

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.

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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:

Lot 1, 650 Diggers Rd, Werribee 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:	Mark Stuckey
Company:	Environmental Earth Sciences
Address:	98 Maribyrnong St Footscray VIC 3011
Phone:	03 9687 1666
Email:	mstuckey@eesigroup.com

Site owner/occupant

Name:	Mary Portelli
Company:	-

Environmental auditor engaged by

Name:	Maurice Grasso
Company:	Storgrad Pty Ltd
Relationship to site owner:	Executor

Reason for preliminary risk screen assessment

Planning scheme:	Wyndham
Other:	PRSA requested to support proposed subdivision of Lot 1 and Lot 2. Risk of individual subdivision to be considered.

Preliminary risk screen assessment statement

Section 2: Assessment scope

Site details

Address: 650 Diggers Rd, Werribee South

Title details: Lot 1 PS900032

Area (hectares): 0.1104 ha

☒ 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:
- ☒ 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

Preliminary risk screen assessment statement

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

Assumptions made during the assessment or any limitations

Property to be subdivided as per the attached plan

Exclusions from the assessment and the rationale for these

-

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

Title: Preliminary Risk Screen Assessment at Lot 1, 650 Diggers Rd, Werribee South VIC

Report no: 221082_PRSA_Lot 1_V1

Date: 2 December 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 Lot 1 PS900032** 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: 13 April 2022

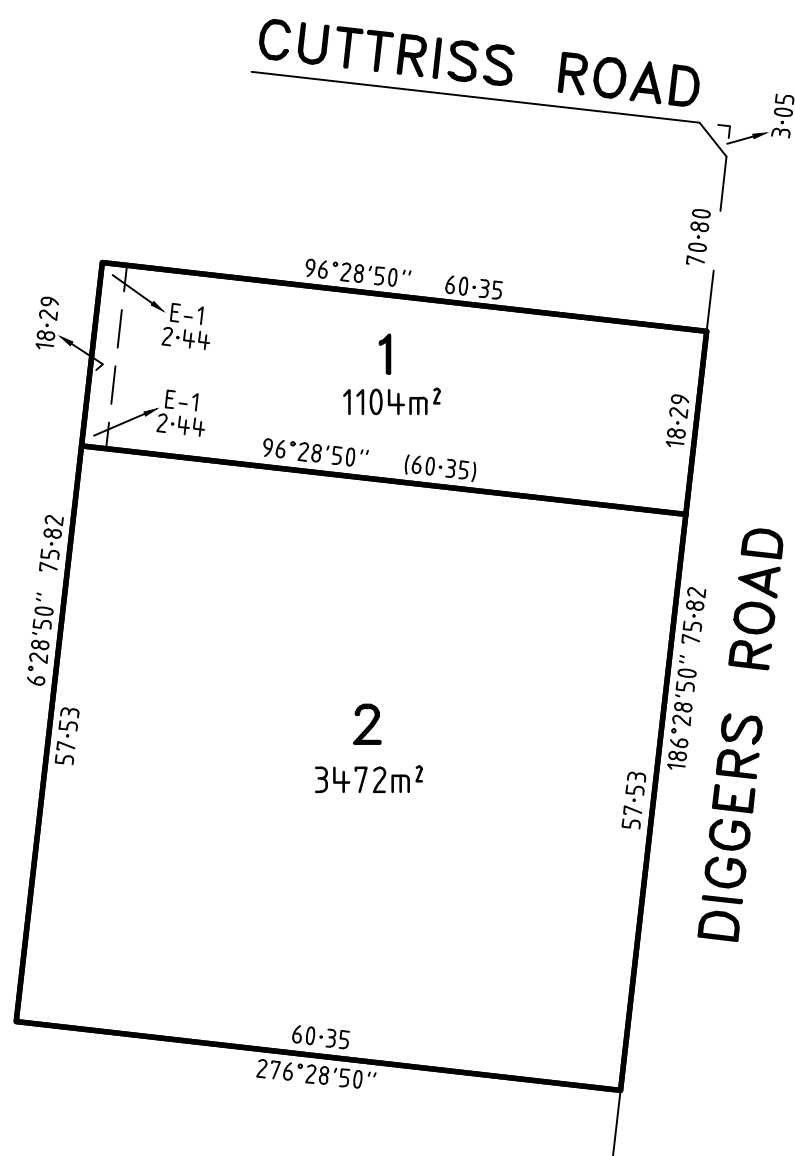
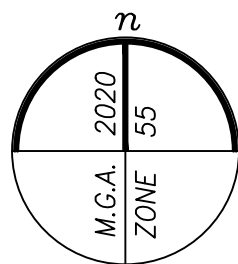
Signed:


