

# 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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This preliminary risk screen assessment (PRSA) report and PRSA statement (see **Appendix A**) were prepared by Doug Ahearne, an employee of Senversa Pty Ltd and an Environmental Auditor, appointed pursuant to the *Environment Protection Act 2017*.

The site subject to the PRSA is located at 2 Paterson Street, Hawthorn, Victoria, as shown in **Figure 1**. Information relating to the site and the PRSA process is summarised as follows:

**Table 1: Summary of PRSA Information**

Item	Relevant Site Information
<b>Auditor</b>	Doug Ahearne
<b>Auditor account number</b>	250906
<b>Name of person requesting PRSA</b>	Yolanda Wosny
<b>Relationship of person requesting PRSA</b>	Representative of Swinburne University of Technology which owns the site
<b>Name of site owner</b>	Swinburne University of Technology
<b>Date of auditor engagement</b>	14 January 2022
<b>Completion date of the PRSA</b>	4 March 2022
<b>Reason for PRSA</b>	To support rezoning and divestment
<b>Elements of the environment assessed</b>	Land, water (groundwater and surface water)
<b>Planning permit number or requirement detail if applicable</b>	N/A
<b>EPA Region</b>	Northern Metro
<b>Municipality</b>	Bundoora City Council
<b>Dominant - Lot on Plan</b>	Lot 1 TP137079
<b>Additional - Lot on Plan(s)</b>	-
<b>Site / premises name</b>	-
<b>Building/complex sub-unit No.</b>	-
<b>Street/Lot - Lower No.</b>	2
<b>Street/Lot - Upper No.</b>	-
<b>Street Name</b>	Paterson
<b>Street type</b>	Street
<b>Street suffix</b>	-
<b>Suburb</b>	Hawthorn



Item	Relevant Site Information
Postcode	3122
Site area (m <sup>2</sup> )	Approx. 640
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	The site has a high likelihood of being contaminated from an offsite source (as defined in <i>Planning Practice Note 30 – Potentially Contaminated Land</i> ) to a level that may pose unacceptable risks to any future sensitive uses. The offsite source is underground storage tanks at a nearby property that have the potential to cause soil vapour contamination at the site given the proximity of the tanks and likely direction of groundwater flow. Assessment of potential soil vapour risks is required.
Nature and extent of continuing risk of harm	Based on the historical uses of adjacent properties including the presence of underground storage tanks, specifically 468 Burwood Road, there is the potential for impacts to human health at the site if hydrocarbon contaminated groundwater extends beneath the site.
Outcome of the PRSA report	An environmental audit limited to potential vapour risks from offsite sources is recommended.

**Table 2: Physical Site Information**

Item	Relevant Site Information
<b>Historical site use</b>	Predominantly used as a car park, with a small building associated with the adjacent church once present.
<b>Current land use</b>	Carpark
<b>Proposed land use</b>	Not known, but likely to include residential use
<b>Current land use zoning</b>	PUZ2
<b>Proposed land use zoning</b>	Not confirmed but likely to be consistent with surrounding zoning - NRZ3
<b>Surrounding land use - north</b>	Commercial properties and then Burwood Road
<b>Surrounding land use - south</b>	A car park and then low density residential use
<b>Surrounding land use - east</b>	Paterson Street then low density residential and commercial use.
<b>Surrounding land use - west</b>	St Columbs church and then St Columbs Street
<b>Has EPA been notified about the site under Section 40 of the <i>Environment Protection Act 2017</i>?</b>	No
<b>Nearest surface water receptor - name</b>	Yarra River
<b>Nearest surface water receptor - direction</b>	Southwest
<b>Site aquifer information</b>	Silurian aged mudstone, siltstone and sandstone (inferred)
<b>Groundwater segment</b>	A1 (inferred)



## Appendix A: Preliminary Risk Screen Assessment Statement

# 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:

**2 ~~Peterson-Paterson~~<sup>1</sup> Street Hawthorn**

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:	Doug Ahearne
Company:	Senversa Pty Ltd
Address:	Level 6, 15 William Street, Melbourne
Phone:	03 9606 0070
Email:	doug.ahearne@senversa.com.au

### Site owner/occupant

Name:	Yolanda Wosny (site owner representative)
Company:	Swinburne University of Technology

### Environmental auditor engaged by

Name:	Yolanda Wolsny
Company:	Swinburne University of Technology
Relationship to site owner:	Employee

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<sup>1</sup> Amendment by Doug Ahearne, 10 May 2022

## Preliminary risk screen assessment statement

### Reason for preliminary risk screen assessment

Planning scheme:	N/A
Permit details (if applicable):	N/A
Other:	To support rezoning and divestment
<input type="checkbox"/> Permit is attached (if applicable):	

## Section 2: Assessment scope

### Site details

Address:	2 Paterson Street, Hawthorn
Title details:	Lot 1 TP137079
Area (m <sup>2</sup> ):	640
<input checked="" type="checkbox"/> 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 checked="" 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:



