

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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Douglas Partners

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Report on
Preliminary Risk Screen Assessment

Site Redevelopment
2-6 Thompson Road, North Geelong

Prepared for
DUN-RA Investments Pty Ltd

Project : 215419.00
R.001.Rev0
30 August 2022

Integrated Practical Solutions



Document History

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		30 August 2022
Reviewer		30 August 2022



Douglas Partners Pty Ltd
 ABN 75 053 980 117
www.douglaspartners.com.au
 231 Normanby Road
 South Melbourne VIC 3205
 PO Box 5051
 South Melbourne VIC 3205
 Phone (03) 9673 3500

Executive Summary

This preliminary risk screen assessment (PRSA) report and accompanying PRSA statement were prepared by Dr Paul Moritz of Douglas Partners Pty Ltd (DP), an Environmental Auditor appointed pursuant to the *Environment Protection Act 2017*.

The site subject to the PRSA is located at 2-6 Thompson Road, North Geelong, Victoria, shown in Drawing 1 Appendix B. Site identifying information and PRSA details are summarised as follows:

Table E1: Summary of PRSA Information

Item	Information
Auditor	<i>Paul Moritz</i>
Auditor Account Number	<i>100932</i>
Name of person requesting PRSA	<i>Barry Cummings of Atech Group International Pty Ltd</i>
Relationship to site of person requesting PRSA	<i>Project manager / planner</i>
Name of Site owner	<i>DUN-RA Investments Pty Ltd</i>
Date of auditor engagement	<i>25 July 2022</i>
Completion date of the PRSA	<i>30 August 2022</i>
Reason for the PRSA	<i>Planning Permit Condition</i>
Elements of the environment assessed	<i>Land, Water (Surface water and groundwater), Air</i>
Planning permit number or requirement detail.	<i>Planning Permit Application No: PP-143-2022</i>
EPA Region	<i>South West</i>
Municipality	<i>City of Greater Geelong</i>
Dominant – Lot on plan	<i>Lot 2 LP87791</i>
Additional – Lot on plan(s)	-
Site / Premises name	-
Building / complex sub-unit No	-
Street Lower No	<i>2</i>
Street / Lot – Upper No	<i>6</i>
Street Name	<i>Thompson</i>
Street type (road, court, etc.)	<i>Road</i>
Street suffix (North, South, etc.)	-
Locality	<i>North Geelong</i>
Postcode	<i>3215</i>

Table E1: Summary of PRSA Information contd.

Item	Information
Site area (m ²)	15,900
Plan of site/ premises/ location showing the PRSA site boundary attached	Drawing 2, Appendix B
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	None
Outcome of the PRSA report	An Environmental Audit is not required to confirm the suitability of the site for its proposed use as Commercial.

Table E2: Physical Site Information

Historical land use	Farming
Current land use	Commercial
Proposed land use	Commercial
Current land use zoning	Industrial (IZ1)
Proposed land use zoning	Industrial (IZ1)
Surrounding land use (north)	Commercial
Surrounding land use (south)	Golf course
Surrounding land use (east)	Vacant land
Surrounding land use (west)	Low-density Residential
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 ephemeral creek
Nearest surface water receptor – direction	Corio Bay - East
Site aquifer formation	Calcareous sands, quartzite, ferruginous sand and gravel
Groundwater segment	Segment B

Date: 30 August 2022

Signed:


Paul Moritz (Environmental Auditor Appointed pursuant the *Environment Protection Act 2017*)

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Report on Preliminary Risk Screen Assessment

Site Redevelopment

2-6 Thompson Road, North Geelong

1. Introduction

This Preliminary Risk Screen Assessment Report (PRSAR) has been prepared by Paul Moritz of Douglas Partners Pty Ltd (“DP”). Dr Moritz is an Environmental Auditor (appointed pursuant to the *Environment Protection Act 1970* (“the Act”)) in the category of Contaminated Land. He was initially appointed as an Environmental Auditor on 15 September 2009 and is currently appointed from 26 August 2021 – 25 August 2024.

On 25 July 2022, Dr Moritz was engaged by Barry Cummings of Atech Group International Pty Ltd (acting on behalf of the site owner, Dun-Ra Investments Pty Ltd) to conduct a Preliminary Risk Screen Assessment (PRSA) pursuant to Division 2 of Part 8.3 of the *Environment Protection Act 2017*, of a site located at 2-6 Thompson Road, North Geelong, Vic (“the site”). The PRSA was completed in order to satisfy the requirements of an information request from the City of Greater Geelong in relation to Planning Permit Application No PP-143-2022, dated 15 March 2022.

The Planning Permit Application relates to:

- *Buildings and Works associated with Existing Hotel, including an outdoor dining area, alterations and additions to associated accommodation buildings, and car parking and vehicle access alterations, Use and Development of land for Outdoor Recreation Facility and other, ancillary, works.*
- Item 1 of the information request states:
Planning Practice Note 30 (Potentially Contaminated Land) identifies the subject land as ‘potentially contaminated’ due to its Industrial Zoning. Please provide a preliminary risk screen assessment (PRSA), completed by a suitably qualified person, to the satisfaction of the Responsible Authority.

