

# 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](http://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](http://www.epa.vic.gov.au)

Email: [environmental.audit@epa.vic.gov.au](mailto:environmental.audit@epa.vic.gov.au)



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# 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:

**215 – 219 Albion Street, Brunswick, 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:	Phillip Mulvey
Company:	Environmental Earth Sciences
Address:	98 Maribyrnong St, Footscray VIC 3011
Phone:	9687 1666
Email:	pmulvey@eesigroup.com

### Site owner/occupant

Name:	Nightingale Albion Land Holding Pty Ltd
Company:	Nightingale Albion Land Holding Pty Ltd

### Environmental auditor engaged by

Name:	Simon Pearce
Company:	Nightingale Albion Development Pty Ltd
Relationship to site owner:	Development manager

### Reason for preliminary risk screen assessment

Planning scheme:	Moreland
Other:	MPS/2020/555 requirement due to audit overlay

## Preliminary risk screen assessment statement

### Section 2: Assessment scope

#### Site details

Address:	215 – 219 Albion Street, Brunswick, VIC
Title details:	Lot 1 TP694780, Lot-1-TP567753 and Lot-1-TP712069
Area (hectares):	0.21926

- ☒ 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

National Environment Protection (Assessment of Site Contamination) Measure 1999

## Preliminary risk screen assessment statement

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

### Assumptions made during the assessment or any limitations

Development to occur as per provided plans or equivalent level structure (ground floor commercial, overlying floors high density residential).

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### Exclusions from the assessment and the rationale for these

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

Title:	Preliminary Risk Screening Assessment - 215-219 Albion St, Brunswick, VIC
Report no:	220096_PRSA_V1
Date:	16/12/21

## 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:

- ☐ 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
- 

### Other information

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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>).

## Preliminary risk screen assessment statement

### 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: 16/12/21

Signed:

Name:

Phillip Mulvey

Environmental Auditor



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VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

Donald Macdonald Gentleman and Frances Macdonald Married Woman both of 34 ---

Albion Street West Brunswick are now joint proprietors - - - - -

now the proprietors of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured

red on the map in the margin being part of Crown Portion One hundred and - - - - -

twenty-five at Brunswick Parish of Jika Jika County of Bourke - - - - -

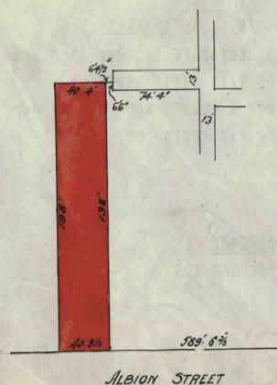
ORIGINAL CERTIFICATE.  
Not to be dealt with outside the Titles Office.

Dated the Fifteenth day of January One thousand nine hundred and twenty-four.

*[Signature]*

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



T04802-318-1-7

*[Signature]*  
The Measurements are in Feet and inches



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Vol. 3768 Vol. 753516



VICTORIA.

# Certificate of Title,

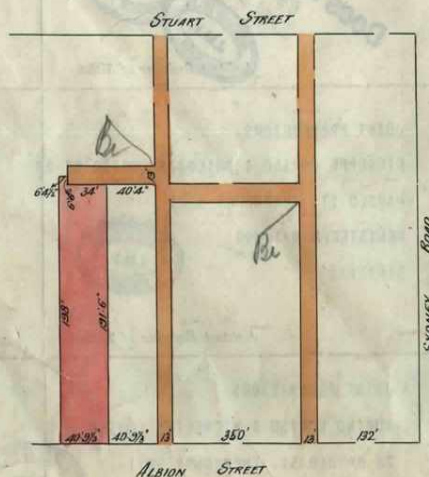
UNDER THE "TRANSFER OF LAND ACT 1890."

Arthur Henry Bates Noble of 32 Albion Street Brunswick Jeweller is -  
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances  
notified hereunder in All that piece of Land, delineated and coloured  
red on the map in the margin, being part of Crown Portion One hundred and -----  
twenty-five Parish of Jika Jika County of Bourke Together with a right of ----  
carriage way over the roads colored brown on the said map -----

CERTIFICATE  
ORIGINAL CROWN GRANT.  
Not to be dealt with outside the Titles Office.

Dated the Twenty-first  
thousand nine hundred and fourteen.

day of February,  
Assistant Registrar of Titles  
ENCUMBRANCES REFERRED TO.



T03768-516-1-4

E.H.

