

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

Preliminary risk screen assessment statement

Under Part 8.3 of the *Environment Protection Act 2017*

Publication F1031 published September 2021



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:

354 Hawthorn Road, Caulfield South, VIC

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:	Philip Mulvey
Company:	Environmental Earth Sciences VIC
Address:	98 Maribyrnong St Footscray
Phone:	9687 1666
Email:	pmulvey@eesigroup.com

Site owner/occupant

Name:	348-354 Hawthorn Road Pty Ltd
Company:	348-354 Hawthorn Road Pty Ltd

Environmental auditor engaged by

Name:	Elliot Verblun
Company:	Platinum Constructions (VIC) Pty Ltd
Relationship to site owner:	Builder

Reason for preliminary risk screen assessment

Planning scheme:	Glen Eira – Environmental audit overlay
Other:	

Preliminary risk screen assessment statement

Section 2: Assessment scope

Site details

Address:	354 Hawthorn Road, Caulfield South, VIC
Title details:	Lots 8 and 9 TP700734M
Area (hectares):	0.05

- ☒ 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 school) or secondary school or children's playground
- ☒ high density
- ☐ other (lower 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:
Land dependent ecosystems and species; Aesthetics; Production of food, flora and fibre
- ☒ 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:
Potable mineral water supply, Potable water supply, Agriculture and irrigation (irrigation), Agriculture and irrigation (stock watering), Geothermal properties and Industrial and commercial water use

Preliminary risk screen assessment statement

Standards considered

Environment Reference Standard 2021

National Environment Protection (Assessment of Site Contamination) Measure 1999

National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013

National Health and Medical Research Council (NHMRC)/ Natural Resource Management Ministerial Council (NRMMC)(2011). Australian drinking water guidelines. National Water Quality Management Strategy.

NHMRC & NRMMC (2008). Guidelines for managing risks in recreational water. Australian Government, February 2008.

Assumptions made during the assessment or any limitations

The proposed development is to include removal of all fill material to construct a basement at the site.

Exclusions from the assessment and the rationale for these

N/A

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

Title:	Preliminary Risk Screen Assessment at 354 Hawthorn Rd, Caulfield South.
Report no:	221080_PRSA_V2
Date:	11/11/2021

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:

(Tick as appropriate and strike out those uses not assessed and for which the need for an audit has not been determined)

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

Section 4: Environmental auditor's declaration

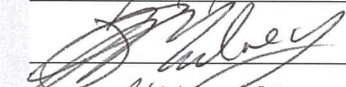
I state that:

- 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:

11/11/2021

Signed:



Name:

Philip James Mulvey
Environmental Auditor

TITLE PLAN		EDITION 2	TP 700734M																								
Location of Land Parish: AT CAULFIELD PARISH OF PRAHRAN EAST OF ELSTERNWICK Township: Section: Crown Allotment: Crown Portion: 46(PT) Last Plan Reference: LP13058 Derived From: VOL 5772 FOL 303 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN																									
Description of Land / Easement Information <i>All that piece of Land delineated and coloured</i> <i>lots 1 to 9 (both inclusive) and part of a road on LP13058 and being</i> <i>red, blue and green on the map in the margin being part of Crown Portion Forty-six--</i> <i>at Caulfield Parish of Prahran East of Elsternwick County of Bourke - Together--</i> <i>with a right of carriage way over the road colored brown on the said map and -----</i> <i>Together with a right of drainage over the same - - - - -</i>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 18/03/2004 VERIFIED: CL																									
ENCUMBRANCES REFERRED TO. As to the land colored blue --- ANY EASEMENTS affecting the same ----- As to the land colored green --- ANY EASEMENTS implied under Section 212- of Act No.3791- - - - -																											
As to the land coloured blue carriageway easement in favour of C/T V.6686 F.129 created vide AE734170Y																											
<h2>SEE SHEET 2 FOR DIAGRAM</h2>																											
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td>PARCEL 1 =</td> <td>LOT 1 ON LP13058</td> </tr> <tr> <td>PARCEL 2 =</td> <td>LOT 2 ON LP13058</td> </tr> <tr> <td>PARCEL 3 =</td> <td>LOT 3 ON LP13058</td> </tr> <tr> <td>PARCEL 4 =</td> <td>LOT 4 ON LP13058</td> </tr> <tr> <td>PARCEL 5 =</td> <td>LOT 5 ON LP13058</td> </tr> <tr> <td>PARCEL 6 =</td> <td>LOT 6 ON LP13058</td> </tr> <tr> <td>PARCEL 7 =</td> <td>LOT 7 ON LP13058</td> </tr> <tr> <td>PARCEL 8 =</td> <td>LOT 8 ON LP13058</td> </tr> <tr> <td>PARCEL 9 =</td> <td>LOT 9 ON LP13058</td> </tr> <tr> <td>PARCEL 10 =</td> <td>ROAD (PT) ON LP13058</td> </tr> </tbody> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 =	LOT 1 ON LP13058	PARCEL 2 =	LOT 2 ON LP13058	PARCEL 3 =	LOT 3 ON LP13058	PARCEL 4 =	LOT 4 ON LP13058	PARCEL 5 =	LOT 5 ON LP13058	PARCEL 6 =	LOT 6 ON LP13058	PARCEL 7 =	LOT 7 ON LP13058	PARCEL 8 =	LOT 8 ON LP13058	PARCEL 9 =	LOT 9 ON LP13058	PARCEL 10 =	ROAD (PT) ON LP13058
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LENGTHS ARE IN FEET & INCHES Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets																									