Copies of the information request, and the associated development plans, are provided in Appendix E. The proposed development associated with this PRSA is described in further detail, in Section 3.2.

Site investigations (desktop and site inspection) in support of this PRSA were undertaken by the Auditor and members of his team. There was no preliminary site investigation for contamination conducted by others.

2. PRSA Scope and Methodology

2.1 Land Uses Considered

The Auditor considered only the land use proposed in the Planning Permit Application and associated endorsed plan: *Commercial*.

Given that the proposed Mini Golf portion of the proposed redevelopment does not include natural grassed areas or landscaping with exposed soils, and is not a general open space and public recreation area, the Auditor considers that the land use *Recreation / Open space* is not applicable.

2.2 Elements of the Environment Assessed

The following Environmental Elements were considered:

- *Land*
- *Water* (groundwater and surface water)
- *Ambient Air*.

The PRSA did not consider the Environmental Element of *Ambient Sound*.

2.3 Standards and Guidelines Considered

- *Environment Reference Standard* (Victorian Government, 2021) (ERS).
- *National Environment Protection (Assessment of site contamination) Measure 1999 (as amended 2013)*.
- *Guideline for conducting preliminary risk screen assessments* (EPA Victoria, 2022) (PRSA Guidelines).
- Planning Practice Note 30, *Potentially Contaminated Land* (Department of Environment, Land, Water and Planning, 2021) (PPN30).

2.4 Documentation Reviewed

2.4.1 Client Documentation

The client provided documents relating to the proposed development which were reviewed as part of this PRSA:

- *2-6 Thompson Road, North Geelong Transport Impact Assessment*, One Mile Grid Pty Ltd, 11 February 2022;
- Title Plan – 2-6 Thompson Road North Geelong, State of Victoria, 15 January 2022;
- Proposed Site *Plan*, AG Architectural Drafting Services, 7 February 2021;

- *Town Planning Report 2-6 Thompson Road, North Geelong* (undated, unknown source);
- *Planning Permits PP-143-2022 Further Information Letter 2-6 Thompson Road, North Geelong*, City of Greater Geelong, 15 March 2022; and
- *Landscape Layout*, AG Architectural Drafting Services, 11 January 2022.

2.4.2 Environmental Audit Reports

Environmental Audit Reports for sites/properties within a 2 km radius, as listed below in order of proximity to the site, were reviewed for the purposes of determining background conditions and identifying potential off-site contamination sources.

- Former Geelong Abattoir 56-98 Weddell Road, John Stephen Hancock, 29 March 1995;
- Former Mobil Service Station 151-153 Church St, Geelong West, Steven Jon Kirsanovs, 21 December 2012;
- 57 Church Street, Geelong West, Philip Mulvey, 4 February 2004;
- Former Telstra Corporation Depot Britannia Street, Geelong West, Richard Wolfe, July 1997;
- 10-12 Britannia Street, Geelong West, Rick Graham, 24 July 2004;
- 113 Ballarat Road, Bell Park, Dr James Mantle, 13 June 2002;
- 17 Isabella Street, West Geelong, Dr James Mantle, 16 June 2003;
- Rippleside Quay, North Geelong, Anthony Lane, 5 September 2008;
- 9-13 Collins St, Geelong West, Dr Wayne Drew, 27 July 2011;
- 5-9 Donaghy Street, Geelong West, Dr Wayne Drew, 29 July 2011;
- 8 Donaghy Street, Geelong, Dr Paul Moritz, 1 December 2011;
- 7 Sargeant Street, Geelong West, Mr Mark Fletcher, 17 September 2013;
- 8 Sargeant Street, Geelong West, Dr Paul Moritz, 15 April 2011; and
- 9 Scarlett Street, Geelong West, Ms Sally Bonham, 28 February 2018.

Full details are discussed in section 4.5.2 below.

2.4.1 Public Records and Websites

The sources of information which were accessed and reviewed to assess the history of the site and the surrounding areas are listed in the Table 1.

Table 1: Historical Information Sources

Source	Location of Source	Year / Date of Information Source	Location of Description
Land Titles	Landata	Current as at 4 July 2022	Section 4.1
Historical Aerial Photographs	Landata, Nearmap, Metromap,	1945, 1951, 1968, 1978, 1984, 2002, 2012, 2022	Section 4.2
Priority Sites Register search	EPA Victoria	Current as at 31 July 2022	Section 4.5.1
List of Certificates and Statements of Environmental Audit	EPA Victoria	Current as at August 2022	Section 4.5.2
List of Groundwater Quality Restricted Use Zones	EPA Victoria	Current as at August 2022	Section 4.5.3
Landfill Register	EPA Victoria	Current as at August 2022	Section 4.6.1
Cathodic Protection Systems Register	Energy Safe Victoria	Current as at 24 August 2022	Section 4.7
Dial Before You Dig (DBYD) plans	Before You Dig Australia (BYDA)	Current as at 24 August 2022	Section 4.3

2.5 Site Inspection Approach

A site inspection was conducted to confirm findings from the desktop study, and to identify potential sources of contamination. The outdoor area of the site was split roughly into two sections; the east and west, which were inspected in a roughly linear pattern, moving in a north-south direction. Following inspection of the exterior, the interior of “Pharoah’s Bistro” was inspected. It should be noted that the building which housed the motel rooms was not inspected, as it was currently operating at the time.

