

Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)



Publication 2009 June 2021

Victoria's audit system

An environmental audit system has operated in Victoria since 1989. The *Environment Protection Act 2017* (the Act) provides for the appointment of environmental auditors. It also provides for Environment Protection Authority (EPA or the Authority) to have a system of preliminary risk screen assessments (PRSAs) and environmental audits. These are used in the planning, approval, regulation and management of activities, and in protection of human health and the environment.

Under the Act, the functions of an environmental auditor include to:

- conduct PRSAs and environmental audits
- prepare and issue PRSA statements and reports, and environmental audit statements and reports.

The purpose of a PRSA is to:

- assess the likelihood of the presence of contaminated land
- determine if an environmental audit is required
- recommend a scope for the environmental audit if an environmental audit is required.

The purpose of an environmental audit is to:

- assess the nature and extent of the risk of harm to human health or the environment from contaminated land, waste, pollution, or any activity
- recommend measures to manage the risk of harm to human health or the environment from contaminated land, waste, pollution, or any activity
- make recommendations to manage any contaminated land, waste, pollution or activity.

Upon completion, all PRSAs and environmental audits require preparation of either a PRSA statement, accompanied by a PRSA report, or an environmental audit statement, accompanied by an environmental audit report.

A person may engage an environmental auditor to conduct a PRSA or an environmental audit.

EPA administers the environmental audit system and ensures an acceptable quality of environmental auditing is maintained. This is achieved by assessing auditor applications and conducting a quality assurance program. These measures ensure that PRSAs and environmental audits that environmental auditors undertake are completed in accordance with the relevant sections of the Act or any other Act, and with the guidelines the Authority or other government agencies have published.

Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)

File structures

EPA stores digital statements and reports from PRSAs and environmental audits in three parts:

- Part A, the PRSA or environmental audit report
- Part B, report appendices
- Part C, the PRSA statement and executive summary or environmental audit statement and executive summary.

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

Currency of PRSAs and environmental audits

PRSAs and environmental audits are based on the conditions encountered and information reviewed at the time of preparation. They don't represent any changes that may have occurred since the completion date. As it's not possible for the PRSA or audit report 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 about the site changes from what was available at the time the PRSA or environmental audit was completed, or where an administrative error is identified, an environmental auditor may amend or withdraw PRSA or environmental audit statements and/or reports. Users are advised to check EPA's website to ensure documents' currency.

PDF searchability and printing

EPA can only provide PRSAs and environmental audit statements, reports and appendices that the environmental auditor provided to EPA via the EPA portal on the EPA website.

All statements and reports should be in a Portable Document Format (PDF) and searchable; however at times some appendices may be provided as image-only PDFs, which can affect searchability.

The PDF is compatible with Adobe Acrobat Reader, which is downloadable free from Adobe's Website (www.adobe.com).

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

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



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Preliminary risk screen assessment statement

Under Part 8.3 of the *Environment Protection Act 2017*

Publication F1031.1 published February 2022



The purpose of a preliminary risk screen assessment is:

- (a) to assess the likelihood of the presence of contaminated land; and
- (b) to determine if an environmental audit is required; and
- (c) if an environmental audit is required, to recommend a scope for the environmental audit.

It is important to note that a PRSA statement is not an environmental audit statement or an environmental audit report. It should not be construed as an environmental audit conducted to assess the suitability of land use.

This statement is a summary of the findings of a preliminary risk screen assessment conducted under Part 8.3 of the *Environment Protection Act 2017* for:

Schoolhouse Lane, Seaton, Victoria

Crown Allotment 62G, Parish of Glenmaggie, Volume 11737, Folio 349.

Further details are provided in the preliminary risk screen assessment report that accompanies this statement.

Section 1: Preliminary risk screen assessment overview

Environmental auditor details

Name:	Dr Darren Bennetts
Company:	BlueSphere Environmental Pty Ltd
Address:	113 Ferrars Street, Southbank, Victoria, 3006
Phone:	(03) 9699 5286
Email:	dbennetts@bluesphere-enviro.com.au

Site owner/occupant

Name:	Minister Administering the Education and Training Reform Act 2006 (Schools)
Company:	Victoria Government

Environmental auditor engaged by

Name:	Mai Pham
Company:	Department of Treasury and Finance
Relationship to site owner:	Assisting with potential divestment of the Site on behalf of the Site owner

Reason for preliminary risk screen assessment

Planning scheme:	N/A
Permit details (if applicable):	N/A

Preliminary risk screen assessment statement

Other:	Voluntary
<input type="checkbox"/> Permit is attached (if applicable):	N/A

Section 2: Assessment scope

Site details

Address:	Schoolhouse Lane, Seaton, Victoria
Title details:	Crown Allotment 62G, Parish of Glenmaggie, Volume 11737, Folio 349
Area (m ²):	20,640

- a plan of the site is attached

Use or proposed use assessed

The below section details which land uses (current and proposed) the PRSA has assessed. Note, this is not a suitability of land use audit, rather an assessment to determine if an environmental audit is required for the land uses that apply to the specific PRSA.

