

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:

327 Yan Yean Road, Plenty, 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 VIC
Address:	98 Maribyrnong St., Footscray 3011
Phone:	9687 1844
Email:	mstuckey@eesigroup.com

Site owner/occupant

Name:	D. Bolzonello, K&A Strange (No. 16 and 19)
Company:	-

Environmental auditor engaged by

Name:	Nick Bradley
Company:	HWL Ebsworth Lawyers
Relationship to site owner:	Lawyer

Reason for preliminary risk screen assessment

Planning scheme:	Nillumbik Council – Environmental audit overlay
Other:	

Preliminary risk screen assessment statement

Section 2: Assessment scope

Site details

Address:	327 Yan Yean Road, Plenty, Victoria with properties now referred to as numbers 12, 15, 16, 17, 19 Thornbill Drive, Plenty, Victoria
Title details:	11659/983 to 11659/989 (formerly 9507/749)
Area (hectares):	23979 m ² / 2.4 hectares

- ☒ 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:
-

Preliminary risk screen assessment statement

Standards considered

Environment Reference Standard 2021

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

Assumptions made during the assessment or any limitations

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 327 Yan Yean Road, Plenty, VIC
Report no:	221086_PRSA_V
Date:	10/12/2021

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: 10 December 2021

Signed:

Name: Mark Stuckey

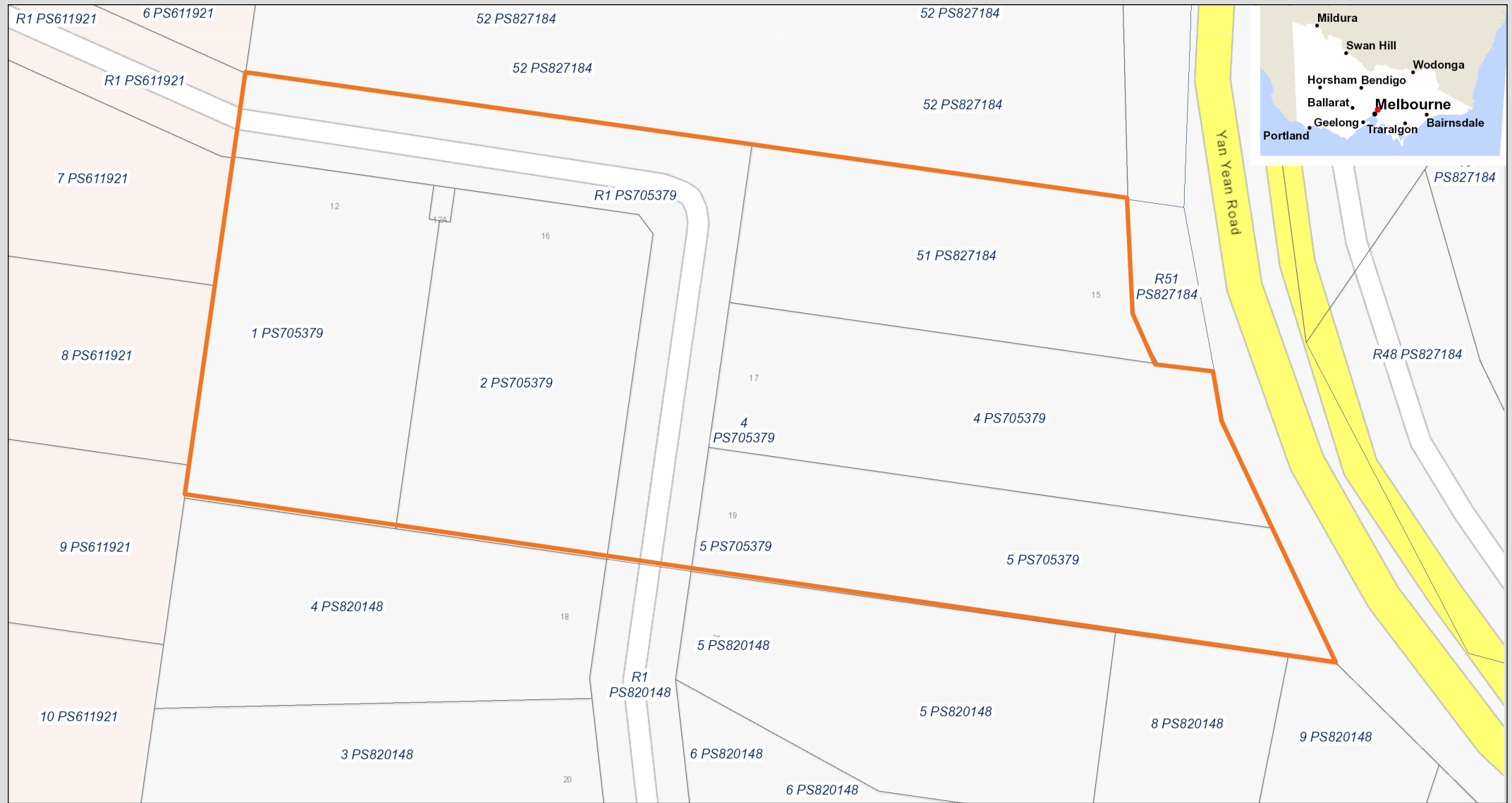
Environmental Auditor

Former 327 Yan Yean Rd, Plenty



Environment,
Land, Water
and Planning

Plan of subdivision



64 0 32 64 Meters

GDA_1994_VICGRID94

© The State of Victoria, Department of Environment, Land, Water and Planning 2021



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Map Created on 10-Dec-2021

Scale 1:1,250



**ENVIRONMENTAL EARTH
SCIENCES**
CONTAMINATION RESOLVED

PRELIMINARY RISK SCREEN ASSESSMENT AT 327 YAN YEAN ROAD, PLENTY, VICTORIA HWL EBSWORTH LAWYERS

10 DECEMBER 2021
221086
VERSION 1



10 December 2021

HWL Ebsworth Lawyers
Level 8, 447 Collins Street
Melbourne VIC 3000

Attention: **Nick Bradley**
Associate

Dear Nick

Preliminary Risk Screen Assessment at 327 Yay Yean Road, Plenty, Victoria

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) 96871666.

For and on behalf of
Environmental Earth Sciences VIC