EXECUTIVE SUMMARY

Table 1: Summary of PRSA information

Item	Details
Auditor	Philip Mulvey
Auditor account number	EXT001092
Name of person requesting audit or PRSA	Elliot Verblun of Platinum Constructions (Vic) Pty Ltd
Relationship of person requesting audit or PRSA to site	Builder
Name of site owner	348-354 Hawthorn Road Pty Ltd
Date of auditor engagement	15 September 2021
Completion date of the audit or PRSA	11 November 2021
Reason for audit or PRSA	Redevelopment to more sensitive use and the presence of an audit overlay across a portion of the site
Elements of the environment assessed	Soil and groundwater
Planning permit number or requirement detail if applicable	n/a
EPA Region	Southern Metropolitan Region
Municipality	Glen Eira
Dominant — Lot on plan	Lot 8 TP700734M
Additional — Lot on plan(s)	Lot 9 TP700734M
Site/premises name	-
Street/Lot — Lower No.	354
Street/Lot — Upper No	354
Street Name	Hawthorn
Street type (For example, road, court)	Road
Street suffix (For example, North, South)	
Suburb	Caulfield South
Postcode	3162
Site area (in square metres)	Approx. 0.05 ha
Plan of site/premises/location showing the audit site boundary attached	Figure 1
Members and categories of support team utilised	Patrick Carroll – Environmental consultant – Environmental Earth Sciences Matthew Feehan – Environmental consultant – Environmental Earth Sciences
Further work or requirements	Waste classification for offsite disposal of soil.
Nature and extent of continuing risk of harm	-
Outcome of the PRSA report	No audit required

Table 2: Physical site information

Historical land use	Car Park for adjoining cinema and bowling alley
Current land use	Vacant
Proposed land use	Commercial and high density residential
Current land use zoning	Commercial 1 Zone
Proposed land use zoning	Commercial 1 Zone
Surrounding land use – north	Commercial properties and Caulfield south shopping precinct along Glen Huntly Rd.
Surrounding land use – south	Commercial premises including a clinic, auto service centre and a dry cleaner (corner of Olive St and Hawthorn Rd).
Surrounding land use – east	Bound by Hawthorn Rd. Former Service station (371 Hawthorn Rd) and tyre service centre (365 Hawthorn Road). Various Commercial and residential properties.
Surrounding land use – west	Unnamed laneway. Residential and commercial properties. Caulfield Primary School.
Has EPA been notified about the site under Section 40 of the Environment Protection Act 2017?	No
Nearest surface water receptor – name	Port Philip Bay
Nearest surface water receptor – direction	South west
Site aquifer formation	Sandringham Sandstone (formerly Brighton Group)
Groundwater segment	Segment A1