

19 June 2007

Paul Sparks  
Acting Program Manager  
Regional Planning & Sustainable Development – Yarra Region  
GPO Box 4395QQ  
Melbourne Victoria 3001

**Attention: Mr Paul Sparks**

Dear Mr Sparks

**RE: 1 Evelyn Way, St Helena, VIC, 3088**

Coffey Environments Pty Ltd (Coffey Environments) is currently undertaking an Environmental Site Assessment as part of the statutory environmental audit being carried out at 1 Evelyn Way, St Helena. The site is currently used as a residential block containing a single dwelling under Residential 1 Zoning (R1Z) with a Vegetation Protection Overlay – Schedule 1 (VP01) and covers a total area of approximately 2.5 hectares. The proposed site use is a residential development including an additional 51 lots. The site was previously used as grazing land and a portion of the site was quarried in the mid 1950s. Anecdotal evidence from the current owner's son suggests that a piggery previously operated on land to the north of the site (i.e. outside the current site boundary). No information is available as to whether part or all of the subject site operated as a piggery.

Previous site assessments conducted by Coffey Geosciences Pty Ltd (now part of the wider Coffey Environments group) in 2003 (*Fill Investigation, Evelyn Way, Greensborough, 25 September 2003*, *Preliminary Environmental Site Assessment, Evelyn Way, Greensborough, 1 October 2003* and *Supplementary Fill Investigation, Evelyn Way, Greensborough, 28 October 2003*) indicated that fill material was generally encountered to 0.3 metres below ground surface (mbgs) across the site, with the exception of the trial excavation area on the western boundary of the site, and the former quarry area in the south west corner of the site (refer to the attached site plan). The former quarry covers an area of approximately 2,800 m<sup>2</sup> and was backfilled between the early 1970s and circa 1985 with what was indicated to be a mixture of building rubble, general refuse and soils. Based on anecdotal evidence, fill material was expected to be encountered to 3 mbgs in this area, however the investigations conducted by Coffey Geosciences in 2003 identified that fill ranged from depths of 1.4 mbgs to greater than 8 mbgs. During these investigations, samples collected from the north and northwestern portion of the quarry were found to contain elevated concentrations of Total Petroleum Hydrocarbons (TPH). These were considered likely to be result of volatile fatty acids or waste that was dumped on site from a triple interceptor point or grease trap.

As part of the environmental assessment currently being conducted at the site, Coffey Environments commenced test pitting works in the former quarry area on 16 May 2007. The objective of this work was to delineate the hydrocarbon contamination previously identified in this portion of the site and to visually inspect the quality of backfilled material. The excavated material was stockpiled next to each test pit, which resulted in the discharge of the offensive odours. The excavations were subsequently backfilled to eliminate the odour, and covered with natural soil (sourced from on site). During the excavation of the test pits, various rubbish was observed in the excavated material, including empty drums, plastics, glass, garbage bags and various other building rubble and general refuse. Samples were collected at various depths from 13 test locations and analysed for a broad contaminant screen, which includes metals (arsenic, cadmium, chromium, copper, cobalt, lead, mercury, molybdenum, nickel, tin, selenium, zinc, manganese, antimony, beryllium, barium & boron), cyanide, fluoride, TPH, BTEX, SVOCs (PAHs, OC, OP & PCBs), total phenols, VHCs and pH, as well as asbestos and oil & grease. TPH aliphatic and aromatic speciation was also requested for several samples. A copy of the laboratory report is provided as an attachment, along with a site plan showing the test pit locations.

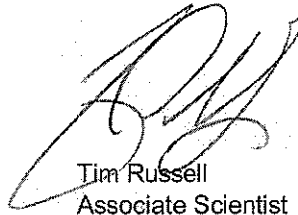
Based on the results of the recent assessment, the decaying odour detected at the site is associated with rotting organic matter. The specific origin of the odour has not been determined, however it is considered likely to be associated with former piggery waste.

Should you have any queries regarding this work, please do not hesitate to contact the undersigned.