Project Manager
Ann-Marie O'Brien
Senior Environmental Scientist

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

221086_PRSA_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	Nick Bradley of HWL Ebsworth Lawyers
Relationship of person requesting audit or PRSA to site	Lawyer
Name of site owner	D. Bolzonello, K&A Strange
Date of auditor engagement	21 October 2021
Completion date of the audit or PRSA	10 December 2021
Reason for audit or PRSA	Environmental audit overlay
Elements of the environment assessed	Ambient Air, Soil
Planning permit number or requirement detail if applicable	-
EPA Region	Northern Metro Region
Municipality	Nillumbik
Dominant — Lot on plan	Lot 1, PS705379
Additional — Lot on plan(s)	Lots R1, 2, 4 and 5 PS705379 and Lot 51 PS827184
Site/premises name	327 Yan Yean Road
Street/Lot — Lower No.	12
Street/Lot — Upper No	19
Street Name	Thornbill
Street type (For example, road, court)	Drive
Street suffix (For example, North, South)	---
Suburb	Plenty
Postcode	3090
Site area (in square metres)	23,979 m ² / 2.4 hectares
Plan of site/ premises/ location showing the audit site boundary attached	Figure 1
Members and categories of support team utilised	Ann-Marie O'Brien – Senior Environmental Consultant – Environmental Earth Sciences
Further work or requirements	-
Nature and extent of continuing risk of harm	-

Item	Details
Outcome of the PRSA report	No Audit required

Table 2: Physical site information

Item	Details
Historical land use	Rural farmland with stables or poultry sheds, agriculture. Small area of northern portion was crossed by an oval training track
Current land use	Vacant land, and Low Density Residential
Proposed land use	Low Density Residential
Current land use zoning	Low Density Residential Zone
Proposed land use zoning	Low Density Residential Zone
Surrounding land use – north	Low Density Residential
Surrounding land use – south	Low Density Residential
Surrounding land use – east	Yan Yean Road
Surrounding land use – west	Low Density Residential
Has EPA been notified about the site under Section 40 of the Environment Protection Act 2017?	No
Nearest surface water receptor – name	Plenty River
Nearest surface water receptor – direction	West
Site aquifer formation	Melbourne Formation, Anderson Creek Formation
Groundwater segment	Segment B