



## **ENVIRONMENTAL SIGNIFICANCE OPINION**

An application for an Environmental Significance Opinion (ESO) has been received under section 138 of the *Planning Act 2023* (the Act). In accordance with section 140(4) of the Act, I provide the following environmental significance opinion:

### **APPLICANT**

PLANIT Strategic Pty Ltd, as represented by Hope Watson, Senior Environmental and Town Planner.

### **PROPOSAL DESCRIPTION**

The retrospective amendments to the Scullin Service Centre comprise minor internal modifications to the workshop, including changes to the WCs, entrance door, windows, kitchenette, and an internal window. The proposal also includes minor alterations to the existing fuel sign, the installation of an additional fuel pump, and the addition of a blade wall and gate.

### **LOCATION**

Block 1 Section 25 Scullin.

### **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, they are unlikely to cause a significant adverse environmental impact.

This opinion is granted subject to the following conditions made under section 140(4) of the Act.

#### Conditions

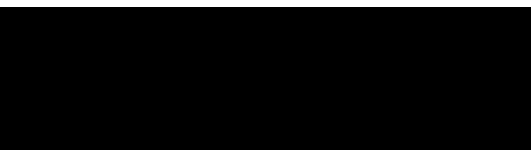
1. The site must be managed in accordance with the document titled "Site Contaminant Management Plan, Scullin Service Centre, 120 Ross Smith Crescent, Scullin ACT 2614 (Block 1 Section 25)", Ref: P019008\_Scullin Service Centre SCMP, dated 21 August 2019, prepared by Northwood Environmental.
2. All soil 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 available at Contaminated Sites.
3. No soil is to be disposed from the site without EPA approval.
4. The design and installation of the additional pump must be carried out in accordance with the "*Environment Guidelines for Petroleum Storage in the ACT, June 2019*" available at Environment Protection Policies & Guidelines or by calling 132281.

5. The additional pump must be installed in a covered area and drainage from the additional pump must be directed into the stormwater improvement device.
6. The Environment Management Plan titled “ENVIRONMENT MANAGEMENT PLAN Service Station Operation 122 Ross Smith Crescent, Scullin, Australian Capital Territory, Australia”, dated 12/06/2025 and submitted following the grant of the Environmental Authorisation, needs to be updated and resubmitted within three months after completion of the upgrade works.

#### Comments

1. An initial notification must be made under Section 348 of the *Work Health and Safety Regulation 2011* to advise WorkSafe ACT of the Schedule 11 hazardous chemicals which are to be used, handled or stored at the workplace. This notification must be accompanied by a copy of the current manifest of hazardous chemicals (including site plan) prepared by the PCBU.
2. In the event of any subsequent changes at the workplace, the PCBU may be required to make a further notification under Section 348 of the *Work Health and Safety Regulation 2011* to advise WorkSafe ACT of any significant change in the risk of using, handling or storing Schedule 11 hazardous chemicals at the workplace.
3. If the changes include work on any tank which forms part of the underground petroleum storage system (UPSS), the PCBU may also be required to make a separate notification under Section 367 of the *Work Health and Safety Regulation 2011* to advise WorkSafe ACT of the changes made to the UPSS tanks.
4. The site plan/drawings must be revised to show the existing stormwater improvement device (SPEL purceptor), underground tanks and tank line connection of the existing and proposed pump with the tank.
5. Clarification that installation of additional pump includes installation of additional underground tank.
6. Clarification of client name.
7. All drawings submitted display client name as ‘Your Fuel Pty Ltd’.
8. All drawings/site plans must be revised to reflect the correct client’s name.

Attached is a Statement of Reasons for the decision.



George Cilliers  
Territory Planning Authority  
3 March 2026

## STATEMENT OF REASONS

The proposed development is a proposal mentioned in Schedule 1 of the *Planning (General) Regulation 2023* – development proposals requiring environmental impact assessment, being:

Part 1.2 item 23 -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 requirement for an environmental impact statement on the grounds that the proposal is not likely to have a significant adverse environmental impact, and has applied to the Territory Planning Authority for an opinion to that effect.

