



Factsheet: Sale of Defence Site Maribyrnong, Victoria

Defence Site Maribyrnong (the site) is a 127.8 ha property that Defence has determined is surplus to capability requirements.

The site is located at 2 Cordite Avenue, Maribyrnong, bounded on the north by the Maribyrnong River and approximately 10km from Melbourne central business district. The site is outlined in red in the below map:



When will the site be sold?

A time frame for when the site will be sold is not confirmed at this time. Defence is currently testing the open market for the most cost-effective way to remediate, divest and develop the site with the aim of transferring ownership of the entire site to the private sector. Exactly when a sale will occur will be determined by that process.

Who can buy the site?

Defence intends to only sell to a party that Defence has determined has the experience and capability to safely remediate the entire site and complete the development in accordance with all State and local government requirements and international treaty obligations.

Defence's open market testing process will identify those parties capable of remediating, purchasing and developing the site.

What can the new owner do with the site?

Before any development can take place, a successful party will be required to safely remediate the site to a level that allows its development in accordance with the regulatory requirements of Victorian environmental and planning authorities and the Maribyrnong City Council (Council).

Defence is committed to working with the Victorian Government and Council to ensure the needs of the broader community are considered in the planning of the future development of the site.


Remediation and development of the site will be required to take account of and preserve the site's heritage values.

Is Defence Site Maribyrnong contaminated?

The site is contaminated because of its former use as an explosives factory. Defence has undertaken investigations and treatment of contaminants that are unique to Defence activity within the former Defence Science and Technology Group area. This program of works was completed in mid-2020. The majority of the remaining contaminated areas across the site contain more common contaminants like asbestos, fuel residue and heavy metals. These more common industrial contaminants are likely to be treated and managed as part of the development of the site. An independent site auditor appointed by EPA Victoria is responsible for checking and signing off all remediation works before each section of the site is declared safe for intended future use.

How are the site's heritage values protected?

The site is currently included on the Commonwealth Heritage List (ID:105325). Defence manages the site's heritage values in accordance with the Environment Protection and Biodiversity Conservation Act 1999 and a heritage management plan made under that legislation. Defence is also required to make sure that the site is nominated for inclusion on the Victorian Heritage Register following any



transfer of ownership, to provide for ongoing heritage protection. Ongoing preservation of the site's heritage values will be required to be addressed in proposals to develop and remediate the site and will be appropriately considered in the evaluation of those proposals.

Helpful links

Defence Property Disposals website:

<http://www.defence.gov.au/id/PropertyDisposals/>

Department of Finance website:

<https://www.finance.gov.au/government/property-and-construction/commonwealth-property-disposal-policy>

Environmental Protection Authority website:

<https://www.epa.vic.gov.au/for-community/current-projects-issues/pfas-in-maribyrnong-catchment>