Name: Mark Stuckey

Environmental Auditor

<i>PLAN OF SUBDIVISION</i>		<i>EDITION</i>	<i>PS 900032U</i>
<p>LOCATION OF LAND</p> <p>PARISH: DEUTGAM</p> <p>TOWNSHIP: -</p> <p>SECTION: G</p> <p>CROWN ALLOTMENT: 24A (PART), 24B AND 24C</p> <p>CROWN PORTION: -</p> <p>TITLE REFERENCE: VOL 11907 FOL 071</p> <p>LAST PLAN REFERENCE: PC377788L</p> <p>POSTAL ADDRESS: 646 - 650 DIGGERS ROAD, (at time of consolidation) WERRIBEE SOUTH, 3030</p> <p>MGA 94 CO-ORDINATES: E 296 630 ZONE: 55 (approx. centre of land in plan) N 5 795 290</p>			

EASEMENT INFORMATION					NOTATIONS
LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT					<p>SURVEY THIS PLAN IS / IS NOT BASED ON SURVEY</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) IN PROCLAIMED SURVEY AREA NO. --</p> <p>DEPTH LIMITATION 15.24m BELOW THE SURFACE</p>
SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF	
E-1	SEWERAGE	SEE DIA	LP 111609	LOTS ON LP 111609	



<p>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au</p> <p>DEVELOP WITH _____ CONFIDENCE™</p> <p>Formerly <i>Bosco Jonson</i></p> 	<p>LICENSED SURVEYOR ANDREI FIJAN</p>		<p>SCALE 1:750</p>	<p>7.5 0 15 30</p> <p>LENGTHS ARE IN METRES</p>
	<p>DATE 08/06/21 REFERENCE 31829003</p> <p>VERSION A DRAWING 3182900BA</p>		<p>ORIGINAL SHEET SIZE A3</p>	
			<p>SHEET 1 OF 1 SHEETS</p>	



**ENVIRONMENTAL EARTH
SCIENCES**
CONTAMINATION RESOLVED

PRELIMINARY RISK SCREEN ASSESSMENT AT 650 DIGGERS RD, WERRIBEE SOUTH VIC STORGAD PTY LTD

2 DECEMBER 2021
221082_LOT 1
VERSION 1



8 December 2021

Storgad Pty Ltd
5 Bennett Close
Hoppers Crossing
VIC 3029

Attention: **Maurice Grasso**


Dear Maurice

Preliminary Risk Screen Assessment at Lot 1, 650 Diggers Rd, Werribee South VIC

Please find enclosed a copy of our report entitled as above. Thank you for the opportunity to undertake this work.

Should you have any queries, please do not hesitate to contact us on (03) 9687 1666.

For and on behalf of
Environmental Earth Sciences VIC



Author
Mark Stuckey
Environmental Auditor (Contaminated Land)
appointed pursuant to the *Environment Protection Act 2017*

221082_PRSA_Lot 1_V1

EXECUTIVE SUMMARY

Table 1: Summary of PRSA information

Item	Details
Auditor	Mark Stuckey
Auditor account number	EXT001139
Name of person requesting audit or PRSA	Maurice Grasso
Relationship of person requesting audit or PRSA to site	Executor
Name of site owner	Mary Portelli
Date of auditor engagement	29 September 2021
Completion date of the audit or PRSA	2 December 2021
Reason for audit or PRSA	Council request
Elements of the environment assessed	Soil
Planning permit number or requirement detail if applicable	N/A
EPA Region	Western Metro
Municipality	Wyndham
Dominant — Lot on plan	Lot 1 PS900032
Additional — Lot on plan(s)	-
Site/premises name	-
Street/Lot — Lower No.	650
Street/Lot — Upper No	-
Street Name	Diggers
Street type (For example, road, court)	Road
Street suffix (For example, North, South)	
Suburb	Werribee South
Postcode	3030
Site area (in square metres)	1,104 m ²
Plan of site/ premises/ location showing the audit site boundary attached	Yes
Members and categories of support team utilised	Patrick Carroll – Environmental Scientist John Massie – Auditor's assistant
Further work or requirements	Nil
Nature and extent of continuing risk of harm	-

Item	Details
Outcome of the PRSA report	No audit required on Lot 1 PS900032

Table 2: Physical site information

Item	Details
Historical land use	Lot 1 – Agricultural and residential
Current land use	Lot 1 – Vacant
Proposed land use	Residential
Current land use zoning	General Residential Zone 1
Proposed land use zoning	General Residential Zone 1
Surrounding land use – north	Residential and agricultural
Surrounding land use – south	Residential and agricultural
Surrounding land use – east	Agricultural
Surrounding land use – west	Agricultural
Has EPA been notified about the site under Section 40 of the Environment Protection Act 2017?	No
Nearest surface water receptor – name	Werribee River
Nearest surface water receptor – direction	South
Site aquifer formation	Alluvial
Groundwater segment	Segment A2 – B (inferred)

*The information provided in **Table 1** and **Table 2** above is relevant to Lot 1 PS900032 only. The report body provides information on both Lot 1 PS900032 and Lot 2 PS900032.*