

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



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Executive Summary

Doug Ahearne, a person appointed as an environmental auditor (contaminated land) by the Environment Protection Authority under Division 1 of Part 8.3 of the *Environment Protection Act 2017* (Vic.) has prepared this Preliminary Risk Screen Assessment (PRSA) report and issued a PRSA Statement for the property described as 605C La Trobe Street, Redan VIC 3350. The site is shown in **Figure 1** and the PRSA Statement is presented in **Appendix A**.

The summary information of this PRSA is presented in the following tables, in accordance with EPA Publication 2022:

Table 1: Summary of PRSA Information

Item	Relevant Site Information
PRSA reference	280122_REDAN
Auditor	Doug Ahearne
Auditor account number	250906
Name of person requesting PRSA	Tom Baldi
Relationship person requesting PRSA to site	Representative of site owner
Name of site owner	Magellan Developments (Vic) Pty Ltd
Date of auditor engagement	24 November 2021
Completion date of the PRSA	28 January 2022
Reason for PRSA	Planning requirement
Elements of the environment assessed	Land environment Water environment (including groundwater and surface water)
Planning permit number or requirement detail if applicable	Certificate of Compliance Lodgement (Certificate No. COC/2021/009) (The auditor notes that the permit requires an environmental audit, however the auditor understands that the client has approached Council and that it considers a PRSA appropriate to address this requirement)
EPA Region	South West
Municipality	City of Ballarat
Dominant - Lot on Plan	Plan CP164651
Additional - Lot on Plan(s)	-
Site / premises name	-
Building/complex sub-unit No.	-



Item	Relevant Site Information
Street/Lot - Lower No.	-
Street/Lot - Upper No.	605C
Street Name	La Trobe
Street type	Street
Street suffix	-
Suburb	Redan
Postcode	3350
Site area (in m²)	1,868
Plan of site/premises/location showing the PRSA site boundary attached	Figure 1
Members and categories of support team utilised	None
Further work or requirements	None
Nature and extent of continuing risk of harm	None
Outcome of the PRSA report	An environmental audit is not required.

Table 2: Physical Site Information

Item	Relevant Site Information
Historical site use	Commercial use as secure vehicle and logistics depot
Current land use	Vacant
Proposed land use	Medium density residential use (as community care accommodation)
Current land use zoning	Mixed Use Zone (MUZ)
Proposed land use zoning	Unchanged
Surrounding land use - north	Low density residential properties with a sport field/reserve and a Ballarat South Senior Citizen Centre (club house) located northeast of the site.
Surrounding land use - south	Low and medium density residential properties with commercial properties to the southeast, including a kindergarten located approximately 245 m southeast of the site.



Item	Relevant Site Information
Surrounding land use - east	Low density residential property and commercial properties, followed by a shopping centre.
Surrounding land use - west	Commercial land use then low density residential properties.
Has EPA been notified about the site under Section 40 of the <i>Environment Protection Act 2017</i>?	No
Nearest surface water receptor - name	Redan Creek
Nearest surface water receptor - direction	East
Site aquifer formation	Newer Volcanic Group
Groundwater segment	A2

Appendix A: Preliminary Risk Screen Assessment Statement

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:

605C La Trobe Street, Redan VIC 3350

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:	Douglas Ahearne
Company:	Senversa Pty Ltd
Address:	Level 6, 15 William St, Melbourne
Phone:	0411 538 823
Email:	doug.ahearne@senversa.com.au

Site owner/occupant

Name:	
Company:	Magellan Developments (Vic) Pty Ltd

Environmental auditor engaged by

Name:	Tom Baldi
Company:	Magellan Developments (Vic) Pty Ltd
Relationship to site owner:	Employee of Magellan Developments (Vic) Pty Ltd

Reason for preliminary risk screen assessment

Planning scheme:	Requirement in Certificate of Compliance that Ballarat City Council issued
Other:	

Preliminary risk screen assessment statement

Section 2: Assessment scope

Site details

Address:	605C La Trobe Street, Redan VIC 3350
Title details:	Plan CP164654
Area (hectares):	0.1868

- ☒ 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

Guide to the Investigation and Sampling of Potentially Contaminated Soil. Part 1: Non-volatile and semi-volatile compounds, Australian Standard: AS4882.1-2005 (Standards Australia 2005)

Guide to the Sampling and Investigation of Potentially Contaminated Soil. Part 2: Volatile Substances, Australian Standard: AS4882.2-1999 (Standards Australia 1999)

Assumptions made during the assessment or any limitations

This PRSA is only assessing the likelihood for contaminated land for a proposed use as residential 'sensitive use – other'. If the site is to be used for other land uses not assessed in the PRSA, further assessment such as another PRSA may be warranted.

Exclusions from the assessment and the rationale for these

Ambient air and ambient sound environmental values have not been considered, because they are not relevant to the currently vacant site which is proposed to be redeveloped for residential use.

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

Title:	Preliminary Risk Screen Assessment, 605C La Trobe Street, Redan, 3350, VIC
Report no:	280122_REDAN
Date:	28 January 2022

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~~
-

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: 28 January 2022

Signed:



Name:

Doug Ahearne

Environmental Auditor



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<p>CP164651S</p>						OFFICE USE ONLY CP 164651S			
						NOTATIONS E-1 DRAINAGE & SEWERAGE EASEMENT VIDE L.P. 43960			
						CHART No. 23			
						CERTIFICATION BY SURVEYOR I certify that this plan has been made by me or under my immediate supervision and accords with title. LICENSED SURVEYOR DATED 4.12.1986			
						PLAN APPROVED (ASSISTANT) REGISTRAR OF TITLES 19.5.87 THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES TITLE REF: VOL. 8224 FOL. 178 VB45B F522 (Pt) LAST PLAN REF:			
SEAL AND ENDORSEMENT OF MUNICIPALITY MUNICIPALITY CITY OF BALLARAT COUNCIL REF. 2809 Sealed Pursuant to the provisions of Sec. 569 A B of the Local Gov. Act DATED the 4th day of February 1987 THE COMMON SEAL OF THE CORPORATION styled the MAYOR, COUNCILLORS AND CITIZENS OF THE CITY OF BALLARAT was affixed hereto in the presence of:- MAYOR COUNCILLOR TOWN CLERK						PLAN OF CONSOLIDATION COUNTY GRENVILLE PARISH BALLARAT TOWNSHIP BALLARAT SECTION 92 CROWN ALLOTMENT 4 (PART) SCALE 10 5 0 10 20 LENGTHS ARE IN METRES OFFICE USE ONLY CP 164651S VICTORIA			
I. G. BISHOP & A. A. JEFFREYS PTY. LTD. 33 LYDIARD STREET SOUTH, BALLARAT, 3350						SURVEYORS REF. SB 4149			
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