storage of hydrocarbon-based fuels.
  - Various site structures (asbestos).
- Based on the site history review and field observations made during the current Preliminary Site Investigation (PSI), the following conclusions are made regarding the property located at 78 Franklin Street in Forest, Australian Capital Territory:
  - The subject site has been used as a social club (the Italo Australia Club) with associated car parking since the early 1960s. Prior to that time the site was undeveloped;
  - Based on observations made by Vantage personnel, no evidence of significant contamination was identified and the site is considered to exhibit a generally low contamination potential; and
  - During demolition of the existing site building and associated structures all relevant ACT guidelines and regulations regarding the management of potentially hazardous building materials, such as asbestos, should be adhered to.
  - It is considered that the site is, from a potential contamination perspective, deemed suitable for its currently permitted use as a club and intended future use as a hotel with three (3) level car park.

### 3.9 Potentially Contaminating Activities

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.

The following PCAs have been identified by Vantage Environmental Management (2016) and have been evaluated through the CSM.

PCA	Source/CoCs	Receptor	Pathway
<b>PCA01 Uncontrolled Fill</b>	Uncontrolled fill of unknown origin may contain contamination.	Soil Groundwater Workers	Migration and Exposure Pathway <b>incomplete</b> . Pathway negated by: <ul style="list-style-type: none"> <li>Review of the aerial imagery does not suggest the presence of uncontrolled fill. Minor amounts of fill may be present associated with the leveling of the site for the construction of the building and car park.</li> </ul>
<b>PCA02 Underground Fuel Storage Tanks (UST).</b>	VOCs Oils Fuels	Soil Groundwater Workers	Migration and Exposure Pathway <b>incomplete</b> . Pathway negated by: <ul style="list-style-type: none"> <li>Review of Vantage Environmental Management (2016) did not identify any USTs on the site and the previous site building was heated and cooled by natural gas and electricity rather than heating oil.</li> </ul>
<b>PCA03 Asbestos Containing Materials (ACM).</b>	Asbestos	Soil Groundwater Workers	Migration and Exposure Pathway <b>incomplete</b> . Pathway negated by the removal of all site buildings.

In summary the assessment undertaken by Agon has adequately assessed PCA01, PCA02 and PCA03 with no complete contaminant source-pathway-receptor-linkages identified.

## 4.0 CONCLUSION

In summary, the site PSI data in this report indicates the site was vacant up until the 1960's when the site was developed to include a commercial complex that was utilized as the Canberra Italo Australia Club, up until 2016. Three PCAs, being the possible presence of uncontrolled fill, storage of fuels (UST) and asbestos containing building materials, were identified from the PSI data. These PCAs were quantitatively and qualitatively assessed through a CSM that did not identify any contaminant source-pathway-receptor linkages. On this basis Agon conclude the site to be suitable, from a contaminated land perspective, for the permitted land uses under the CZ5 Mixed Use Zone under the Interim Territory Plan 2023:

ancillary use	minor use
boarding house	multi-unit housing
bulky goods retailing	office
business agency	outdoor recreation facility
café	parkland
car park	pedestrian plaza
co-housing	personal service
communications facility	place of assembly
community activity centre	place of worship
community housing	public agency
community theatre	religious associated use
complementary use	residential care accommodation
cultural facility	restaurant
consolidation	retail plant nursery
demolition	retirement village
drink establishment	secondary residence
early childhood education and care	shop
educational establishment	sign
emergency services facility	single dwelling housing
financial establishment	subdivision
guest house	supermarket
health facility	supportive housing
home business	take-away food shop
hotel / motel	temporary use
hospital	transport facility
indoor entertainment facility	varying a lease
indoor recreation facility	veterinary clinic
light rail	
minor road	

This conclusion is subject to the following recommendations:

- All soils proposed to be removed from the site must be assessed in accordance with ACT EPA (2019) Information Sheet 4 'Requirements for the Reuse and Disposal of Contaminated Soil in the ACT' or the equivalent prevailing regulatory requirements. No soil is to be removed from the site without EPA approval.

## 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.

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**Management, Vantage Environmental. 2016.** Preliminary Site Investigation: 78 Franklin Street, Forrest ACT. Albury : Vantage Environmental Management, 2016.

**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.

**Vantage Environmental Management. 2016.** Preliminary Site Investigation: 78 Franklin Street, Forrest ACT. 2016.

## APPENDIX A: SITE INSPECTION



**Photograph 1:** Car park entry fronting Franklin Street.



**Photograph 2:** Central area of car park facing east.

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**Photograph 3:** Car park exit facing west.



**Photograph 4:** Rear portion of car park facing north.

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## APPENDIX B: AERIAL IMAGERY