For and on behalf of Coffey Environments Pty Ltd



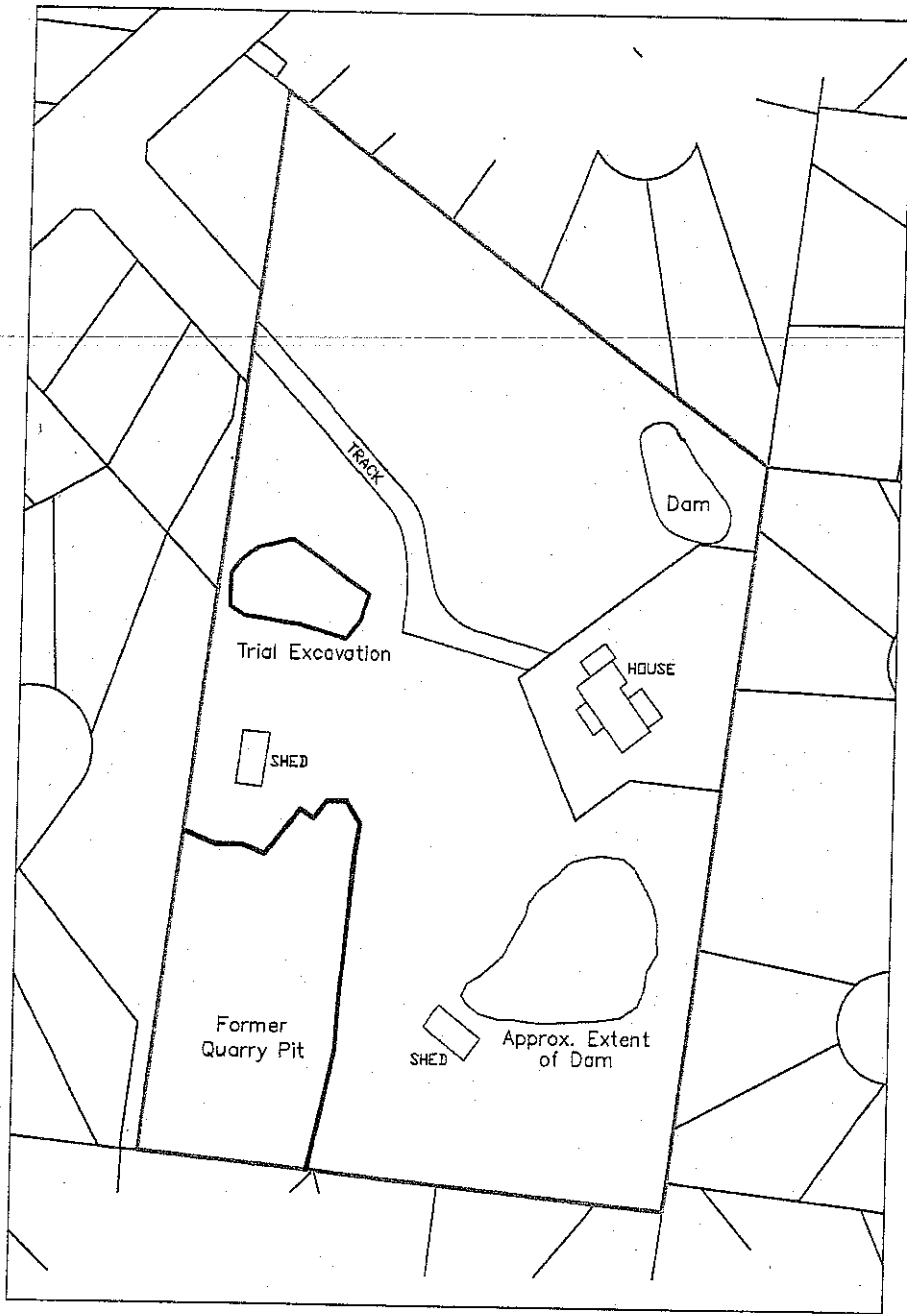
Cassandra Williams  
Environmental Engineer



Tim Russell  
Associate Scientist

Attachments: Figure 1 – Site Layout  
Figure 4 – Landfill Layout  
MGT laboratory report No. 208519