Photographs of relevant or significant site features were taken and are discussed later in this report.

2.6 Auditor's Use of Support team

In completing this PRSA, the Auditor:

- Consulted his Export Support Team member in Hydrogeology, Mr Dean Woods.
- Was assisted by Ms Gurlia Liao – site inspection and document retrieval and review. Preliminary drafting of report.

2.7 Assumptions Made

The Auditor assumed that:

- There would be no change in the development plans from those approved by the Planning Permit.
- That reliance could be placed on Environmental Audit Reports retrieved from the EPA Public Register.

2.8 Exclusions

The Auditor did not consider aspects of site conditions which might be applicable to uses other than the approved use – *Commercial*. Principally, the Auditor did not consider the suitability of the site for Sensitive Uses.

Environmental Elements excluded from consideration are listed in Section 2.5 above.

3. Site Details and Setting

3.1 Site Identification and Setting

The site is located at 2-6 Thompson Road, North Geelong. It is a rectangular-shaped lot approximately 2.8 km north west of the Geelong CBD. The site location is shown in Drawing 1, Appendix B. Table 2 presents site identification details.

Table 2: Site Identification

Item	Details
Land Title Identification	Lot 2 LP87791
Street Address	2-6 Thompson Road
Locality	North Geelong 3215
Site Area	Approximately 15,900 m ²
Current Land use	Commercial – Hotel and motel
Adjacent Land use	North: Commercial use and associated carparking West: Thompson Road, followed by low-density residential East: Vacant land South: Geelong Golf Club
Local Government Area	Greater Geelong
Zoning	Industrial 1 Zone
Planning Overlays affecting the site	Design and Development Overlay (DDO)
Adjacent Planning Overlays	Development Plan Overlay (DPO) Heritage Overlay (HO) Special Building Overlay (SBO)

3.2 Proposed Use and Development

The Auditor understands that the approved site development comprises buildings and works associated with an existing hotel, and includes installation of an outdoor dining area, alterations and additions to associated accommodation buildings; associated car park and vehicle access alterations; installation of an adventure mini golf), and; other minor items. The approved development plan is provided as Drawing 2, Appendix B.

3.3 Local Geology, Hydrogeology and Surface Water

Table 3: Environmental Setting of the Site

Topography	The <i>Geoscience Australia's Elevation Information System</i> (ELVIS) (Geoscience Australia, 2017) indicates that the surface elevation is 24.3 m Australian Height Datum (AHD). In general, the site is relatively flat. Surrounding topography generally slopes east towards Corio Bay.
Geology	The Geological Survey of Victoria: <i>Geelong</i> 1:63 360 geological map (Geological Survey of Victoria, 1963), indicates that surface geology in the area is expected to be Moorabool Viaduct Sands, comprising calcareous sands, quartzite, ferruginous sand and gravel.
Hydrogeology	The <i>Visualising Victoria's Groundwater</i> website (Federation University, 2005), indicates that groundwater total dissolved solids (TDS) is expected to be 3500 – 7000 mg/L. Nearby environmental audit reports have reported groundwater TDS in the range of 3,000 – 11,000 mg/L. Conservatively, this would place groundwater within Segment B (Victorian Government, 2021).
Groundwater Segment Use	Based on information from Environmental Audit Reports for nearby sites, groundwater is most likely in Segment C. Fifty groundwater wells were identified within a 2 km radius of the site. Wells were installed from 1956 to 2011, reportedly to depths of between 6 m to 18 m. The identified well uses within a 2 km radius of the site are listed below. • 40 groundwater investigation and observation (this comprises 10 observation bores, which include two listed as state observation network use, and 30 investigation bores); • One domestic; • 17 unknown/unlisted use.
Acid Sulfate Soils	The published <i>Atlas of Australian Acid Sulfate Soils</i> mapping, compiled by the Commonwealth Scientific and Industrial Research Organisation (CSIRO) indicates that the site has an extremely low probability for the occurrence of acid sulfate soils.

3.4 Surface Water Bodies

The closest surface water bodies appeared to be an unnamed ephemeral channel which runs through the Geelong Golf Club, south of the investigation site, in the west-east direction. It ultimately flows into Corio Bay, 1.6 km to the east of the site, through Rippleside Park.

4. Site History Data

4.1 Previous owners and occupiers of the site

The earliest Title record was from 1968, when the Crown Allotment was granted to Strachan & Co. Limited. A summary of the historical land titles is provided in Table 4. The land Titles are presented in Appendix C, compiled in reverse chronological order.