Sensitive land use categories

Note that sensitive land uses in the *Environment Reference Standard 2021* (ERS 2021) are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the *Ministerial Direction No. 1* (MD No.1) considers secondary schools and children's playgrounds to be sensitive land uses.

- High density
- Residential land use
- Child care centre
- Other (lower density)
- Pre-school
- Primary school
- Secondary school
- Children's playground (indoor)
- Children's playground (outdoor)

Other land use categories

- Recreation/open space
- Parks and reserves
- Agricultural
- Commercial
- Industrial
- Other land uses not captured by the above as described here:

Environmental elements assessed

- Land
- all environmental values that apply to the land use category were considered **OR**
- all environmental values that apply to the land use category, other than the following, were considered:
-
- Water
- Surface water
- all environmental values that apply to the applicable segment were considered **OR**

Preliminary risk screen assessment statement

all environmental values that apply to the applicable segment, other than the following, were considered:

Groundwater

all environmental values that apply to the applicable segment were considered **OR**

all environmental values that apply to the applicable segment, other than the following, were considered:

Standards considered

Environment Reference Standard 2021

National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended in 2013

AS 2159-2009, Piling – Design and Installation, Incorporating Amendment No. 1 (Standards Australia. October 2010).

Assumptions made during the assessment or any limitations

None

Exclusions from the assessment and the rationale for these

None

This statement is accompanied by the following preliminary risk screen assessment report

Title:	Preliminary Risk Screen Assessment, Former Seaton Heyfield Primary School Plantation, Schoolhouse Lane, Seaton, Victoria (BlueSphere Environmental Pty Ltd)
Report no:	31105.01
Date:	23 May 2022

Preliminary risk screen assessment statement

Section 3: Assessment outcome

Based on my assessment, I am of the opinion that an environmental audit is **not required** for the following land uses, **including** the use or proposed use for which the site has been assessed:

Sensitive land use categories

Note that sensitive land uses in the ERS 2021 are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the MD No.1 considers secondary schools and children's playgrounds to be sensitive land uses.

- | | |
|---|--|
| <input type="checkbox"/> High density | <input checked="" type="checkbox"/> Residential land use |
| | <input type="checkbox"/> Child care centre |
| <input checked="" type="checkbox"/> Other (lower density) | <input type="checkbox"/> Pre school |
| | <input type="checkbox"/> Primary school |
| | <input type="checkbox"/> Secondary school |
| <input type="checkbox"/> Children's playground (indoor) | |
| <input type="checkbox"/> Children's playground (outdoor) | |

Other land use categories

- | | |
|--|--|
| <input type="checkbox"/> Recreation/open space | |
| <input type="checkbox"/> Parks and reserves | |
| <input checked="" type="checkbox"/> Agricultural | |
| <input type="checkbox"/> Commercial | |
| <input type="checkbox"/> Industrial | |
| <input type="checkbox"/> Other land uses not captured by the above as described here: | |

Other information

- There are structures on the site that may contain (due to their age) hazardous building materials, however the environmental auditor has assessed during the PRSA that such building materials are not likely to indicate the presence of contaminated land.
- Soil pH is low in the areas assessed but is considered to be natural in origin. Local natural plants, grasses and fauna are likely to be adapted to this low pH level, however there may be some impact on the growth and development of some introduced plants, grasses, and fauna.
- Soil may adversely affect the integrity of concrete structures in contact with soil due to its acidity. Buildings and structures should be designed in accordance with AS 2159-2009.
- Inert waste materials are present on the ground surface at some locations which are considered to present an aesthetic issue. The environmental auditor has determined that these issues do not require further assessment to consider if a risk is posed to the use or proposed use of the site.

Preliminary risk screen assessment statement

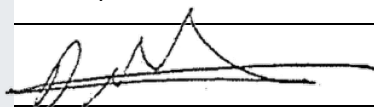
Section 4: Environmental auditor's declaration

I state that:

- I am appointed as an environmental auditor by the Environment Protection Authority Victoria under the *Environment Protection Act 2017*.
- The findings contained in this statement represents a true and accurate summary of the findings of the preliminary risk screen assessment that I have completed.