A3



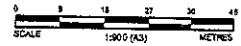
**LEGEND**

— INFERRED FILL BOUNDARY

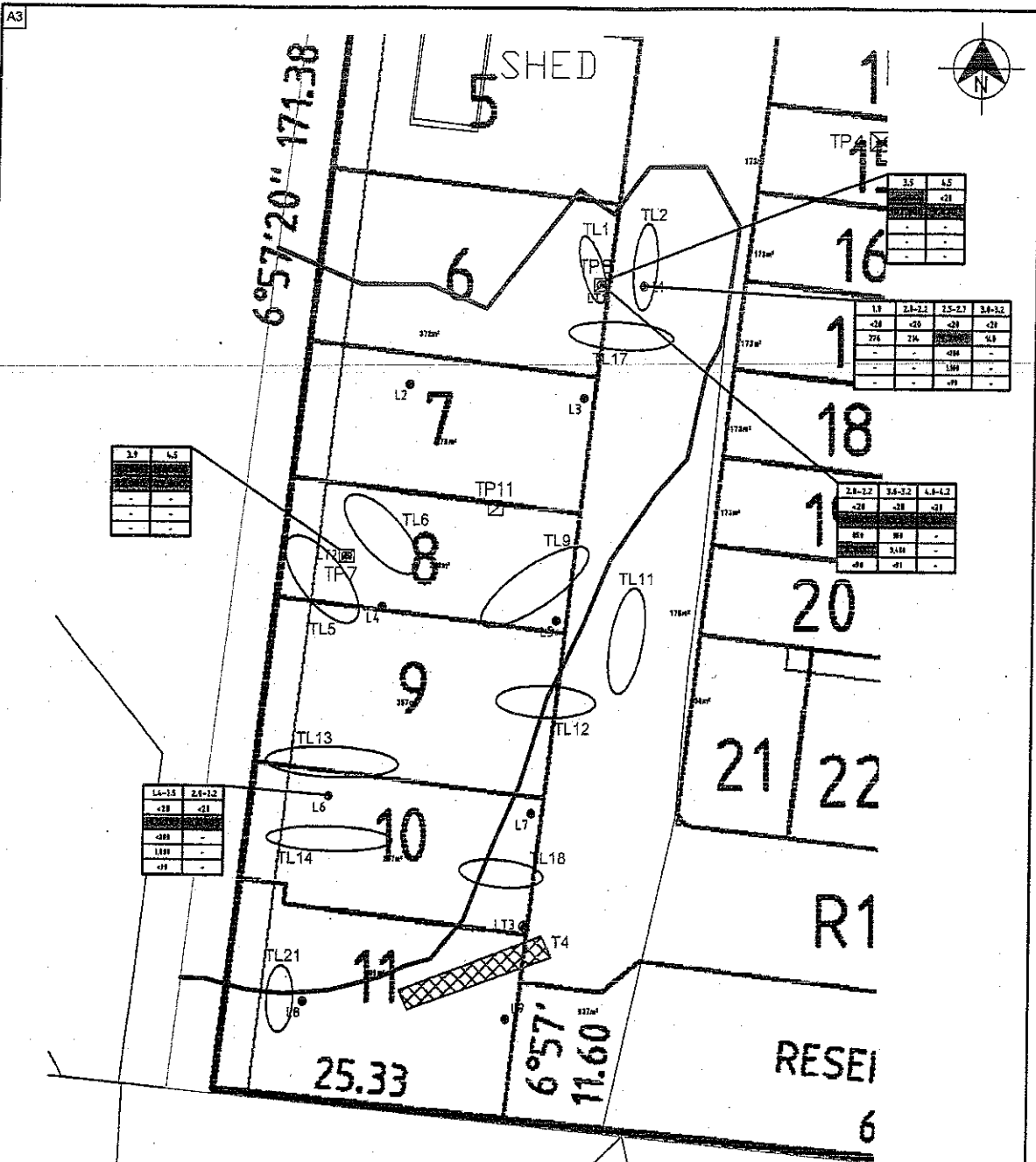
Drawing Title:  
**SITE LAYOUT**

<b>coffey</b> environments <small>ENVIRONMENTAL ENGINEERS          AND WORKSHOPS</small>		<small>128 Ternary Crescent          Abbotsford VIC 3067          Ph: (03) 9473 1400          Fax: (03) 9473 1450</small>
A 27.02.07 ORIGINAL ISSUE	HU	DM
Rev Date Revision Details		

Client: <b>EVELYN WAY PTY LTD</b>	Project: EVELYN WAY, ST HELENA PHASE II ESA
Location: 1 EVELYN WAY ST HELENA, VICTORIA	



Drawn HU	Signed Signed	Date 27.02.07
Checked Signed	Signed	Date
Project - Drawing No. ENVIATF08364-AA-001	Figure No. 1	Rev. A



3.3	6.5
-	-
-	-
-	-

3.5	4.5
-	-
-	-
-	-

1.7	2.1-2.2	2.5-2.7	3.4-3.2
<28	<20	<28	<28
276	216	484	448
-	-	1384	-
-	-	<49	-

2.8-2.7	3.8-3.2	4.8-4.2
<28	<28	<28
884	884	-
2488	-	-
<49	<49	-

1.4-1.5	2.5-2.2
<28	<28
<88	-
1488	-
<28	-

**LEGEND**

- TP# [Symbol] TEST PIT LOCATION
- [Symbol] GRID LOCATIONS
- [Symbol] TARGET LOCATIONS
- [Symbol] EXTENT OF LANDFILL
- [Symbol] PREVIOUS EXTENT OF LANDFILL
- [Symbol] APPROXIMATE POSITION OF TEST PITS
- [Symbol] APPROXIMATE POSITION OF TRENCHES
- [Symbol] BOLD/SHADE VALUES INDICATE CONCENTRATIONS ABOVE NOMINATED CRITERIA

*Note: Concentrations shown are results from previous investigations*

Drawing Title:  
**LANDFILL LAYOUT**

<b>coffey</b> environments SPECIALISTS IN BUILDING AND MACHINERY PLACES 128 Ternbury Crescents Aberfeldie VIC 3027 Ph: (03) 9473 1400 Fax: (03) 9473 1499	Client: <b>EVELYN WAY PTY LTD</b>	Project: EVELYN WAY, ST HELENA PHASE II ESA	Drawing Title: <b>LANDFILL LAYOUT</b>
		Location: 1 EVELYN WAY ST HELENA, VICTORIA	Drawn: LZ Signed: [ ] Date: 27.04.07 Checked: [ ] Signed: [ ] Date: [ ]
A 05.04.07 SURVEYED BORE ISSUE CT Rev Date Revision Details Dm			