Table 4: Summary of Land Title Owners

Date	Land Title Owner
29/3/68	Part of Crown Allotment 79, Parish of Moorpanyal, County of Grant Volume: 8598 Folio: 717 Proprietor: Strachan & Co. Limited of 25-43 Moorabool Street Geelong
1655/68	Lot 2 LP79676. Volume: 8720 Folio: 314 Proprietor (subdivision): Strachan & Co. Limited of 25-43 Moorabool Street Geelong
3/4/70	Lot 2 PS87791. Volume: 8820 Folio: 717 Proprietor: DUN-RA INVESTMENTS Pty Ltd of 33 Esplanade Geelong

Strachan & Co. Limited was a wool merchant (National Library of Australia, 2022), which may indicate that there was some livestock grazing on the site.

4.2 Historical aerial photographs

Historic aerial images of the site from 1945 to 2022 were collected and reviewed by the Auditor. A summary of observations from the review is presented in Table 5. The information gathered from the review of aerial images was limited to identification of macro evidence depicted on the photographs. The historical aerials can be seen in Appendix C.

Table 5: Summary of Historical Aerial Images

Date	Site Area	Adjacent Areas
1945	The site appeared to be vacant or grazing land.	The site appeared to be part of a larger lot, which was observed to be in a similar condition to the subject site; vacant or grazing land. The site to the west and south was observed to be a golf course. The site to the east of the site appeared to be possibly industrial. There were associated roads and long narrow buildings/sheds.
1951	No changes observed.	Little to no change. A water course which flows on the north, east, and south of the site was clearly evident.
1968	No changes observed.	No changes observed.
1978	The current building configuration was observed, including the roughly hexagonal main building, building for motel rooms, small building on the west of the site and associated carparking, which appeared to had been paved in concrete.	The site immediately north, adjacent to the site was observed to have commercial buildings, and associated carparking and driveways.
1984	No changes observed.	A lot to the north of the site was observed to have extended its building.
2002	Asphalting of most carparking areas was observed.	There was further development of the commercial buildings to the north of the site.
2012	No changes observed.	Sections of the golf course to the west of the site appeared to had been dug out or have soil stockpiling, or earth works. Buildings to the north appeared to have undergone further development.
January 2022	No changes observed.	The golf course to the west of the site was observed to have low-density residential development.

4.3 Services to the property

During the site inspection, there were observations made of a high voltage electrical transformer on the north of the site. The DBYD plans indicate that there are numerous services on the site, including NBN, AusNet Services (gas distribution mains), and Powercor (high and low voltage cables) incoming from the western boundary of the site. On the east, the Barwon Water sewer was exiting the site on the south eastern corner, and a City of Greater Geelong open drain easement service was along the eastern boundary of the site.

4.4 Previous Investigations

There were no previous on-site investigation reports reviewed as part of this PRSA. Environmental Audit Reports from nearby sites, were reviewed.

4.5 EPA Sources

4.5.1 Priority Sites Register

Neither the site, nor any properties within 1 km of the site were identified on the EPA Priority Sites Register. Hence, there have been no regulatory Notices issued by EPA Victoria for the site or sites within 1 km.

4.5.2 Environmental Audit Reports

There were fourteen Environmental Audit Reports identified within 2 km of the investigation site. Audit locations are shown in Drawing 3, Appendix B. None were sufficiently close to the site to be considered as an off-site source of site contamination. Their relevant findings are summarised in Table 6.

Table 6: Summary of Audit Site Reports within 2 km of the Investigation Site

Location	Proximity to the Site	Completion Date	Relevant Information
Former Geelong Abattoir 56-98 Weddell Road	500 m west	29/03/1995	Groundwater results show the water to be pH neutral and brackish, but otherwise uncontaminated.
151-153 Church Street, Geelong West	660 m sth-sth-west	21/12/2012	Groundwater flow interpreted to be north east.
57 Church Street, Geelong West	790 m south east	04/02/2004	Groundwater was thought to be in an easterly direction. TDS was in the range of 3,000 – 11,000 mg/L and pH was in the range of 6.5 – 8.5 pH units.
Britannia Street, Geelong West	900 m sth-sth-east	11/07/1997	No intrusive groundwater investigation was conducted.
10-12 Britannia Street, Geelong West	980 m south east	24/07/2004	Groundwater is expected to flow to the east toward Corio Bay.
113 Ballarat Road, Bell Park	1 km north west	13/06/2003	Groundwater contours indicate groundwater flow is to the east, towards Corio Bay. Total Dissolved Solids (TDS) was reported to be 4,800 – 5,000 mg/L and pH was 7.6 – 7.7..
17 Isabella Street, West Geelong	1 km south east	16/06/2003	Regional groundwater flow is considered to be easterly toward Corio Bay. TDS was measured to be 7,400 mg/L and pH was 6.79.
Rippleside Quay, North Geelong	1.1 km east	05/09/2008	Groundwater flow direction was listed to be to the east.
9-13 Collins Street, Geelong West	1.1 km south east	27/07/2011	The hydraulic gradient for groundwater was calculated to be in a south easterly direction.
5-9 Donaghy Street, Geelong West	1.3 km south east	29/07/2011	The hydraulic gradient for groundwater beneath the site was calculated to be in a general easterly direction.
8 Donaghy Street, Geelong	1.3 km south east	01/12/2011	No intrusive groundwater investigation was conducted, however the groundwater flow direction is expected to be easterly towards Corio Bay.
7 Sargeant Street, Geelong West	1.2 km sth-sth-east	17/09/2013	Groundwater flow is in a general east to northeast and southeast direction.
8 Sargeant Street, Geelong West	1.2 km sth-sth-east	15/04/2011	Direction of the regional groundwater is to the east.
9 Scarlett Street, Geelong West	1.23 km sth-sth-east	28/02/2018	No intrusive groundwater investigation was conducted, however regional groundwater flow was anticipated to be generally east.

