

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



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



Mr Steven Frazer

Preliminary Risk Screen Assessment

Under Part 8.3 of the Environment Protection Act 2017

132-134 Park Street Fitzroy North Vic

12 July 2021

FINAL REPORT




Salient⁺
GeoEnvironmental Advisory

| Report | Details |
|---------------|---|
| Status | Final |
| Prepared for | Mr Steven Frazer |
| Project | Preliminary Risk Assessment |
| Subject Site | 132-134 Park Street Fitzroy North Victoria |
| Reference No. | NA |
| Date of Issue | 12 July 2021 |
| Prepared by | Salient GeoEnvironmental Consulting Pty Ltd ABN 81 631 337 678 PO BOX 515 Camberwell Vic Australia 3124 Tel +61 (0)419 209 690 |

For and on behalf of
Salient GeoEnvironmental Consulting Pty Ltd



Warren Pump
Environmental Auditor
Principal/Director

Date: 12 July 2021

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(Cover photo courtesy of Google Earth)

Executive Summary

This report is in response to a request for a Preliminary Risk Screen Assessment in accordance with Division 2 of Part 8.3 of the *Environment Protection Act 2017*. The summary information on this audit is presented in the following table, in accordance with EPA Publication 1147.

Table E-1 Summary of Audit Information

| | |
|--|-------------------------------------|
| Auditor | Warren Pump |
| Auditor account number | EXT001047 |
| Date EPA Notified of Audit | NA |
| Environmental audit or PRSA Reference | PRSA00XXXX |
| Name of person requesting the Audit | Steven Frazer |
| Relationship of person requesting audit to site | Representative of the Owner |
| Name of site owner | Frazer Property Investments Pty Ltd |
| Date of auditor engagement | 1/07/2021 |
| Completion date of the PRSA | 12/07/2021 |
| Reason for PRSA | Planning System |
| Elements of the Environment Assessed | Land, Groundwater, Surface Water |
| Planning Permit No. of requirement detail if applicable | PLN20/0210 |
| EPA Region | Metro |
| Municipality | City of Yarra |
| Dominant – Lot on plan | Lot 1 TP171769 |
| Additional – Lot on Plan (s) | Lot 2 TP171769; Lot 1 TP666340 |
| Site/ Premises Name | - |
| Building/complex sub-unit No. | - |
| Street/Lot – Lower No. | 132 |
| Street/ Lot – Upper No. | 134 |
| Street Name | Park |
| Street Type (Road, Court, etc.) | Street |
| Street Suffix (north, south, etc.) | |
| Suburb | Fitzroy North |
| Postcode | 3068 |
| Site Area (in square metres) | 218 |
| Plan of Site showing the PRSA site boundary attached | Yes |

| | |
|---|--|
| Member and Categories of Support Team Utilised | <i>None</i> |
| Further work or requirements | <i>None</i> |
| Nature and extent of continuing risk | <i>Risks in soil affecting Human Health and will be managed by physical capping/barriers</i> |
| Outcome of the PRSA | <i>PRSA Report and Statement recommending that no environmental audit be conducted</i> |

Table E-2 Physical site information

| | |
|--|--|
| Historical land use | Residential – lower density |
| Current land use | Residential – lower density |
| Proposed land use | Residential – lower density |
| Current Land Use Zoning | Mixed Use (MUZ) |
| Surrounding land use - north | Public Open Space |
| Surrounding land use - south | Residential – lower density & Residential – high density |
| Surrounding land use - east | Commercial and retail and Residential – lower density beyond |
| Surrounding land use - west | Residential – lower density |
| Has EPA been notified about the site under Section 40 of the Environment Protection Act 2017? | No |
| Nearest surface water receptor – name | Merri Creek |
| Nearest surface water receptor – direction | East |
| Site aquifer formation | Newer Volcanics basalt formation |
| Groundwater segment | B |

Summary of Report

In the capacity of an EPA-appointed Environmental Auditor, Warren Pump of Salient GeoEnvironmental Pty Ltd has completed a Preliminary Risk Screen Assessment (PRSA) of residential land at 132-134 Park Street, Fitzroy North Vic 3068 pursuant to the *Environment Protection Act 2017* (the Act).

The Site: Current and Proposed Uses

The site is currently occupied and used for residential purposes, comprising a single dwelling (a semi-detached solid-brick Victorian home). Proposed renovations will entail partial demolition of the existing house and an external studio, and replacement with a new extension and associated external landscaping and paving.

The proposed renovation of the existing single semi-detached dwelling will not include any change of ground contour levels or necessitate bulk excavations.

Planning Permit Issued

As the responsible and planning authority, the City of Yarra has issued a planning permit, No. PLN20/0210 dated 22nd October 2020. The permit allows:

- *Partial demolition of an existing residential building and external studio;*
- *The alteration of the existing residence on the site.*

The site is zoned Mixed Use (MUZ) and contains a Heritage Overlay and an Environmental Audit Overlay.

