

# Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)



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## 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)



For languages other than English, please call **131 450**.

Visit [epa.vic.gov.au/language-help](http://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](http://relayservice.gov.au)



# 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:

## 36 East Esplanade, St Albans, Victoria

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:	David Nunn
Company:	AAA Environmental Pty Ltd
Address:	8 / 153 La Trobe Street, Melbourne, 3000
Phone:	0407 526 074
Email:	david@aaaenvironmental.com.au

#### Site owner/occupant

Name:	Sherlaine Charisiou
Company:	36 East Esplanade Pty Ltd

#### Environmental auditor engaged by

Name:	Mario Charisiou
Company:	Hillsyde Nominees Pty Ltd
Relationship to site owner:	Project Manager

#### Reason for preliminary risk screen assessment

Planning scheme:	Requirement of Planning Permit issued by Brimbank City Council
Other:	

## Preliminary risk screen assessment statement

### Section 2: Assessment scope

#### Site details

Address:	36 East Esplanade, St Albans, Victoria
Title details:	Volume 10775 Folio 259, Lot 1 on Plan of Subdivision PS513024B Volume 10775 Folio 260, Lot 2 on Plan of Subdivision PS513024B Volume 10775 Folio 261, Lot 3 on Plan of Subdivision PS513024B Volume 10775 Folio 262, Lot 4 on Plan of Subdivision PS513024B Volume 10775 Folio 263, Common Property 1 on Plan of Subdivision PS513024B
Area (hectares):	0.118
<input checked="" type="checkbox"/> 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:

## 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

The Auditor has only considered the proposed mixed commercial and high density residential use of the site as depicted in the proposed development plans provided in Appendix B of this PRSA report. Should substantial changes be made to the proposed development, another assessment would need to be completed.

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

Surface water has been excluded from the assessment because no surface water bodies are present on the site or immediately adjacent to the site. Ambient sound has been excluded from the assessment because the site is located within an existing mixed use area and there are no specific activities in the vicinity of the site that would disrupt site use. Ambient Air is not considered a relevant environmental value in this setting and has also been excluded from the assessment.

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

Title: Preliminary Risk Screen Assessment Report  
36 East Esplanade, St Albans, Victoria  
Hillsyde Nominees Pty Ltd

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Report no: 20181 Rev0

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Date: 22 December 2021

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## 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 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

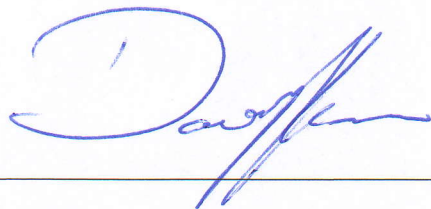
### Section 4: Environmental auditor's declaration

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.

