

August 2007

An environmental audit system has operated in Victoria since 1989. The *Environment Protection Act 1970* (the Act) provides for the appointment by the Environment Protection Authority (EPA Victoria) of environmental auditors and the conduct of independent, high quality and rigorous environmental audits.

Under the Act, the function of an environmental auditor is to conduct environmental audits and prepare environmental audit reports. Where an environmental audit is conducted to determine the condition of a site or its suitability for certain uses, an environmental auditor may issue either a certificate or statement of environmental audit.

Any individual or organisation may engage appointed environmental auditors, who generally operate within the environmental consulting sector, to undertake environmental audits. The EPA administers the environmental audit system and ensures its ongoing integrity by assessing auditor applications and ensuring audits are independent and conducted with regard to guidelines issued by EPA.

Environmental audit reports are stored digitally by EPA in three parts: the audit report (part A), report appendices (part B) and, where applicable, the certificate or statement of environmental audit and an executive summary (part C). A report may be in colour and black-and-white formats. Generally, only black-and-white documents are text searchable.

Audit reports are based on the conditions encountered and information reviewed at the time of preparation and do not represent any changes that may have occurred since the date of completion. As it is not possible for an audit to present all data that could be of interest to all readers, consideration should be made to any appendices or referenced documentation for further information.

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Environment Protection Act 1970

CERTIFICATE OF ENVIRONMENTAL AUDIT

I, Sally Bonham of Prensa Pty Ltd, a person appointed by the Environment Protection Authority ('the Authority') under the *Environment Protection Act 1970* ('the Act') as an environmental auditor for the purposes of the Act, having

1. been requested by BRP Residential Pty Ltd, to issue a certificate of environmental audit in relation to the site located at 32-34 Graham Road, Highett (defined as Lot 1 and 2 on LP12801, Certificate of Title Volume 11467, Folios 54 and 55) ('the site') owned/occupied by BRP Residential Pty Ltd.
2. had regard to, among other things,
 - i. guidelines issued by the Authority for the purposes of Part IXD of the Act
 - ii. the beneficial uses that may be made of the site
 - iii. relevant State environment protection policies/industrial waste management policies, namely:
 - SEPP Waters of Victoria
 - SEPP Groundwaters of Victoria
 - SEPP Prevention and Management of Contamination of Land
 - SEPP Ambient Air Quality
 - SEPP Air Quality Management
 - IWRG Environment Protection (Industrial Waste Resource) Regulations (2009)
 in making a total assessment of the nature and extent of any harm or detriment caused to, or the risk of any possible harm or detriment which may be caused to, any beneficial use made of the site by any industrial processes or activity, waste or substance (including any chemical substance), and
3. completed an environmental audit report in accordance with section 53X of the Act, a copy of which has been sent to the Authority and the relevant planning and responsible authority.

HEREBY CERTIFY that I am of the opinion that the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site.

Other related information:

- i. Groundwater at the site contains elevated concentrations of TDS, pH, sodium and metals (copper, nickel, vanadium and zinc). The levels are considered to be typical of naturally occurring and/or background groundwater quality surrounding the site and are not considered to constitute pollution in accordance with clause 10(2)(c) of SEPP (Groundwaters of Victoria).
- ii. The existing groundwater wells present at the site should be appropriately decommissioned in accordance with relevant guidelines.

- iii. Scattered pieces of building debris and minor rubbish have been reported on the surface of the site and minor occurrences may be present during site development. In addition, gravel remains in the driveway on the eastern portion of the site. These items do not constitute pollution or represent a health or ecological risk and are not considered to pose an aesthetic impact to the future use of the site.
- iv. Asbestos containing materials (ACM) were found on the site and have been removed as far as practicable. Small quantities of ACM (i.e. bonded cement sheet fragments) may remain within the soil and may be uncovered during excavation works. The ACM is not anticipated to represent a health risk to occupiers of the site. If encountered during use of the site, any ACM should be handled and disposed in accordance with the relevant regulations.
- v. The pH levels, sulphate and chloride concentrations in the on-site soil indicate non-aggressive exposure settings for steel and concrete structures in accordance with AS2159 (2009). However, cognisance should be given to the exposure classifications for concrete and/or steel piles as provided in AS2159 (2009).
- vi. Soil pH is relatively alkaline in some areas of the site but is considered natural in origin. Local plants and grasses are likely to be adapted to this acidic pH level; however there may be some impact on the growth and development of some introduced plants, grasses and fauna.
- vii. The site has been assessed, assuming that home-grown produce comprises <10% of household fruit and vegetable intake and no poultry.
- viii. Any soil material proposed to be removed from site and disposed off-site must be classified and managed in accordance with relevant statutory regulations and Environment Protection Authority guidelines.
- ix. Any fill or soil imported to the site must be chemically tested soil or fill that classifies as 'fill material' in accordance with relevant EPA guidelines.
- x. Not all land uses for which the land is considered suitable by this audit may be allowed under the existing zoning of the Bayside City Council Planning Scheme.

