



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) to ensure the currency of the audit document.

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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



CSIRO Property Services

Highett South, 37 Graham Road, Highett, Victoria

Environmental Audit Report

CARMS Reference 68549 – 2, Service Order No. 8003038

April 2020

Certificate of Environmental Audit

I, John Simon Throssell of GHD Pty Ltd 180 Lonsdale Street, 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 Karen Wright of Commonwealth Scientific and Industrial Research Organisation (CSIRO) Business & Infrastructure Services to issue a certificate of environmental audit in relation to the site located at CSIRO Highett North, 37 Graham Road, Highett VIC 3190, located in the Bayside City Council, comprising the land defined by the Certificate of Title Volume 8032 Folio 504 (part of Lot 1 TP223183H) and Lot 172 PS9880 of Certificate of Title Volume 7073, Folio 505, owned by CSIRO. The site is currently unoccupied.
2. had regard to, amongst other things, -
 - a. guidelines issued by the Authority for the purposes of Section IXD of the Act;
 - b. the beneficial uses that may be made of the site; and
 - c. relevant State environment protection policies/industrial waste management policies, namely:
 - (i) State environment protection policy (Prevention and Management of Contamination of Land) 2002
 - (ii) State environment protection policy (Waters) 2018
 - (iii) State environment protection policy (Air Quality Management) 2001
 - (iv) State environment protection policy (Ambient Air Quality) 1999
 - (v) Industrial Waste Management Policy (Waste Acid Sulphate Soils) 1999
 - (vi) Environment Protection (Industrial Waste Resource) Regulations 2009
3. 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 that 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
4. 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 site is neither detrimental nor potentially detrimental to any beneficial use of the site.

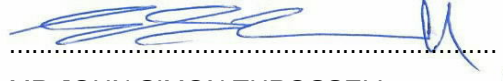
Other related information

- Groundwater at the site contains concentrations of lead, silver, copper, mercury and zinc above adopted ecological criteria. The concentrations are considered to be associated with off-site sources of pollution and regional groundwater conditions. The pollution is not sourced from the site.
- Bonded asbestos containing materials (ACM) were found on the site and have been removed as far as practicable. Small quantities of ACM fragments may remain within the soil and be uncovered during excavation works. These ACM fragments are not anticipated to represent a health risk to occupiers of the completed development. If encountered during future development or use of the site, any fragments must be handled and disposed in accordance with the relevant regulations and guidelines.
- Any material excavated from the site and disposed off-site must be classified and managed in accordance with relevant statutory regulations and EPA guidelines.

This Certificate forms part of environmental audit report: GHD Pty Ltd, titled , *"CSIRO, Environmental Audit Report, Highett South, 37 Graham Road, Highett, Victoria, CARMS Reference 68549 – 2, Service Order No. 8003038" (April, 2020)*. Further details regarding the condition of the site may be found in the environmental audit report.