Date: 23 May 2022

Signed:



Name: Dr Darren Bennetts

Environmental Auditor



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PROJECT ID 31105.01
 DATE 23/05/2022
 CREATED BY BS

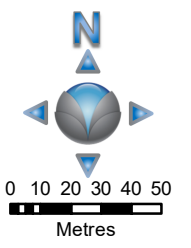


Legend

- Parcel Boundary
- Site Boundary



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1:2,500 when printed at A3
 GDA 1994 MGA Zone 55
 Imagery: NearMap 19/02/2022

SITE LOCATION PLAN

Preliminary Risk Screening Assessment

Schoolhouse Lane,
 Seaton Victoria

Figure
A1

Executive Summary

This Preliminary Risk Screen Assessment (PRSA) report and accompanying PRSA Statement were prepared by Dr Darren Bennetts of BlueSphere Environmental Pty Ltd (BlueSphere), an Environmental Auditor appointed pursuant to the *Environment Protection Act 2017* (the Act). A PRSA was requested by Mai Pham of the Department of Treasury and Finance (DTF) for land located at Schoolhouse Lane, Seaton, Victoria (herein referred to as 'the Site').

The PRSA was conducted in accordance with Division 2 of Part 8.3 of the Act and in a manner consistent with relevant guidelines issued by the Environment Protection Authority (EPA), in particular, EPA Publication 2021, *Guideline for Conducting Preliminary Risk Screen Assessments*, February 2022.

Information relating to the Site and PRSA is provided in **Table 2** and **Table 3** below¹.

Table 2 Summary of PRSA Information

Aspect	Description
Auditor	Dr Darren Bennetts
Auditor Account Number	101214
Name of person requesting PRSA	Mai Pham
Relationship of person requesting PRSA to site	Environmental Project Manager, Department of Treasury and Finance (DTF). DTF is assisting with potential divestment of the Site on behalf of the Site owner.
Name of Site owner	Minister Administering the Education and Training Reform Act 2006 (Schools)
Date of auditor engagement	1 March 2022
Completion date of the PRSA	23 May 2022
Reason for the PRSA	Voluntary
Elements of the environment assessed	<ul style="list-style-type: none"> Land Water (groundwater and surface water)
Planning permit number or requirement detail if applicable	-
EPA Region	Gippsland
Municipality	Wellington Shire Council
Dominant – Lot on plan	Crown Allotment 62G, Parish of Glenmaggie, Volume 11737, Folio 349
Additional – Lot on plan(s)	-
Site / Premise name	Former Seaton Heyfield Primary School Plantation

¹ As required in accordance with Appendix A of EPA Publication 2022 August 2021

Aspect	Description
Building / complex sub-unit No.	-
Street / Lot – Lower No.	-
Street / Lot – Upper No.	-
Street Name	Schoolhouse
Street type (road, court, etc.)	Lane
Street suffix (North, South, etc.)	-
Suburb	Seaton
Postcode	3858
Site area (in square metres)	20,640 m ²
Plan of site/ premises/ location showing the PRSA site boundary attached	Yes Refer to Figure F2
Members and categories of support team utilised (categories described are in accordance with EPA Publication 865.12)	None
Further work or requirements	None
Nature and extent of continuing risk of harm	No unacceptable risk of harm identified
Outcome of the PRSA report	An environmental audit is not required

Table 3 Physical Site Information

Aspect	Description
Historical land use	Primary school
Current land use	Unoccupied
Proposed land use	Sensitive use, other (lower density) and/or Agricultural).
Current land use zoning	Public Use Zone – Education (PUZ2)
Proposed land use zoning	Farming Zone or a Rural Living Zone
Surrounding land use (north)	Agricultural land, within a Farming Zone
Surrounding land use (south)	Agricultural land, within a Farming Zone. Seaton township is located approximately 500 m south.
Surrounding land use (east)	Agricultural land, within a Farming Zone.

Aspect	Description
Surrounding land use (west)	Agricultural land, including within a Farming Zone. A Rural Living Zone is located approximately 230 m west of the Site.
Has the EPA been notified about the site under Section 40 of the <i>Environment Protection Act 2017</i> ?	No
Nearest surface water receptor – name	Unnamed tributary of Back Creek
Nearest surface water receptor – direction	40 m east of the Site at the closest point
Site aquifer formation	Pliocene to Pleistocene aged sand, silt and gravels of the Haunted Hills Formation
Groundwater segment	Segment B

Whilst this Executive Summary has endeavoured to accurately summarise the key points of the PRSA report, the latter shall take precedence and the Executive Summary must be read in conjunction with the full PRSA report (BlueSphere Environmental Pty Ltd, *Preliminary Risk Screen Assessment, Schoolhouse Lane, Seaton, Victoria*, Report No.: 31105.01, 23 May 2022) and the accompanying PRSA Statement.