The Measurements are in Feet and inches

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T04751-084-1-8



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VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

Joseph Renshaw of 30 Albion Street West Brunswick Engineer is - - - - -

now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured red on the map in the margin being part of Crown Portion One hundred and twenty-five at Brunswick Parish of Jika Jika County of Bourke Together with a right of - - - carriage way over the roads colored brown on the said map - - - - -

ORIGINAL CERTIFICATE.  
Not to be dealt with outside the Titles Office.

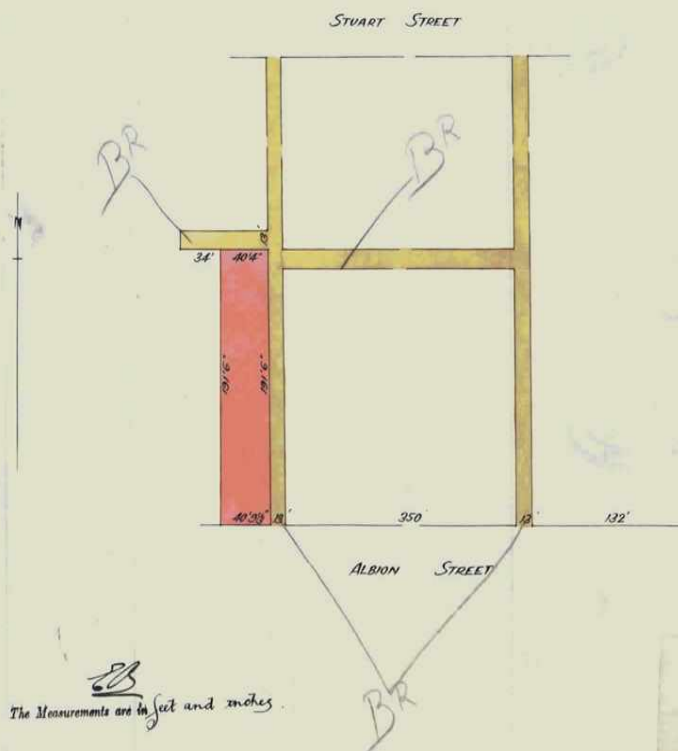
Dated the Fifth day of September One thousand nine hundred and twenty-three.

*A. J. W. Compston*  
Assistant Registrar of Titles.

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## EXECUTIVE SUMMARY

**Table 1: Summary of Audit Information**

Item	Details
<b>Auditor</b>	Phillip Mulvey
<b>Auditor account number</b>	101441
<b>Name of person requesting audit or PRSA</b>	Simon Pearce
<b>Relationship of person requesting audit or PRSA to site</b>	Development Manager
<b>Name of site owner</b>	Nightingale Albion Land Holding Pty Ltd
<b>Date of auditor engagement</b>	16/11/2020 Project delayed and recommenced September 2021
<b>Completion date of the audit or PRSA</b>	16/12/2021
<b>Reason for audit or PRSA</b>	Audit overlay
<b>Elements of the environment assessed</b>	Air and land
<b>Planning permit number or requirement detail if applicable</b>	MPS/2020/555
<b>EPA Region</b>	Metro
<b>Municipality</b>	Moreland
<b>Dominant — Lot on plan</b>	Lot 1 TP694780
<b>Additional — Lot on plan(s)</b>	Lot-1-TP567753 Lot-1-TP712069
<b>Site/premises name</b>	-
<b>Street/Lot — Lower No.</b>	215
<b>Street/Lot — Upper No</b>	219
<b>Street Name</b>	Albion
<b>Street type (For example, road, court)</b>	Street
<b>Street suffix (For example, North, South)</b>	
<b>Suburb</b>	Brunswick
<b>Postcode</b>	3056
<b>Site area (in square metres)</b>	2192.6
<b>Plan of site/ premises/ location showing the audit site boundary attached</b>	Yes
<b>Members and categories of support team utilised</b>	Patrick Carroll – Auditor assistant
<b>Further work or requirements</b>	None
<b>Nature and extent of continuing risk of harm</b>	-

Item	Details
Outcome of the PRSA report	Outcome 2 - Likely that contaminated land is present, but no environmental audit is required

**Table 2: Physical Site Information**

Item	Details
Historical land use	Residential and clothing manufacture
Current land use	Builders site shed (219) and vacant warehouse
Proposed land use	Mixed land use (commercial/carpark on ground floor with high density residential from level 1-8)
Current land use zoning	Commercial 1 Zone (C1Z)
Proposed land use zoning	Commercial 1 Zone (C1Z)
Surrounding land use – north	Commercial and industrial
Surrounding land use – south	Albion Street, Industrial/commercial
Surrounding land use – east	Ilhan Lane, residential and commercial.
Surrounding land use – west	Upfield train line, industrial to Cassels Road.
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
Groundwater segment	A2 – B (inferred)