Assessment Conducted by the Auditor

A PRSA is an environmental assessment that reviews information regarding the past use and activities undertaken at a site to consider the possible presence of contaminated land. Under section 204(2) of the *Environment Protection Act 2017*, the purpose of a preliminary risk screen assessment is to:

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

A PRSA is not an environmental audit pursuant to section 203 of the Act and does not replace an environmental audit. The PRSA is a process to consider if an environmental audit is required, based on the likelihood of the site being contaminated land (Clause 45.03 of the current Victorian Planning Provisions, VPP). Further information on the situations where a PRSA is a recommended process in the planning framework is provided in *Planning Practice Note 30: Potentially Contaminated Land*, dated July 2021.

The PRSA follows an investigation process consistent with that of a Preliminary Site Investigation (PSI) as outlined in the *National Environment Protection (Assessment of Site Contamination) Measure 1999* (NEPM [ASC]).

Findings of the Assessment

With an uninterrupted use as a single dwelling semi-detached residence since at least 1990, this PRSA has shown that the land is unlikely to be contaminated with respect to the following environmental values:

- *Land dependent ecosystems and species: highly modified ecosystems;*
- *Buildings and Structures;*
- *Aesthetics; and*
- *Production of flora and fauna and fibre.*

The Auditor considers that the site is likely to be contaminated land in the context of the environmental value *Human Health*. However, an environmental audit is considered not to be required as, in accordance with Division 2 of Part 8.3 of the *Environment Protection Act 2017* and the *EPA Guideline for Conduct of Preliminary Risk screen Assessments*, the contamination will not prevent or restrict the use or proposed land use.

The Auditor's concludes that due to:

- the continued presence of the buildings on the site; and
- the extensive decking and paving across the site (and for the proposed use),

there is no viable pathway for exposure by humans to the identified contaminants in the surface and near surface soil. The Auditor considers that no further investigation of the site is necessary.

Victorian Planning Provisions Amendment

In conducting the PRSA, and considering the proposed future use of the site and the findings of a 2021 preliminary site investigation (PSI), the Auditor has also had regard to Amendment VC203 (1st July 2021) of the VPP. In particular, the Auditor acknowledges that amendments to the *Environmental Audit Overlay*, to ensure that land is suitable for sensitive land uses such as dwellings, includes new exemptions for buildings and works that do not disturb the soil. In this respect, Clause 45.03 of the current VPP states that:

The requirement for a preliminary risk screen assessment statement or an environmental audit statement in this provision does not apply to the construction or carrying out of buildings and works if:

- *The buildings and works are associated with an existing sensitive use, secondary school or children's playground, in Clause 62.02-1 or 62.02-2, and the soil is not disturbed;*
-

Auditor's Conclusions

The Auditor is satisfied that the sensitive use of the site, continuing as a single dwelling semi-detached residence, and proposed building works involving the partial demolition of existing buildings and construction of a house extension, will involve no material disturbance of soils at the site. The proposed use will not include any bulk excavations or change of ground contour levels. The new building work and hard landscaping will take place on existing ground level. Development works will not include a pool or basement/cellar structure.

In summary, based in multiple lines of evidence, the Auditor finds that no environmental audit of the site is necessary for the current use or the proposed use.

The Auditor provides the PRSA Statement shown overleaf.

Use of the PRSA Statement

The person in management or control of the site must provide a copy of the preliminary risk screen assessment statement issued in respect of a site to any person who proposes to become the person in management or control of the site (section 214 of the *Environment Protection Act 2017*).

Preliminary risk screen assessment Statement

Under Part 8.3 of the Environment Protection Act 2017



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:

132-134 Park Street
FITZROY NORTH Victoria 3068

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: | Warren Pump |
| Company: | Salient GeoEnvironmental Consulting Pty Ltd |
| Address: | PO Box 515, Camberwell Vic 3124 |
| Phone: | 0419 209 690 |
| Email: | warren@salientplus.com |

Site owner/occupant

| | |
|----------|-------------------------------------|
| Name: | NA |
| Company: | Frazer Property Investments Pty Ltd |

Environmental auditor engaged by

| | |
|-----------------------------|-----------------------------|
| Name: | Mr Steven Frazer |
| Company: | NA |
| Relationship to site owner: | Representative of the Owner |

Reason for preliminary risk screen assessment

| | |
|------------------|-----------------------------|
| Planning scheme: | Environmental Audit Overlay |
| Other: | NA |

Section 2: Assessment scope

Site details

| | |
|------------------|--|
| Address: | 132-134 Park Street, Fitzroy North Victoria 3068 |
| Title details: | Lot 1 TP171769; Lot 2 TP171769; Lot 1 TP666340 |
| Area (hectares): | 0.0218 |

☒ a plan of the site is attached

Use or proposed use assessed

- ☒ Sensitive use (including land used for residential use, a child care centre, pre-school, or primary schools) and secondary schools and children's playgrounds – other (lower density)
- ☐ Sensitive use (including land used for residential use, a child care centre, pre-school, or primary schools) and secondary schools and children's playgrounds – high density
- ☐ Recreation/open space
- ☐ Parks and reserves
- ☐ Agricultural
- ☐ Commercial
- ☐ Industrial
- ☐ Other