DATED: 20 April 2020

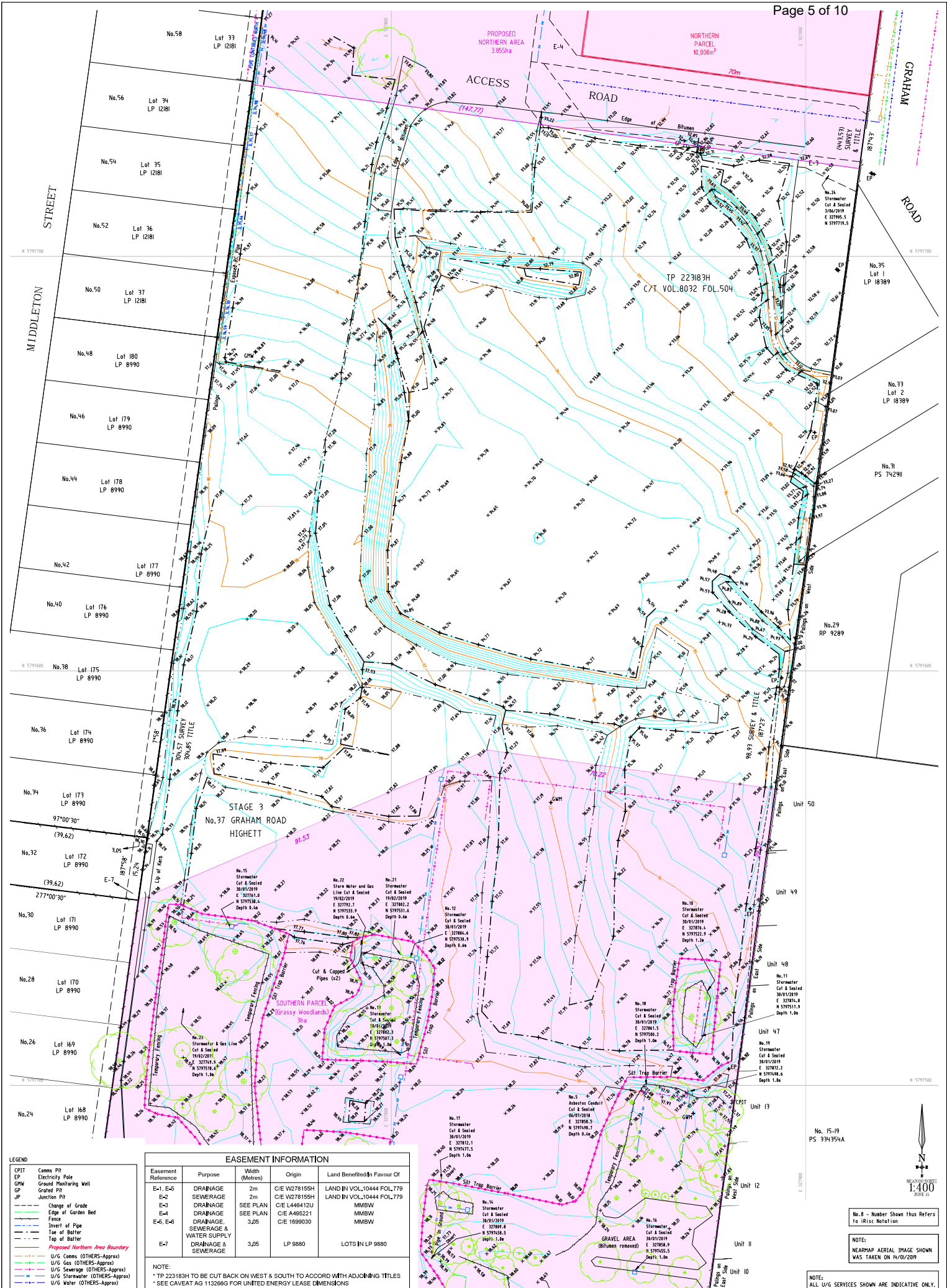
SIGNED:



MR JOHN SIMON THROSSELL

ENVIRONMENTAL AUDITOR

(Appointed Pursuant to the Environment Protection Act 1970)



Executive summary

Table 1 Summary of Audit Information

Summary information required	
Auditor	Mr John Simon Throssell
Auditor account number	75645
Auditor appointment end date	7 February 2021
Audit type	s53X
Date EPA notified of audit	07 / 10 / 2010 for the entire CSIRO Highett Site. 04 / 04 / 2012 for the audit of Highett South (part of CSIRO Highett Site) 14 / 10 / 2019 for an adjusted area of Highett South. The initial area notified in 2012 has now been split into two audit sites: (1) Highett South (this report) and (2) Grassy Woodland.
Audit service order number	80003038 (CARMS 68549-2)
Name of person requesting audit	Karen Wright ¹
Relationship of person requesting audit to site	Project Manager, Capital Works – CSIRO Business & Infrastructure Services
Name of premises owner	CSIRO
Date of auditor engagement	6 June 2010
Completion date of the audit	20 April 2020
Reason for audit	Redevelopment of site to a more sensitive land use
Audit Categorisation	Risk
Environmental segments	Air, Land, Groundwater, Surface Water
If an audit was required by an EPA notice, licence or other, please provide EPA reference number	
Current land use zoning	Commonwealth Land Not Controlled by Planning Scheme (CA)
EPA region	Southern Metro
Municipality	Bayside City Council
Dominant – Lot on plan	Certificate of Title Volume 8032 Folio 504 (part of Lot 1 TP223183H)
Additional – Lot on plan	Lot 172 PS9880 of Certificate of Title Volume 7073, Folio 505 (section of site that abuts Middleton Street)
Site/premises name	Highett South (part of CSIRO Highett Site)

