

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 F1031.1 published February 2022



The purpose of a preliminary risk screen assessment is:

- (a) to assess the likelihood of the presence of contaminated land; and
- (b) to determine if an environmental audit is required; and
- (c) if an environmental audit is required, to recommend a scope for the environmental audit.

It is important to note that a PRSA statement is not an environmental audit statement or an environmental audit report. It should not be construed as an environmental audit conducted to assess the suitability of land use.

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:

34 Lomandra Drive, Kialla, VIC 3631, part of Lot 1 PS716312

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 Leigh Sinclair
Company:	Tetra Tech Coffey Pty Ltd
Address:	Level 11, 2 Riverside Quay, Southbank, 3006
Phone:	(03) 9290 7105
Email:	Phil.Sinclair@tetrattech.com

Site owner/occupant

Name:	Anthony and Sandra Villani
Company:	A.S. Villani Building Contractor Pty Ltd

Environmental auditor engaged by

Name:	Anthony and Sandra Villani
Company:	A.S. Villani Building Contractor Pty Ltd
Relationship to site owner:	Owner

Reason for preliminary risk screen assessment

Planning scheme:	City of Greater Shepparton Planning Scheme
Permit details (if applicable):	Planning Permit 2021-195
Other:	

Preliminary risk screen assessment statement

☒ Permit is attached (if applicable):

Section 2: Assessment scope

Site details

Address:	34 Lomandra Drive, Kialla, VIC, 3631
Title details:	Part of Lot 1 PS716312 (Sub-area assessed is proposed Lots 1 and 2 PS901931)
Area (m ²):	1.824

☒ a plan of the site is attached

Use or proposed use assessed

The below section details which land uses (current and proposed) the PRSA has assessed. Note, this is not a suitability of land use audit, rather an assessment to determine if an environmental audit is required for the land uses that apply to the specific PRSA.

Sensitive land use categories

Note that sensitive land uses in the *Environment Reference Standard 2021* (ERS 2021) are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the *Ministerial Direction No. 1* (MD No.1) considers secondary schools and children's playgrounds to be sensitive land uses.

- | | |
|---|--|
| <input type="checkbox"/> High density | <input checked="" type="checkbox"/> Residential land use |
| | <input type="checkbox"/> Child care centre |
| <input checked="" type="checkbox"/> Other (lower density) | <input type="checkbox"/> Pre-school |
| | <input type="checkbox"/> Primary school |
| | <input type="checkbox"/> Secondary school |
| <input type="checkbox"/> Children's playground (indoor) | |
| <input type="checkbox"/> Children's playground (outdoor) | |

Other land use categories

- ☐ Recreation/open space
- ☐ Parks and reserves
- ☐ Agricultural
- ☐ Commercial
- ☐ Industrial
- ☐ Other land uses not captured by the above as described here:

Environmental elements assessed

- ☒ 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:

Preliminary risk screen assessment statement

- Potential impacts to surface water due to potential for site contamination 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:
- Potential impacts to groundwater due to potential for site contamination were considered

Standards considered

Environment Reference Standard 2021

National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended from time to time

Assumptions made during the assessment or any limitations

Lot 3 of proposed plan of subdivision PS901931 was remaining in the same use and did not need to be assessed

Exclusions from the assessment and the rationale for these

Ambient Sound – This environmental element is excluded from the scope of the environmental audit as the scope is to appraise the potential risks to human health and the environment as a result of potentially contaminated land under a proposed redevelopment as required by the EAO.

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

Title:	PRSA, 34 Lomandra Drive, Kialla
Report no:	754-MELEN270225-R01
Date:	3 March 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:

Other (lower density) - Residential land use

Sensitive land use categories

Note that sensitive land uses in the ERS 2021 are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the MD No.1 considers secondary schools and children's playgrounds to be sensitive land uses.