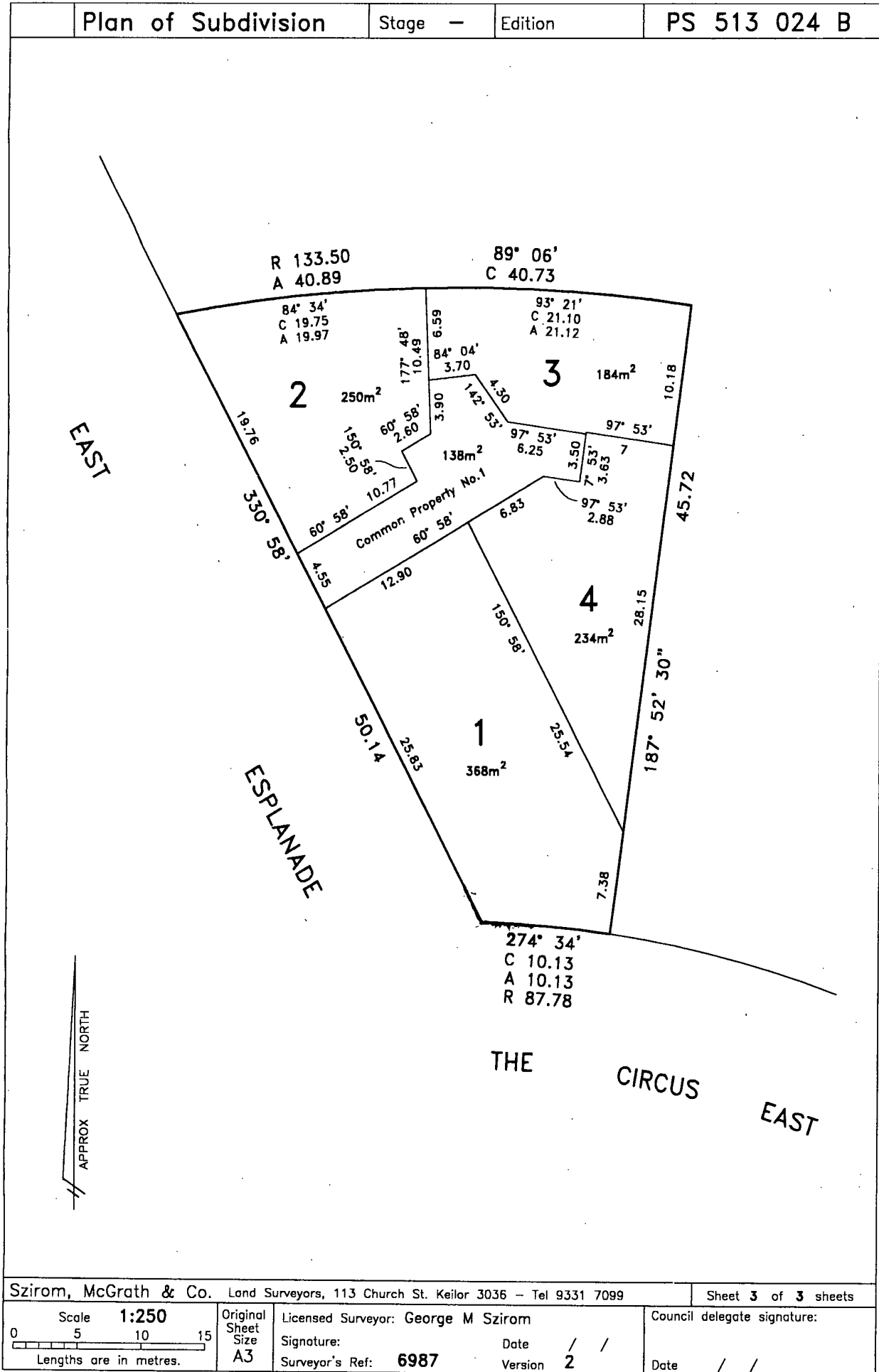
Date: 22 December 2021

Signed:



Name: David Nunn  
Environmental Auditor

**Attachment 1**  
**Surveyed Site Plan**





## Executive Summary

Mr David Nunn is an appointed Environmental Auditor under Division 1 of Part 8.3 of the Environment Protection Act 2017 and was requested by a representative of the site owner, to conduct a Preliminary Risk Screen Assessment (PRSA) of the property located at 36 East Esplanade St Albans, Victoria (the site).

The PRSA was completed under Division 2 of Part 8.3 of the Environment Protection Act 2017.

It is understood that a Planning Permit has been issued by Brimbank City Council for the proposed development of the site which includes ground floor commercial uses (retail and car parking with limited garden areas) and two and three storeys of residential apartments above the ground floor level. The PRSA is required to comply with the conditions of the Planning Permit.

### Soil / Soil Vapour Contamination Status

The historical information was provided for the site in a Preliminary Site Investigation (PSI) report prepared by AGS Environmental Services Pty Ltd (AGS), which indicated a low potential for soil contamination to be occur at the site based on the long period of use of the site for residential purposes, and most recently for car parking purposes. The PSI information was reviewed and verified by the Auditor and the Auditor concurred that sufficient information was available to indicate that the site was not likely to be contaminated by on site sources of contamination.

A limited soil investigation was completed at two locations which indicated that concentrations of contaminants did not exceed the adopted ecological or human health screening values, therefore indicating that the site soils were unlikely to be contaminated, as anticipated by the Auditor based on the historical site use.

The environmental values *Land dependent ecosystems and species, Human health, Buildings and structures* and *Aesthetics* relevant to the proposed commercial and high density residential uses are considered unlikely to be impacted by site derived soil contamination.

A potential vapour intrusion pathway was identified, associated with the former use of the adjacent site as a service station site. The adjacent site is currently in use for vehicle repair. Two soil vapour probes were installed along the eastern site boundary to verify the Auditor's assessment that the risk posed to the use of the subject site was low. Based on the assessment findings, the Auditor concluded that the condition of the soil vapour does not restrict any use of the site or the intended use.

### Groundwater Contamination Status

A desktop assessment of the potential for groundwater contamination to occur at the site was completed by the Auditor. The long period of use of the site for residential purposes and the recent use of the site for car parking purposes were considered unlikely to have resulted in site derived groundwater contamination.

The Auditor determined that the risk of significant groundwater petroleum hydrocarbon contamination at the site associated with the adjacent former service station site was likely to be low based on the prevailing groundwater flow direction. This conclusion was verified by the limited soil vapour assessment at the subject site's eastern boundary. The soil vapour assessment verified that the potential risk to future users of the site is low and acceptable. In addition, groundwater is not proposed to be used for extractive purposes as part of the proposed mixed

use development and therefore there are no likely exposure pathways associated with potentially impacted groundwater occurring in the vicinity of the site. While the soil vapour assessment concluded that the risks posed to the use of the site were low and acceptable, low hydrocarbon concentrations were identified in the soil vapour assessment which may indicate the presence of some hydrocarbon contamination in groundwater at the site. As the risk posed to the use of the site is low and acceptable, and the subject site is not the source of the contamination, the Auditor considered that there was no requirement for further assessment of this issue.