4.5.3 Groundwater Quality Restricted Use Zones

A Groundwater Quality Restricted Use Zone (GQRUZ) was not identified at the site, but there were two GQRUZs within a 1 km radius of the site, 535 m south west of the site (Department of Environment, Land, Water and Planning, 2019). The GQRUZs are adjacent to each other and are described below.

151-153 Church Street, Geelong West, Victoria

The site has been historically used as a service station/fuel storage and has been cleaned up to the extent practicable and is subject to restricted groundwater uses of *stock watering, primary contact recreation, or industrial use. pH values have historically ranged from approximately 6.5 to 8.5 with some explained exceptions. Salinity values have historically ranged from approximately 3,000 to 11,000 mg/L TDS.*

35-37 Shannon Av Manifold Heights Vic 3218

The site has been historically used as a service station/fuel storage and has been cleaned up to the *relevant environmental standards* but is still subject to restricted groundwater uses of drinking water, livestock water supply, water used for recreational purposes (e.g. swimming), and water used for industrial purposes) (EPA Victoria, 2022). It should be noted that this site is also listed on the Priority Sites Register and is part of the 151-153 Church Street Geelong West GQRUZ.

4.6 Waste disposal locations

4.6.1 EPA Landfill Register

Two closed landfills were in the vicinity of the investigation site and are described below.

Landfill Register Number 10252; Jcn Weeroona Avenue and Berwongle Avenue, Hamlyn Heights

This landfill is 1.38 km west of the investigation site, on the corner of Weeroona Avenue and Berwongle Avenue, Hamlyn Heights. During its operation, the landfill accepted putrescible waste and its closure date was not recorded. The previous landfill is now used for low density residential purposes.

Landfill Register Number 11165 and 10259; Rippleside Park Drive, Rippleside

Two landfills were recorded at the current Rippleside Park, which is 900 m east of the site. During their operation, the landfills accepted putrescible waste and the estimated year of closure was 1940.

4.6.2 On-site Waste Storage and Disposal Areas

Based on the site inspection and current commercial hotel/motel activities, on-site waste storage and disposal areas, were identified as listed below.

- Grease trap
- Rubbish bins
- (Outdoor) area for storing unwanted and unused kitchen appliances and other large rubbish.

4.7 Cathodic Protection System Database

A search of the cathodic protection system register maintained by Energy Safe Victoria (5 July 2022) identified no cathodic protection system at the site. However, the Auditor notes that not all cathodic protection systems are registered. The results of the search are provided in Appendix C.

4.8 Industrial Processes On Site

Based on the information in the aerial photographs, land titles and historical street directories, there is no evidence to suggest that industrial processes have been conducted on the site. No other records provide such an indication.

4.9 Earthmoving Activities Carried out on Site

Based on the information in the aerial photographs, land titles and historical street directories, there is no evidence of earthmoving activities occurring on the site. No other records provide such an indication.

4.10 Outcome of Site History Review

4.10.1 Previous activities/uses

Based on the historical aerial photographs, the main use of the site was likely grazing or an empty lot until 1968 when the crown allotment was granted to Strachan & Co. Limited, a wool merchant. In 1971 the land was subdivided and DUN-RA Investments Pty Ltd became the owner of the investigation site, on which the hotel and motel appeared to have been established. This is supported by evidence from the historical aerial photographs.

4.10.2 Potential Contaminants Associated With Previous Activities/Uses

Impacts from groundwater, surrounding historical landfills, and historical land uses at the site is not considered to be a concern based on the proposed development and zoning of the investigation site, in addition to conclusions of nearby environmental audits.

Based on the previous site uses/activities identified in the site history review, the Auditor does not consider there to be any potential contaminants associated with previous land uses.

5. Site Inspection Observations

The Auditor's assistant conducted a site inspection to confirm and identify additional potential sources of contamination on 5 August 2022. Photographs taken during the inspection are provided in Appendix B.