Environmental elements assessed

- ☐ Ambient air
- ☐ all environmental values were considered **OR**
- ☐ all environmental values other than the following were considered:
-
- ☐ Ambient sound
- ☐ all environmental values were considered **OR**
- ☐ all environmental values other than the following were considered:
-
- ☒ 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:
-

Standards considered

Environment Reference Standard 2021

National Environment Protection (Assessment of Site Contamination) Measure 1999

Assumptions made during the assessment or any limitations

None

Exclusions from the assessment and the rationale for these

The PRSA excludes any buildings or other structures permanently affixed to the land, as such features at the subject site are not relevant to the assessment of potential contamination of the land

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

| | |
|------------|--|
| Title: | Preliminary Risk Screen Assessment - 132-134 Park Street, Fitzroy North Victoria |
| Report no: | R01 |
| Date: | 12 July 2021 |

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 use (including land used for residential use, a child care centre, pre-school, or primary schools) and secondary schools and children's playgrounds – other (lower density)
 - ☒ Sensitive use (including land used for residential use, a child care centre, pre-school, or primary schools) and secondary schools and children's playgrounds – high density
 - ☐ Recreation/open space
 - ☐ Parks and reserves
 - ☒ Agricultural
 - ☒ Commercial
 - ☒ Industrial
 - ☐ Other
-

Other information

Groundwater at the site contains concentrations of inorganic substances (including metals). The levels are considered typical of the natural groundwater quality surrounding the site and do not constitute contamination in accordance with clause 16(3)(b) of *Environmental Reference Standard 2021*.

Note: An assessment that an audit is not required does not include any judgement 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>).

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.

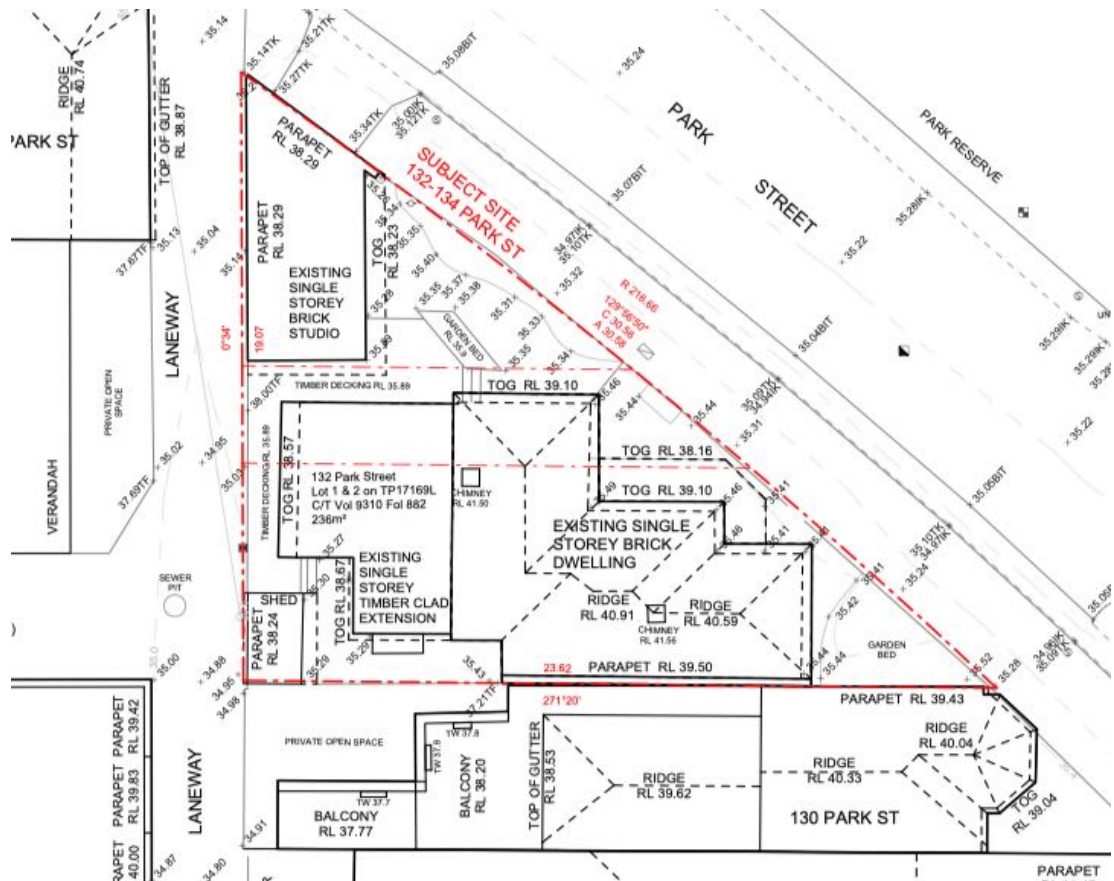
Date: 12 July 2021

Signed: 

Name: Warren Pump
Environmental Auditor

Attached: Site Plan

Site at 132-134 Park Street, Fitzroy North Victoria 3068



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