



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.

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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



36024-2-C

ENVIRONMENT PROTECTION ACT 1970

SECTION 57AA

STATEMENT OF ENVIRONMENTAL AUDIT
for land comprising the western portion (Stage 2) of development
at 7-13 Graham Road, Highett

I, RICHARD ALAN GRAHAM of Sinclair Knight Merz, 590 Orrong Road, Armadale, Victoria 3143, 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 Mr Raghava Dasika of Dames and Moore Pty Ltd, on behalf of All Goods Interiors Pty Ltd, to issue a Certificate of Environmental Audit in relation to the site located at 7 - 13 Graham Road, Highett ("the site"), owned/occupied by All Good Interiors or Highett Investments Pty Ltd, as cross-hatched and shown on the attached Plan of Survey Ref. 9507001, Rev B as "Stage 2";
2. had regard to, amongst other things, -
 - (i) guidelines issued by the Authority for the purposes of Section 57AA 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 the State Environment Protection Policies for the Waters of Victoria, the Air Environment and Groundwaters of Victoria; andin 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 57AA(2) of the Act, a copy of which has been sent to the Authority.

HEREBY STATE that I am of the opinion that:

1. The site is suitable for the following beneficial uses subject to the conditions described:
 - (a) The site may be safely developed and used for medium or high density residential use as permitted under the site zoning, provided that:
 - (i) the site developers, owners and occupiers recognise that the site soils in some locations contain contamination at a concentration which may present potential risks to the environment under some site use conditions; and
 - (ii) the site developers, owners and occupiers avoid planting and cultivation of plant species which are sensitive to elevated concentrations of copper in soils or low soil pH.
 - (b) Specifically, the site may be safely developed and used for the permitted residential development as shown on the Site Development Plan No. H-7249A, Feb 1998, prepared by Hoban Hynes Pty Ltd., or similar development, provided that the conditions in 1. (a) above are observed.
2. The condition of the site is detrimental or potentially detrimental to one or more beneficial uses of the site. Accordingly, I have not issued a Certificate of Environmental Audit for the site in its current condition, the reasons for which are presented in the environmental audit report and are summarised as follows:
 - (a) the available information and data relating to soil quality at the site show that the concentration of contaminants in soils in some locations on the site exceed the threshold of concern for potential environmental effects on sites used for some sensitive uses; and
 - (b) specifically, concentrations of copper and low pH at some locations may present a risk to the growth of sensitive plant species or the health of soil organisms. This risk may be significant if the site is used for growth of sensitive species under some feasible land uses such as horticultural production, parks/gardens or low density residential use.

This Statement forms part of the environmental audit report to Highett Investments Pty Ltd "Report of Environmental Audit: 7 - 13 Graham Road, Highett, Victoria - Stage 2", Sinclair Knight Merz report No. ME01474, August 1999. Further details regarding the condition of the site may be found in the environmental audit report.

DATED: 10 AUGUST 1999

SIGNED: 

R A Graham
Environmental Auditor