This Certificate forms part of environmental audit report (Prensa Pty Ltd, *Environmental Audit Report*, 32-34 Graham Road, Highett, VIC 3190; ref: N0010:24944, dated 29 June 2018). Further details regarding the condition of the site may be found in the environmental audit report.

DATED 29/06/2018

Signed: _____

Sally Bonham

ENVIRONMENTAL AUDITOR

(Appointed Pursuant to the *Environment Protection Act 1970*)

Executive Summary

Table 1: Summary of environmental audit information

Auditor	Sally Bonham
Auditor account number	75656
Auditor appointment end date	09 November 2018
Audit type	53X
Date EPA notified of audit	30/06/2017
Audit service order number	8005452
Name of person requesting audit	Stuart Wood (Nash Management Pty Ltd)
Relationship of person requesting audit to site	Project manager for site development
Name of premises owner	BRP Residential Pty Ltd
Date of auditor engagement	29/06/2017
Completion date of the audit	29/06/2018
Reason for audit	Subject to EAO under Bayside City Council planning overlays
Audit categorisation	Risk
Environmental segments	Air, land, groundwater, surface water
If the audit was required by an EPA notice, licence or other, please provide EPA service order number	Not applicable
Current land use zoning	General Residential Zone (GRZ1)
EPA Region	Southern Metro
Municipality	Bayside City Council
Dominant Lot on title plan	Lot 1 in LP12801
Additional Lot on title plan(s)	Lot 2 in LP12801
Site/Premises name	Not applicable
Building/complex sub-unit/Lot No.	Not applicable
Street/Lot – Lower No.	32
Street/Lot – Upper No	34
Street Name	Graham
Street Type	Road
Street suffix	Not applicable
Suburb	Highett
Postcode	3190

GIS Coordinate of Site Centroid:		
Latitude (GDA94)	37.57073 S	
Longitude (GDA94)	145.02306 E	
Site area (in square metres)	1,246 m2 (approximate)	
Plan of site/premises showing the audit site boundary attached	Yes – refer Figure 1 of Audit Report	
Plan of site premises showing the audit site boundary attached in a spatial data format	No	
Members and categories of support team utilised	Dr Jackie Wright – Environmental Risk Sciences (Human Toxicology)	
Further works or requirements	None	
Nature and extent of continuing risk	None	
Outcome of the audit	Certificate of Environmental Audit	
Has EPA determined CUTEF at this site?	No	
Has the Auditor determined CUTEF at this site?	No	
Has a GQRUZ been identified at the site/beyond the site by EPA?	No	
Does NAPL remain at the site?	No	
Please indicate which of the Protected Beneficial Uses of groundwater are precluded due to pollution	Protected Use Maintenance of Ecosystems* Potable Water Supply (Desirable) Potable Water Supply (Acceptable) Potable Mineral Water Supply Agriculture, Parks and Gardens Stock Watering Primary Contact Recreation Industrial Water Use Buildings and Structures <i>(*Not precluded at point of discharge)</i>	Precluded? No No No Not applicable No No No Not applicable No

Table 2: Physical site information

Historical land use	Agricultural (grazing), engineers, manufacturing
Current land use	Vacant
Proposed future land use	High-density residential
Surrounding land use	North Commercial (Clear Edge Filtration), low-density and medium-density residential properties.
	South Highett Grove, low-density and medium-density residential properties.
	East Low-density and medium-density residential properties, Highett Bowls Club, Lyle Anderson Reserve, train line and former Highett Gasworks.
	West Graham Road, low density residential properties and former CSIRO site.
Proposed land use zoning	Expected to remain General Residential Zone (GRZ1)
Nearest surface water receptor – name	Port Phillip Bay
Nearest surface water receptor – direction	West (approximately 3.5 km west)
Likely point of groundwater discharge	Port Phillip Bay (approximately 3.5 km west)
Site aquifer formation	Brighton Group
Groundwater flow direction	West / South West
Groundwater TDS range (mg/L)	480 – 1,000 mg/L
Groundwater Segment	Segment A1
Are there multiple aquifers impacted by pollution at the site?	No
Perched groundwater depth – upper (mbgl)	Not applicable
Perched groundwater depth – lower (mbgl)	Not applicable
Regional groundwater depth – upper (mbgl)	<5 m bgl Average on-site: 3.26 mbgl
Regional groundwater depth – lower (mbgl)	Not known
Number of bores within 2 km	273
Closest extractive use (distance in m)	295 m west / north-west (WRK974423 – Domestic & Stock)
Zone of groundwater plume influence (m from site boundary)	Not applicable
Year groundwater last monitored (at the site)	2018
Are electronic copies of Current Groundwater Analytical Results presented as a summary table attached?	Yes – refer Appendix F of the Alpha (2018) report and Appendix F of this report.