**Historical Aerial Photograph 1: 1952**



**Historical Aerial Photograph 2: 1968**



**Historical Aerial Photograph 3: 1972**



**Historical Aerial Photograph 4: 1981**



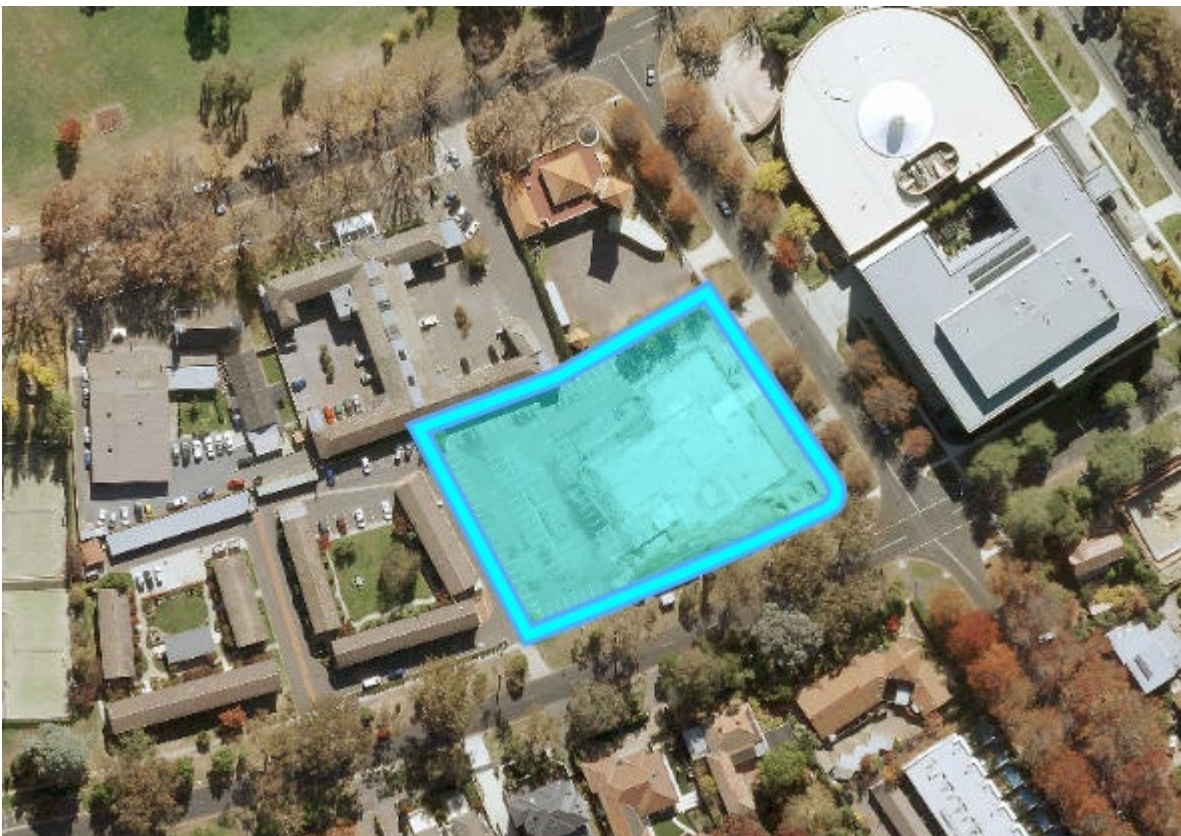
Historical Aerial Photograph 5: 1991



Historical Aerial Photograph 6: 2004



Historical Aerial Photograph 7: 2016



Historical Aerial Photograph 8: 2017



Historical Aerial Photograph 9: 2020



Historical Aerial Photograph 10: 2022

## APPENDIX C: GOVERNMENT SEARCHES

**From:** [Kurt Lockwood](#)  
**To:** [John OBrien](#)  
**Subject:** Fwd: Contaminated Land Search - Application, 48QTHSHS, Kurt Lockwood [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]  
**Date:** Tuesday, 20 February 2024 5:35:51 PM

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**From:** Jennings, RussellC <RussellC.Jennings@act.gov.au>  
**Sent:** Tuesday, February 20, 2024 3:39:29 PM  
**To:** Kurt Lockwood <Kurt.Lockwood@agonenviro.com.au>  
**Cc:** Contaminated Sites <ContaminatedSites@act.gov.au>  
**Subject:** RE: Contaminated Land Search - Application, 48QTHSHS, Kurt Lockwood [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]

OFFICIAL

Dear Mr Lockwood

**RE: CONTAMINATED LAND SEARCH**

Thank you for your search form request of 07/02/2024 enquiring about:

**Block 9 Section 19 Forrest Canberra Central**

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

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 complex. Commercial 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 2017 Contaminated Sites Environment Protection Policy (EPP) lists fuel storage as activities associated with land contamination which may pose a risk to human health and the environment.

On 18 September 2016, The EPA reviewed the report titled "Preliminary Site Investigation 78 Franklin Street Forrest ACT" dated 7 September 2016 by Vantage Environmental Management Pty Ltd.

The EPA assessed the report and supports the consultant's findings that the site is "deemed suitable for its currently permitted use as a club and intended future use as a hotel with three (3) level car park" from a contamination perspective.

The works had been undertaken to the satisfaction of the EPA in accordance with the Contaminated Sites EPP 2017 and associated guidelines.

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.

Yours sincerely

**Russell C. Jennings | Environment Protection Officer**

Phone: **02 6207 2157** | Email: [russellc.jennings@act.gov.au](mailto:russellc.jennings@act.gov.au)

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

Fourth Floor 480 Northbourne Ave. Dickson 2602 ACT | GPO Box 158 Canberra ACT 2601 | <http://www.act.gov.au/accesscbr>

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:** Wednesday, February 7, 2024 2:25 PM

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

**Subject:** Contaminated Land Search - Application, 48QTHSHS, Kurt Lockwood [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]

## Contaminated Land Search - Application

### Form data summary

**Customer details** Kurt Lockwood

**Reference code** 48QTHSHS

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on \*5 4607 or email [smartforms.admin@act.gov.au](mailto:smartforms.admin@act.gov.au).

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