- | | |
|--|---|
| <input type="checkbox"/> High density | <input type="checkbox"/> Residential land use |
| | <input type="checkbox"/> Child care centre |
| <input type="checkbox"/> Other (lower density) | <input type="checkbox"/> Pre-school |
| | <input type="checkbox"/> Primary school |
| | <input type="checkbox"/> Secondary school |
| <input type="checkbox"/> Children's playground (indoor) | |
| <input type="checkbox"/> Children's playground (outdoor) | |

Other land use categories

- ☐ Recreation/open space
- ☐ Parks and reserves
- ☐ Agricultural
- ☐ Commercial
- ☐ Industrial
- ☐ Other land uses not captured by the above as described here:

Other information

The PRSA should be read in conjunction with the Important Information Sheet attached to the report.

Note: An assessment that an environmental audit is not required does not include any comment on 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: 3 March 2022

Signed:



Name:

Phil Sinclair

Environmental Auditor



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EXECUTIVE SUMMARY¹

Summary of Preliminary Risk Screening Assessment (PRSA) information[#]

Summary information required	
Auditor	Phillip Sinclair
Auditor account number	75667
Auditor appointment end date	2 December 2021 – 1 December 2024
Name of person requesting PRSA	Tony Villani
Relationship of person requesting PRSA to site	NA
Name of premises owner	Tony and Sandra Villani
Date of Auditor engagement	25/11/2021
Completion date of the PRSA	03/03/2022
Reason for PRSA	Requirement of planning permit
Environmental Segments	Air, Land, Groundwater, Surface Water
If the PRSA was required by an EPA notice, licence or other, please provide EPA reference number	Not applicable
Current land use zoning	General Residential Zone (Eastern part), Urban floodway (Western part)
EPA Region	North East
Municipality	City of Greater Shepparton
Dominant Lot on title plan	Lot 3 PS901931 ² (when subdivided, currently part of Lot 1 PS716312)
Additional Lot on title plan(s)	Lots 1 and 2 PS901931
Site / Premises name	
Building / complex sub-unit No	
Street / Lot – Lower No.	34
Street / Lot – Upper No.	34
Street Name	Lomandra
Street type (road, court, etc)	Drive
Street suffix (North, South etc)	
Suburb	Kialla
Postcode	3631
GIS Coordinate of Site centroid ³	Lot 1 PS716312
Latitude (GDA94)	-36.444820
Longitude (GDA94)	145.282831

¹ This executive summary must be read in the context of the full report and the attached Important Information Sheet

² The use of this part of the subdivision is not changing. The PRSA is focussed on Lots 1 and 2 PS 901931.

³ Longitude and latitude (decimal degrees) coordinates in the 1994 Geocentric Datum of Australia (GDA94) is required to six decimal places.

Summary information required	
Site area (in square metres)	17,943 m ²
Plan of site/premises showing the PRSA site boundary attached	Yes
Plan of site/premises showing the PRSA site boundary attached in a spatial data format	No
Members and categories of support team utilised	Cassie Williams-Hill Project manager Ben Thomas Report preparation
Further works or requirements	None
Nature and extent of continuing risk	None
Outcome of the PRSA report	It is recommended to the planning authority that in determining whether or not to support the proposed subdivision, an environmental audit is not required for the use or the proposed use of Lots 1 and 2 PS901931

Physical site information

Summary information required	
Historical land use	Residential and works portion ("home paddock") of larger irrigated (north) and pastured (south) farmland
Current land use	Contractor works depot
Proposed future land use	Residential
Surrounding land use – north	North: residential land North east: service station located 400 m away
Surrounding land use – south	South: former farmland
Surrounding land use – east	East: land being redeveloped for residential use
Surrounding land use – west	West: reserve (rear of Lots 1 and 3)
Proposed land use zoning	Unchanged
Has EPA been notified about the site under Section 40 of the <i>EP Act 2017</i> ? ⁴	No
Nearest surface water receptor – name	Seven Creeks
Nearest surface water receptor – distance (m)	29
Nearest surface water receptor – direction	South west
Site aquifer formation	Less than 5 m
Groundwater Segment	Expected to be Segment B (100 – 3,500 mg/L total dissolved solids concentration)

The Preliminary Risk Screening Assessment Statement is provided separately as it is a specific EPA format document.

⁴ Section 40 refers to the Duty to Notify (of contamination)