



INFORMATION REGARDING ENVIRONMENTAL AUDIT REPORTS

August 2007

VICTORIA'S AUDIT SYSTEM

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.

An environmental audit is an assessment of the condition of the environment, or the nature and extent of harm (or risk of harm) posed by an industrial process or activity, waste, substance or noise. Environmental audit reports are prepared by EPA-appointed environmental auditors who are highly qualified and skilled individuals.

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.

A certificate indicates that the auditor is of the opinion that the site is suitable for any beneficial use defined in the Act, whilst a statement indicates that there is some restriction on the use of the site.

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.

AUDIT FILES STRUCTURE

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.

Report executive summaries, findings and recommendations should be read and relied upon only in the context of the document as a whole, including any appendices and, where applicable, any certificate or statement of environmental audit.

AUDIT REPORT CURRENCY

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.

When information regarding the condition of a site changes from that at the time an audit report is issued, or where an administrative or computation error is identified, environmental audit reports, certificates and statements may be withdrawn or amended by an environmental auditor. Users are advised to check [EPA's website](http://www.epa.vic.gov.au/envaudit) to ensure the currency of the audit document.

PDF SEARCHABILITY AND PRINTING

EPA Victoria can only certify the accuracy and correctness of the audit report and appendices as presented in the hardcopy format. EPA is not responsible for any issues that arise due to problems with PDF files or printing.

Except where PDF normal format is specified, PDF files are scanned and optical character recognised by machine only. Accordingly, while the images are consistent with the scanned original, the searchable hidden text may contain uncorrected recognition errors that can reduce search reliability. Therefore, keyword searches undertaken within the document may not retrieve all references to the queried text.

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FURTHER INFORMATION

For more information on Victoria's environmental audit system, visit EPA's website or contact EPA's Environmental Audit Unit.

Web: www.epa.vic.gov.au/envaudit

Email: environmental.audit@epa.vic.gov.au

ENVIRONMENT PROTECTION ACT 1970

SECTION 57AA

CERTIFICATE OF ENVIRONMENTAL AUDIT

I, Richard Wolfe of CH2M HILL AUSTRALIA Pty Ltd, 615 St Kilda Road, Melbourne, 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:-

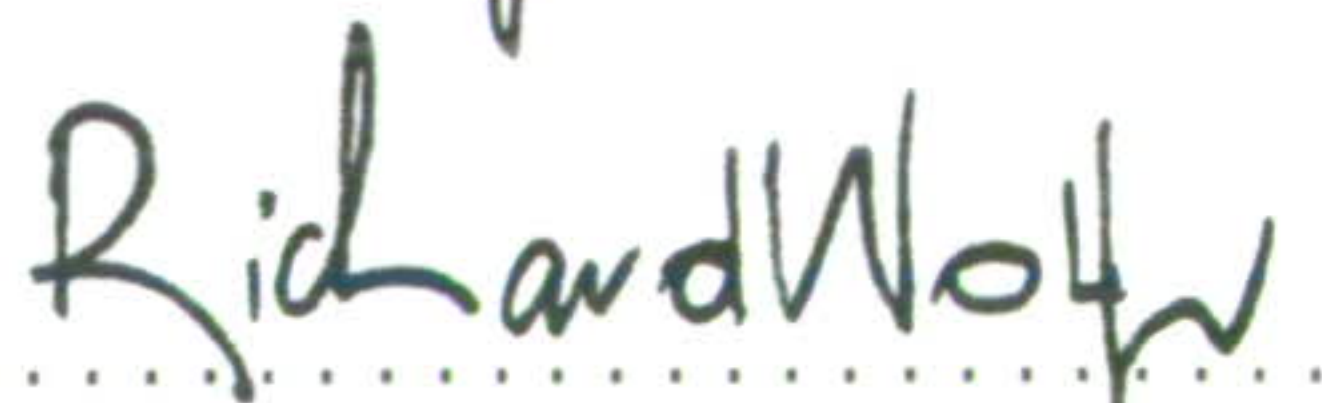
1. been requested by the Australian Site Assessment to perform an environmental audit in relation to the former Telstra Corporation Limited Line Depot located at the corner of Britannia and Andrews Streets, Geelong West and described Certificate of Title Volume 8128 Folio 002 as being part of Crown Portion 7 , Section 8, Parish of Moorpanyal, County of Grant.
2. had regard to, amongst other things, -
 - (i) guidelines issues by the Authority for the purposes of section 57AA of the Act;
 - (ii) the beneficial uses that may be made of the land at the site; and
 - (iii) relevant State environment protection policies/industrial waste management policies, namely:
 - EPA Bulletin *Guidelines for Environmental Auditors, Contaminated Land, Issue of Certificates of Environmental Audit* (Reference WM/91/14 dated May 1992).
 - EPA Information Bulletin *Environmental Audit System Contaminated Land Explanatory Notes* (Reference WM/90/04 dated May 1992).
 - ANZECC /NHMRC *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites*, January 1992
 - EPA Publication 228 Draft State Environment Protection Policy (Groundwaters of Victoria), October 1994.
 - (iv) various investigations relating to the condition of the land at the site:

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 relevant segment at the site by any industrial process or activity, waste or substance (including any chemical substance); and

3. completed an environmental audit report in accordance with section 57AA(2) of the Act, a copy of which has been sent to the Authority.

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

DATED: 11 July 1997

SIGNED: 
(Environmental Auditor)