On the date of the inspection (5 August 2022), the Auditor's assistant observed that the site was currently operating as a hotel and motel, with a drive-through liquor shop at the front of the site. There was asphalted carparking in mostly good condition, and some vegetated, mulched garden beds on the site. Two driveways were present on the western boundary of the site, and the eastern side of the site was bounded by a fence. The site was relatively level with surface water drainage infrastructure observed on site.

A small masonry fence structure on the north west of the site fences off a high voltage electrical switchbox/transformer. There were rubbish bins on the south eastern corner of the site and some stockpiling within the fence, east of the hotel rooms. The type of items observed in the stockpile include, fibreboard, doors, timber pallets, barbeque, steel tables and benches, planters, tables and chairs, dishwasher, and miscellaneous kitchen equipment. There were no signs of odorous or stained soils and vegetation appeared to be healthy.

Inside the hotel and gaming area, a grease trap was observed to be in good working condition, with no leaks observed. A storage room for cleaning products, was also observed, no spills were noticed, and the concrete pad floor was observed to be in good working condition.

6. Assessment of the Condition of the Site

6.1 Likelihood of Contamination of Land

Based on the desktop investigation and site inspection, the Auditor considers that there is a low likelihood of contamination of the site.

6.2 Data on Land Contamination

There was no data on land contamination that was identified or generated during the PRSA.

6.3 Possible Impacts on Relevant Environmental Values

Possible impacts on relevant environmental values are discussed in Tables 7 and 8.

Table 7: Protected Environmental Values for Land and Potential Impacts from the Site

Environmental Value	Comment
Land dependent ecosystems and species	There is no evidence to suggest that any of these environmental values may be precluded.
Human Health	
Aesthetics	
Buildings and structures	
Production of food, flora and fibre	

Table 8: Protected Environmental Values for Groundwater and Potential Impacts From the Site

Environmental Value	Comment
Water dependent ecosystems and species	Based on the information from the surrounding environmental audits, groundwater at and flowing from the subject site is unlikely to be contaminated.
Agriculture and irrigation (Irrigation)	
Agriculture and irrigation (Stock watering)	
Water-based recreation (primary contact recreation)	
Traditional Owner cultural values	
Buildings and structures	
Geothermal properties	
Industrial use	
Potable mineral water supply	

6.4 Environmental Laboratory Testing

No testing of samples in an environmental testing laboratory was conducted as part of this PRSA.

7. Initial Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future *ie* it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

7.1 Potential Sources

Based on the current investigation, there were no potential sources of contamination and associated contaminants of potential concern (COPC) identified.

7.2 Potential Receptors

The following potential human receptors have been identified:

- R1: Future site users;
- R2: Construction and maintenance workers (during any site redevelopment); and
- R3: Adjacent site users (recreational, commercial and industrial).

The following potential environmental receptors have been identified:

- R4: Surface water (Corio Bay);
- R5: Local groundwater; and
- R6: Terrestrial organisms.

7.3 Potential Pathways

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial organisms.

7.4 Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways).

Since there have been no potential sources of contamination identified, any pathway potential to potential receptors is considered to be incomplete.

8. Conclusions

8.1 Determination of Requirement for Environmental Audit

Based on the information presented in this Report, the Auditor concludes that an Environmental Audit is not required to confirm the suitability of the site for its proposed use as *Commercial*.

8.2 Recommended Scope of Environmental Audit

No Environmental Audit is recommended.

9. References

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EPA Victoria. (2022, August 26). Groundwater zone with restricted uses Manifold Heights GQRUZ_map_0007001402. Victoria, Australia.

EPA Victoria. (2022). *Guideline for conducting preliminary risk screen assessments*. Carlton: EPA Victoria.

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Victorian Government. (2021). *Environment Reference Standard*. Melbourne: Victorian Government Gazette.

10. Limitations

This Preliminary Risk Screen Assessment Report does not constitute an Environmental Audit Report as provided for by the *Environment Protection Act 2017*, nor does the associated Preliminary Risk Screen Assessment Statement constitute an Environmental Audit Statement.

The Auditor has prepared this report for this project at 2-6 Thompson Road, North Geelong, in accordance with Douglas Partners' (DP's) proposal dated 18 May 2022 and Consultancy Agreement received from Barry G Cummings of Atech Group International Pty Ltd and accepted by DP on 25 July 2022. This report is provided for the exclusive use of DUN-RA Investments Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are based on the sources of information reviewed, and on the conditions encountered during this investigation. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's review and inspection has been completed.