### Meaning of *significant* adverse environmental impact – *Planning Act 2023*, section 104

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 Territory Planning Authority consulted with entities, in accordance with section 139 (1) of the Act. Entity responses are provided below:

### Work health and safety commissioner

*The Work Health and Safety Commissioner does not have any comments on the works identified in this application for an Environmental Significance Opinion (reference ESO202600005) but has identified that the following notification requirements under the Work Health and Safety Regulation 2011 will apply to the person conducting a business or undertaking (PCBU) who will operate the service station.*

*An initial notification must be made under Section 348 of the Work Health and Safety Regulation 2011 to advise WorkSafe ACT of the Schedule 11 hazardous chemicals which are to be used, handled or stored at the workplace. This notification must be accompanied by a copy of the current manifest of hazardous chemicals (including site plan) prepared by the PCBU.*

*In the event of any subsequent changes at the workplace, the PCBU may be required to make a further notification under Section 348 of the Work Health and Safety Regulation 2011 to advise WorkSafe ACT of any significant change in the risk of using, handling or storing Schedule 11 hazardous chemicals at the workplace.*

*If the changes include work on any tank which forms part of the underground petroleum storage system (UPSS), the PCBU may also be required to make a separate notification under Section 367 of the Work Health and Safety Regulation 2011 to advise WorkSafe ACT of the changes made to the UPSS tanks.*

*This response has been provided on the basis of the information contained in documents which were sent to WorkSafe ACT for the Work Health and Safety Commissioner's consideration by the Impact Assessment unit at 2.35 pm on Friday 23 January 2026.*

*This response does not take into account any subsequent changes to those documents, nor any other information held by the Impact Assessment unit.*

*In providing this response, the Work Health and Safety Commissioner is not approving or endorsing any proposed work arrangements or any proposed risk control measures, and nothing in this response affects the safety duties of person who may be involved in carrying out work at the site under the Work Health and Safety Act 2011.*

### **Environment Protection Authority**

*Thank you for referring the attached Environmental Significance Opinion (ESO) application ESO 202600005, Block 1, Section 25, Scullin - Retrospective Amendments to Scullin Service Centre to the Office of the Environment Protection Authority (EPA) for review.*

*EPA would support the preparation of an ESO and provides the following comments:*

#### **Contamination**

- *The site must be managed in accordance with the document titled "Site Contaminant Management Plan, Scullin Service Centre, 120 Ross Smith Crescent, Scullin ACT 2614 (Block 1 Section 25)", Ref: P019008\_Scullin Service Centre SCMP, dated 21 August 2019, prepared by Northwood Environmental.*
- *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 available at Contaminated Sites.*
- *No soil is to be disposed from the site without EPA approval.*

### *Pump Installation*

- *The design and installation of the additional pump must be carried out in accordance with the “Environment Guidelines for Petroleum Storage in the ACT, June 2019” available at Environment Protection Policies & Guidelines or by calling 132281.*
- *The additional pump must be installed in a covered area and drainage from the additional pump must be directed into the stormwater improvement device.*
- *The Environment Management Plan titled “ENVIRONMENT MANAGEMENT PLAN Service Station Operation 122 Ross Smith Crescent, Scullin, Australian Capital Territory, Australia”, dated 12/06/2025 and submitted following the grant of the Environmental Authorisation, needs to be updated and resubmitted within three months after completion of the upgrade works.*

### *Additional Requirements*

- *The site plan/drawings must be revised to show the existing stormwater improvement device (SPEL purceptor), underground tanks and tank line connection of the existing and proposed pump with the tank.*
- *Clarification that installation of additional pump includes installation of additional underground tank.*
- *Clarification of client name.*
- *All drawings submitted display client name as ‘Your Fuel Pty Ltd’.*
- *All drawings/site plans must be revised to reflect the correct client’s name.*

### **Emergency Services Commissioner**

*ACTSES has reviewed the subject DA and have no comments or objections.*

*Any previous commentary remains valid and expected of this DA.*

### **Technical Regulator**

*UTR have reviewed the information provided and have no comments to make.*

### **Director-General of ACT Health**

*Thank you for the documentation received on 23 January 2026 regarding an Environmental Significance Opinion (ESO) application for retrospective amendments to the Scullin Service Centre.*

*The Health Protection Service (HPS) notes that applicant is seeking retrospective approval for minor changes to the workshop and fuel sign and the addition of an extra fuel pump, blade wall and gate.*

*There are no public health concerns in relation to the ESO and the HPS has no objection in its granting.*

## **POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS**

The proposed development is situated on land listed in the register of contaminated sites under the Environment Protection Act 1997, triggering the need for environmental impact assessment under the *Planning (General) Regulation 2023*. The retrospective works undertaken at the Scullin Service Centre includes the modifications completed, including minor external building alterations and the installation of an additional fuel pump were carried out in accordance with the approved Site Contaminant Management Plan (SCMP) and relevant engineering guidelines. The works have already been completed and complied with contamination and petroleum storage requirements.

The EPA confirmed that contamination controls remain effective, provided the site continues to operate under the existing SCMP and standard regulatory requirements. No impacts to public health, emergency management, or utility regulation were identified, with ACT Health, ACTSES, and the Technical Regulator raising no objections.

Any ongoing or future environmental impacts would arise if new ground-disturbing activities occur; however, no such works are proposed. 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.