

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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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:

672-688 Walnut Avenue, Mildura

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:	Tony Hill
Company:	Senversa Pty Ltd
Address:	L6, 15 William Street, Melbourne VIC 3000
Phone:	0423 286 341
Email:	tony.hill@senversa.com.au

Site owner/occupant

Name:	James Li
Company:	Cornerstone Mildura Development Pty Ltd

Environmental auditor engaged by

Name:	Yeshni Purchase
Company:	MH2 Engineering and Architectural Services
Relationship to site owner:	Representative of Cornerstone Mildura Development Pty Ltd

Reason for preliminary risk screen assessment

Planning scheme:	Mildura Rural City Council planning permit application request for information.
Other:	

Preliminary risk screen assessment statement

Section 2: Assessment scope

Site details

Address:	672-688 Walnut Avenue, Mildura
Title details:	Lot 1 TP821650S
Area (hectares):	4.0464

- ☒ 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

Environmental Auditor Guidelines – Provision of statements and reports for environmental audits and preliminary risk screen assessments (EPA Publication 2022), August 2021.

Guidelines for conducting preliminary risk screen assessments (DRAFT) (EPA Publication, 2021), November 2021.

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

Standards Australia, 2005, AS 4482.1-2005, Australian Standard: Guide to the Investigation and Sampling of Potentially Contaminated Soil. Part 1: Non-volatile and Semi-volatile Compounds.

Standards Australia, 1999, AS 4482.2-1999, Australian Standard: Guide to the Sampling and Investigation of Potentially Contaminated Soil. Part 2: Volatile Substances.

Assumptions made during the assessment or any limitations

Nil

Exclusions from the assessment and the rationale for these

Nil This PRSA was to assess the risk of harm to human health or the environment from contaminated land. On this basis, the following elements of the environment were excluded from the PRSA:

Ambient air – impact to the air environment as described in the ERS (2021) was only considered through an assessment of potential for sources of volatile contamination, landfill gas and aesthetic odour issues. Odour associated with surrounding land uses was not assessed.

Ambient sound – the site is currently zoned General Residential (GRZ1) under the Mildura Planning Scheme; however, the local area contains a mixture of commercial and residential uses. An assessment of ambient sound is not considered applicable. Furthermore, ambient sound is not considered to be a relevant consideration when conducting a PRSA but is a factor which can impact on an environmental value.¹

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

Title:	Preliminary Risk Screen Assessment, 672-688 Walnut Avenue, Mildura
Report no:	220222_MILDURA
Date:	22 February 2022

¹ Amendment by Tony Hill – 20/07/2022

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
-

Other information

Stockpiled soil present on the site requires classification and subsequent management in accordance with the *Environment Protection Regulations 2021*.

Irrigation and drainage pipes exist along the southeast boundary of the site, some of which is constructed of non-friable asbestos containing material (concrete). This pipework will not prevent or restrict the proposed use of the site, however if removed during redevelopment it needs to be disposed of as a priority waste (packaged waste asbestos) in accordance with the *Environment Protection Regulations 2021* and handled in accordance with the *Occupational Health and Safety Regulations 2017*.²

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>).

² Amendment by Tony Hill – 20/07/2022

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: 22 February 2022

Signed:



Name:

Tony Hill

Environmental Auditor



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Executive Summary

This preliminary risk screen assessment (PRSA) report and PRSA statement (**Appendix A**) were prepared by Tony Hill, an employee of Senversa Pty Ltd (Senvessa) and an Environmental Auditor, appointed pursuant to the *Environment Protection Act 2017*. The site subject to the PRSA is located at 672-688 Walnut Avenue, Mildura, as shown on **Figure 1**.

Information relating to the site and the PRSA process in the format specified by EPA Publication 2022 (EPA 2021a) is summarised in **Table 1** and **Table 2** below.

Table 1: Summary of PRSA Information

Item	Relevant Site Information
Auditor	Tony Hill
Auditor account number	EXT001069.
Name of person requesting PRSA	Yeshni Purchase.
Relationship of person requesting PRSA to site	Employee of MH2 Engineering and Architectural Services, representing Cornerstone Mildura Development Pty Ltd.
Name of site owner	Cornerstone Mildura Development Pty Ltd.
Date of auditor engagement	1 November 2021.
Completion date of the PRSA	22 February 2022.
Reason for PRSA	Planning authority request for information associated with a planning permit application.
Elements of the environment assessed	Land, water (groundwater and surface water).
Planning permit number or requirement detail if applicable	Mildura Rural City Council planning permit application 005.2021.00000164.001.
EPA Region	North West.
Municipality	Mildura Rural City Council.
Dominant – Lot on Plan	Lot 1 TP821650S.
Additional – Lot on Plan(s)	-
Site / premises name	-
Building/complex sub-unit No.	-
Street/Lot – Lower No.	672.
Street/Lot – Upper No.	688.
Street Name	Walnut.
Street type	Avenue.



Item	Relevant Site Information
Street suffix	-
Suburb	Mildura.
Postcode	3500.
Site area (m ²)	40,464 m ² .
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	Stockpiled soil present on the site requires classification and subsequent management in accordance with the <i>Environment Protection Regulations 2021</i> .
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 land use	Vineyard, landscaping supplies.
Current land use	Vacant.
Proposed land use	Low density residential.
Current land use zoning	General Residential (GRZ1).
Proposed land use zoning	Unchanged.
Surrounding land use – north	Low density residential redevelopment (under construction).
Surrounding land use – south	Low density residential redevelopment (under construction) to southeast and southwest. Vineyard directly south.
Surrounding land use – east	Vacant land.
Surrounding land use – west	Walnut Avenue then residential property and vineyards.
Has EPA been notified about the site under Section 40 of the <i>Environment Protection Act 2017</i> ?	No.
Nearest surface water receptor – name	Unnamed drain/creek.
Nearest surface water receptor - direction	South.
Site aquifer information	Parilla Sands Aquifer.
Groundwater segment	F (>10,000 mg/L).