The assessment of atypical safety hazards arising from this report is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

Douglas Partners Pty Ltd

Appendix A

Preliminary Risk Screen Assessment Statement

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:

**2- 6 Thompson Road, North Geelong
Lot 2 LP87791**

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:	Paul Moritz
Company:	Douglas Partners
Address:	231 Normanby Rd, South Melbourne, 3205
Phone:	0429 885 475
Email:	paul.moritz@douglaspartners.com.au

Site owner/occupant

Name:	-
Company:	DUN-RA Investments Pty Ltd

Environmental auditor engaged by

Name:	Barry Cummings
Company:	Atech Group International Pty Ltd
Relationship to site owner:	Planning and project management consultant to owner

Reason for preliminary risk screen assessment

Planning scheme:	City of Greater Geelong
Permit details (if applicable):	Planning Permit Application No PP-143-2022
Other:	Information request in relation to planning permit Application
☐ Permit is attached (if applicable):	N/A

Preliminary risk screen assessment statement

Section 2: Assessment scope

Site details

Address:	2 – 6 Thompson Road, North Geelong
Title details:	Lot 2 LP87791
Area (m ²):	22063

☒ 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**
 - ☐ 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:

Preliminary risk screen assessment statement

Standards considered

Environment Reference Standard 2021

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

Potentially Contaminated Land. Planning Practice Note 30, (Department of Environment, Land, Water and Planning, 2021)

Guideline for conducting preliminary risk screen assessments (EPA Victoria, 2022) (PRSA Guidelines)

Assumptions made during the assessment or any limitations

There would be no change in the development plans from those approved by the Planning Permit.

That reliance could be placed on Environmental Audit Reports retrieved from the EPA Public Register.

Exclusions from the assessment and the rationale for these

Sensitive land uses were excluded on the basis that they were not relevant to the proposed future use of the site.
Ambient Noise was not considered as a relevant Environmental Element

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

Title:	<i>Report on Preliminary Risk Screen Assessment. Site Redevelopment. 2-6 Thompson Road, North Geelong.</i>
Report no:	Douglas Partners Report No. 0215419.00.R.001 Rev0
Date:	30 August 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.

- | | |
|---|--|
| ☐ ~~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:~~ |

Other information

This document is not an Environmental Audit Statement pursuant to section 210 of the *Environment Protection Act 2017*.

Note: An assessment that an environmental audit is not required does not include any comment as to whether responsibilities under section 39 of the *Environment Protection Act 2017* (duty to manage contaminated land) exist for the person in management or control of the land. Please refer to EPA publication 1977, *Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of land* (<https://www.epa.vic.gov.au/about-epa/publications/1977>).

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 represent a true and accurate summary of the findings of the preliminary risk screen assessment that I have completed.

Date: 30 August 2022

Signed:



Name: Paul Moritz

Environmental Auditor
(appointed pursuant to the *Environment Protection Act 2017*)



For languages other than English, please call **131 450**.

Visit epa.vic.gov.au/language-help for next steps.

If you need assistance because of a hearing or speech impairment, please visit relayservice.gov.au

Appendix B

Drawings
Site Photographs



Legend
Site Boundary

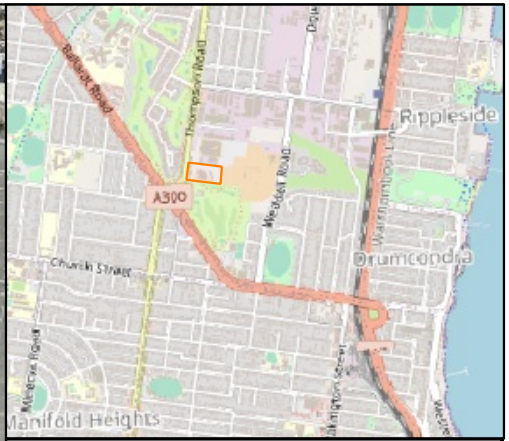


CLIENT: Dun-Ra Investments Pty Ltd
OFFICE: Melbourne DRAWN BY: GL
SCALE: As shown DATE: 29.08.2022

TITLE: Site Location Plan



PROJ. #: 215419.00
DRAWING No: 1
REVISION: 0



Site Locality

Legend
 Site Boundary

Douglas Partners
 Geotechnics | Environment | Groundwater

CLIENT: Dun-Ra Investments Pty Ltd	
OFFICE: Melbourne	DRAWN BY: GL
SCALE: As shown	DATE: 29.08.2022

TITLE: Proposed Development Plan



PROJ. #: 215419.00
DRAWING No: 2
REVISION: 0



Legend

- Audit Locations
- Site Boundary



Photo 1: General view of the western section of site, looking towards the south.



Photo 2: Eastern section of site, looking towards the south.

 Douglas Partners Geotechnics Environment Groundwater	Preliminary Risk Screen Assessment		Project:	215419.00
	2-6 Thompson Road		Plate No.	1
	North Geelong		Rev.	0
	Client: Dun-Ra Investments Pty Ltd		Date:	29 Aug 22



Photo 3: Grease trap observed in good condition behind kitchen.



Photo 4: Floor of chemical storage room.



Photo 5: Stockpiled items behind hotel rooms (south)



Photo 6: Stockpiled unused items behind hotel rooms (north)

Executive Summary

This preliminary risk screen assessment (PRSA) report and accompanying PRSA statement were prepared by Dr Paul Moritz of Douglas Partners Pty Ltd (DP), an Environmental Auditor appointed pursuant to the *Environment Protection Act 2017*.