¹ Initial Audit request was made by Ross Stevens (CSIRO Property Resource Manager) in 2010

Summary information required		
Building / complex sub-unit No.		
Street/Lot – Lower No.	37	
Street/Lot – Upper No.		
Street Name	Graham	
Street type (road, court, etc.)	Road	
Street suffix (North, South etc.)		
Suburb	Highett	
Postcode	3190	
GIS Coordinate of Site centroid	GDA94 – Longitude / Latitude in decimal degrees	
Longitude / Northing (GDA94)	-37.95244638336937	
Latitude / Easting (GDA94)	145.0403344631195	
Site area (m ²)	18,930	
Members and categories of support team utilised	Eric Friebe (human health risk assessment)	
Further works or requirements	No further works are required.	
Nature and extent of continuing risk	Minor soil inert waste and bonded asbestos containing material (ACM) was observed in the fill across the site. However, as all ACM impacted fill has been removed from the site, residual soil concentrations are considered not to preclude the beneficial uses protected under residential land use, recreational/open space, commercial and industrial land use. There is no risk associated with groundwater as groundwater is not considered to be polluted by the audit site and relevant beneficial uses are not precluded.	
Outcome of the audit	Certificate of Environmental Audit	
Has EPA determined CUTEF at the 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 of groundwater are precluded due to pollution	Protected Use	Precluded?
	Water dependent ecosystems and species	Not relevant
	Potable mineral water supply	Not relevant
	Agriculture and irrigation (irrigation)	No

Summary information required		
	Agriculture and irrigation (stock watering)	No
	Water-based recreation (primary contact recreation)	No
	Industrial and commercial water use	No
	Buildings and structures	No
	Traditional Owner cultural values	Not relevant
	Cultural and spiritual values	Not relevant
	Geotherman properties	Not relevant

*NB – Leave cell blank if not applicable

Table 2 Physical Site Information

Summary information required	
Historical land use	CSIRO research and education facility where building materials and performance, fire science, energy technologies, industrial processes, mining and urban infrastructure research was conducted.
Current land use	Vacant
Proposed future land use	Not confirmed but understood to include medium-density residential, public open space and other public amenities.
Surrounding land use - north	The northern part of the CSIRO Highett Site (Highett North), beyond which is the Highett Shopping Centre (formerly Department of Defence land).
Surrounding land use - south	The southern part of the CSIRO Highett Site (Grassy Woodland), beyond which are commercial properties that front onto Bay Road.
Surrounding land use - east	Residential and Commercial (including Clear Edge who provide industrial filtration products and the R E Ross Industrial Centre, now vacant). Progressive redevelopment to residential. A rail easement (Frankston line) is present behind these properties
Surrounding land use - west	Single dwelling Residential
Proposed land use zoning	Residential
Nearest surface water receptor - name	Melbourne Water flood retarding basin
Nearest surface water receptor - direction	West-southwest
Likely point of groundwater discharge	Port Phillip Bay (approximately 4 km south-west of the site)
Site aquifer formation	Brighton Group
Groundwater flow direction	West-southwest
Groundwater TDS range	2,200mg/L (2009) and 2,860 mg/L (2019)

Summary information required	
Groundwater segment	B
Are multiple aquifers impacted by the pollution at the site?	No
Perched groundwater depth – upper	n/a
Perched groundwater depth - lower	n/a
Regional groundwater depth – upper	3 mbgl
Regional groundwater depth - lower	9 mbgl
Number of bores within 2 km	326
Closest extractive use (distance in m)	200 m (WRK974423, registered for domestic and stock use)
Zone of groundwater plume influence (m from site boundary)	N/A
Year groundwater was last monitored	July 2019
Have you attached electronic copies of current groundwater analytical results presented as a summary table?	Yes (submission via EPA Interaction portal)

This Executive Summary presents a brief summary of information described in the audit report.

The Executive Summary should be read in conjunction with the full audit report titled “*Environmental audit report, Highett South, 37 Graham Road, Highett, Victoria, CARMS Reference 68549 – 2, Service Order No. 800303*” and interpreted in the context of the more detailed information presented in the body of the audit report, the purpose and scope of the audit, and the disclaimers/limitations discussed in Section 1.6 of the audit report.

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