## Preliminary risk screen assessment statement

### 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
    - <sup>2</sup>☒ 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, as amended from time to time  
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

None

### 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 assessment of contaminated land.

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

Title:	Preliminary Risk Screen Assessment:2 Paterson Street, Hawthorn
Report no:	M19495_003_RPT_Rev0
Date:	4 March 2022

<sup>2</sup> [Amendment by Doug Ahearne, 10 May 2022](#)

## Preliminary risk screen assessment statement

### Section 3: Assessment outcome

Based on my assessment, I am of the opinion that an environmental audit is **required** for the following land uses, **including** the use or proposed use for which the site has been assessed:

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

N/A

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#### Reason for environmental audit

Multiple underground storage tanks are present at 468 Burwood Road to the northeast of the site, which is approximately 35 m from the site. Historical records indicate that property operated as a fuel merchant since the mid-1950s. The underground storage tanks are currently disused and the property operates as an automotive service centre. There is evidence from assessments at nearby properties that groundwater may flow to the west and southwest, so there is potential for groundwater from 468 Burwood Road to flow towards the site. In addition, historical records indicate that 462 Burwood Road, immediately to the north of the site, was formerly used as a fuel merchant. The historical uses, the presence of the underground storage tanks, the proximity of 468 Burwood Road and the likely direction of groundwater flow indicate there is a potential for offsite groundwater contamination which may extend beneath the site and present a potential vapour risk to use of the site for sensitive uses.

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## Preliminary risk screen assessment statement

### Proposed scope of environmental audit

Site to be audited:	
Site/premises name	
Address	2 Paterson Street, Hawthorn
Title details	Lot 1 on TP137079
Area (m <sup>2</sup> )	640
Use or proposed use of the site to be audited:	<p>Sensitive land use categories</p> <p><input checked="" type="checkbox"/> High density                      <input checked="" type="checkbox"/> Residential land use</p> <p><input type="checkbox"/> Child care centre</p> <p><input checked="" type="checkbox"/> Other (lower density)              <input type="checkbox"/> Pre-school</p> <p><input type="checkbox"/> Primary school</p> <p><input type="checkbox"/> Secondary school</p> <p><input type="checkbox"/> Children's playground (indoor)</p> <p><input type="checkbox"/> Children's playground (outdoor)</p> <p>Other land use categories</p> <p><input type="checkbox"/> Recreation/open space</p> <p><input type="checkbox"/> Parks and reserves</p> <p><input type="checkbox"/> Agricultural</p> <p><input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Industrial</p> <p><input type="checkbox"/> Other land uses not captured by the above as described here:</p>
Elements of the environment to be assessed in the environmental audit:	<p><input checked="" type="checkbox"/> Land</p> <p><input type="checkbox"/> all environmental values that apply to the land use category to be considered <b>OR</b></p> <p><input checked="" type="checkbox"/> all environmental values that apply to the land use category, other than the following, to be considered: <del>Maintenance of Ecosystems</del> <b>Land Dependent Ecosystems and Species<sup>3</sup></b>, Production of Food, Fibre and Flora, Human Health (other than risks associated with vapour intrusion), Buildings and Structures, Aesthetics</p> <p><input type="checkbox"/> Water</p> <p><input type="checkbox"/> Surface water</p> <p><input type="checkbox"/> all environmental values that apply to the segment to be considered <b>OR</b></p> <p><input type="checkbox"/> all environmental values that apply to the segment, other than the following, to be considered:</p> <p><input type="checkbox"/> Groundwater</p> <p><input type="checkbox"/> all environmental values that apply to the segment to be considered <b>OR</b></p> <p><input type="checkbox"/> all environmental values that apply to the segment, other than the following, to be considered:</p>

<sup>3</sup> Amendment by Doug Ahearne, 10 May 2022

## Preliminary risk screen assessment statement

Site to be audited:	
Standards and reference documents to be considered:	<i>Environment Protection Act 2017</i> <i>Environment Reference Standard 2021</i> EPA Publication 2022, <i>Environmental Auditor Guidelines – Provision of statements and reports for environmental audits and preliminary risk screen assessments</i> National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended from time to time Australian Standards 4482.1 and 4482.2 EPA Publication 2041, <i>Guidelines for conducting environmental audits</i> CRC CARE, Technical Report 23: Petroleum hydrocarbon vapour intrusion assessment - Australian guidance. 2013 Vapor Intrusion Pathway: A Practical Guideline. ITRC, 2007 Vapour Intrusion Technical Guidance Note. NSW DECCW, 2010
Exclusions from the environmental audit and rationale for these:	The purpose of the audit is to assess risks from potential vapour contamination associated with potential groundwater contamination. Therefore, the audit will include the environmental value of Land (Human health and aesthetics (odours from vapours)) but will excluded other environmental values of land. It will also exclude groundwater and surface water on the basis that the site history and auditor site inspection indicate a low likelihood of contamination attributable to the site.
Assumptions made or limitations on the environmental audit:	None

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: 4 March 2022

Signed:



Name:

Doug Ahearne

Environmental Auditor



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