The site subject to the PRSA is located at 2-6 Thompson Road, North Geelong, Victoria, shown in Drawing 1 Appendix B. Site identifying information and PRSA details are summarised as follows:

Table E1: Summary of PRSA Information

Item	Information
Auditor	<i>Paul Moritz</i>
Auditor Account Number	<i>100932</i>
Name of person requesting PRSA	<i>Barry Cummings of Atech Group International Pty Ltd</i>
Relationship to site of person requesting PRSA	<i>Project manager / planner</i>
Name of Site owner	<i>DUN-RA Investments Pty Ltd</i>
Date of auditor engagement	<i>25 July 2022</i>
Completion date of the PRSA	<i>30 August 2022</i>
Reason for the PRSA	<i>Planning Permit Condition</i>
Elements of the environment assessed	<i>Land, Water (Surface water and groundwater), Air</i>
Planning permit number or requirement detail.	<i>Planning Permit Application No: PP-143-2022</i>
EPA Region	<i>South West</i>
Municipality	<i>City of Greater Geelong</i>
Dominant – Lot on plan	<i>Lot 2 LP87791</i>
Additional – Lot on plan(s)	-
Site / Premises name	-
Building / complex sub-unit No	-
Street Lower No	<i>2</i>
Street / Lot – Upper No	<i>6</i>
Street Name	<i>Thompson</i>
Street type (road, court, etc.)	<i>Road</i>
Street suffix (North, South, etc.)	-
Locality	<i>North Geelong</i>
Postcode	<i>3215</i>

Table E1: Summary of PRSA Information contd.

Item	Information
Site area (m ²)	15,900
Plan of site/ premises/ location showing the PRSA site boundary attached	Drawing 2, Appendix B
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	None
Outcome of the PRSA report	An Environmental Audit is not required to confirm the suitability of the site for its proposed use as Commercial.

Table E2: Physical Site Information

Historical land use	Farming
Current land use	Commercial
Proposed land use	Commercial
Current land use zoning	Industrial (IZ1)
Proposed land use zoning	Industrial (IZ1)
Surrounding land use (north)	Commercial
Surrounding land use (south)	Golf course
Surrounding land use (east)	Vacant land
Surrounding land use (west)	Low-density Residential
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 ephemeral creek
Nearest surface water receptor – direction	Corio Bay - East
Site aquifer formation	Calcareous sands, quartzite, ferruginous sand and gravel
Groundwater segment	Segment B

Date: 30 August 2022

Signed:


Paul Moritz (Environmental Auditor Appointed pursuant the *Environment Protection Act 2017*)

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:

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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:

**2- 6 Thompson Road, North Geelong
Lot 2 LP87791**

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:	Paul Moritz
Company:	Douglas Partners
Address:	231 Normanby Rd, South Melbourne, 3205
Phone:	0429 885 475
Email:	paul.moritz@douglaspartners.com.au

Site owner/occupant

Name:	-
Company:	DUN-RA Investments Pty Ltd

Environmental auditor engaged by

Name:	Barry Cummings
Company:	Atech Group International Pty Ltd
Relationship to site owner:	Planning and project management consultant to owner

Reason for preliminary risk screen assessment

Planning scheme:	City of Greater Geelong
Permit details (if applicable):	Planning Permit Application No PP-143-2022
Other:	Information request in relation to planning permit Application
☐ Permit is attached (if applicable):	N/A

Preliminary risk screen assessment statement

Section 2: Assessment scope

Site details

Address:	2 – 6 Thompson Road, North Geelong
Title details:	Lot 2 LP87791
Area (m ²):	22063

☒ a plan of the site is attached

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- | | |
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| - | ☐ Primary school |
| | ☐ Secondary school |
| ☐ Children's playground (indoor) | |
| ☐ Children's playground (outdoor) | |

Other land use categories

- ☐ Recreation/open space
- ☐ Parks and reserves
- ☐ Agricultural
- ☐ Commercial
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Environmental elements assessed

- ☒ Land
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Preliminary risk screen assessment statement

Standards considered

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Potentially Contaminated Land. Planning Practice Note 30, (Department of Environment, Land, Water and Planning, 2021)

Guideline for conducting preliminary risk screen assessments (EPA Victoria, 2022) (PRSA Guidelines)

Assumptions made during the assessment or any limitations

There would be no change in the development plans from those approved by the Planning Permit.

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Title:	<i>Report on Preliminary Risk Screen Assessment. Site Redevelopment. 2-6 Thompson Road, North Geelong.</i>
Report no:	Douglas Partners Report No. 0215419.00.R.001 Rev0
Date:	30 August 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:

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

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Note: An assessment that an environmental audit is not required does not include any comment as to whether responsibilities under section 39 of the *Environment Protection Act 2017* (duty to manage contaminated land) exist for the person in management or control of the land. Please refer to EPA publication 1977, *Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of land* (<https://www.epa.vic.gov.au/about-epa/publications/1977>).

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 represent a true and accurate summary of the findings of the preliminary risk screen assessment that I have completed.

Date: 30 August 2022

Signed:



Name: Paul Moritz

Environmental Auditor
(appointed pursuant to the *Environment Protection Act 2017*)



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