### **Likelihood of Contamination Based on PSI Assessment**

Based on the historical use of the site for residential purposes and more recent car parking purposes, and the results of the PSI, the Auditor concluded that significant soil and groundwater contamination were unlikely to exist at the site.

A limited soil assessment was undertaken which confirmed the Auditor's preliminary conclusion with regard to site derived soil contamination.

The only potential source of contamination in the vicinity of the site was associated with the adjacent site to the east which was a former service station. Based on the groundwater flow direction, the Auditor assessed that the risks posed by the adjacent site were likely to be acceptable for the proposed ground floor commercial use. No groundwater use is to occur as part of the proposed development. The only potential complete exposure pathway was associated with vapour intrusion risks with respect to the future users / residents of the site. A limited soil vapour assessment was completed along the eastern site boundary at two locations to verify the Auditor's preliminary conclusion. The soil vapour assessment indicated that the potential risks to future receptors from soil vapour were low and acceptable.

### **PRSA Outcome**

The Auditor concludes that the site is not likely to be a source of either soil or groundwater contamination, and that there are no contamination risks to the proposed use of the site, and therefore no environmental audit is required.

Given the presence of a potential offsite source of groundwater contamination on the adjacent site (former service station), and the findings of the soil vapour assessment, the Auditor considers that if groundwater contamination is present beneath the site, then it would not restrict or preclude the proposed mixed use of the site for commercial and high density residential purposes. The potential presence of groundwater contamination beneath the site has not been excluded by the assessment.

Based on the above considerations, the Auditor has determined that the outcome of the PRSA is as follows:

**Likely that contaminated land is present, but no environmental audit is required.**

### **Summary of PRSA Information**

Category	Details
Auditor	David John Nunn
Auditor Account Number	EXT001145
Name of Person Requesting PRSA	Mario Charisiou

Category	Details
Relationship of Person Requesting PRSA to site	Project Manager
Name of site owner	36 East Esplanade Pty Ltd
Date of Auditor Engagement	28 October 2021
Completion date of the PRSA	22 December 2021
Reason for PRSA	Planning system
Elements of the environment assessed	Land and water
Planning permit number or requirement detail if applicable	P234/2021
EPA Region	West Metro
Municipality	Brimbank City Council
Dominant Lot on Plan	Volume 10775 Folio 259, Lot 1 on Plan of Subdivision PS513024B
Additional Lot on Plan(s)	Volume 10775 Folio 260, Lot 2 on Plan of Subdivision PS513024B Volume 10775 Folio 261, Lot 3 on Plan of Subdivision PS513024B Volume 10775 Folio 262, Lot 4 on Plan of Subdivision PS513024B Volume 10775 Folio 263, Common Property 1 on Plan of Subdivision PS513024B
Site Premises name	NA
Building/Complex sub-unit No.	
Street/Lot – Lower No.	36
Street/Lot – Upper no.	
Street Name	East
Street Type	Esplanade
Street Suffix	
Suburb	St Albans
Postcode	3021
Site Area (in square metres)	1,180 m <sup>2</sup> (approximately)
Plan of site/premises showing the site boundary attached	Attachment 1 of the PRSA
Members and Categories of Support Team Utilised	Victoria Lazenby for Human Health Risk Assessment
Further works or requirements	None
Nature and extent of continuing risk of harm	None
Outcome of the PRSA report	Likely that contaminated land is present, but no environmental audit is required.

### Physical Site Information

Historical land use	Residential, car parking
Current land use	Vacant
Proposed land use	Ground floor commercial use with limited garden areas, with two and three storeys of residential apartments above.
Current land use zoning	Commercial 1 Zone
Proposed land use zoning	To be determined
Surrounding land use - north	Residential properties followed by Victoria Crescent and further residential properties.
Surrounding land use - south	East Esplanade roundabout followed by railway station car parking
Surrounding land use - east	Double T Auto Repairs followed by Arthur Street and commercial properties (employment service, childcare centre, medical offices).
Surrounding land use - west	East Esplanade followed by the Sunbury line railway corridor.

Has EPA been notified about the site under Section 40 of the Environment Protection Act?	No
Nearest surface water receptor-name	Jones Creek
Nearest surface water receptor - direction	South west
Site aquifer formation	Newer Volcanics Basalt
Groundwater segment	Segment B (inferred)