

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



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

Visit 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



**Preliminary Risk
Screen Assessment**
**179 Gladstone Street, South
Melbourne, Victoria**

David Breene
April 2022

Client No: B0267
Job No: 101864M

Statement of Limitations

This Preliminary Risk Screen Assessment (PRSA) and Preliminary Risk Screen Assessment Statement (“report”) has been prepared in response to specific instructions from David Breene (the Client) to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The report is based on the investigation and site inspections carried out by the auditor/auditor’s representative. The work is based on generally accepted standards and practices of the time the work was undertaken.

The report has been prepared for the use by the Client and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. It is acknowledged that the report may also be used by the Environment Protection Authority Victoria (EPA) and the relevant Planning Authority in reaching their conclusions in respect to the environmental condition of the site. To avoid misuse of this report, Prensa advises that the report should only be relied upon by the Client and those parties expressly referred to in the introduction of the report. The PRSA Statement forms part of the PRSA Report. The report should not be separated or reproduced in part and should be read in its entirety.

Prensa acknowledges that any scientifically designed sampling program cannot guarantee all sub-surface contamination will be detected. Sampling programs are designed based on known or suspected site conditions and the extent and nature of the sampling and analytical programs will be designed to achieve a level of confidence in the detection of known or suspected subsurface contamination. It should be noted that because of inherent uncertainties in evaluation of sub-surface conditions, no responsibility is accepted by Prensa or the Auditor for any consequences of significant variances in site conditions over time, or between locations tested as part of the PRSA.

The report, whilst representing the results of the PRSA prepared for the purposes of assessing the contamination status of the site, does not assess the geotechnical suitability of the land for development, the structural integrity of the proposed development, or whether the soil is suitable for agricultural or other soil cultivation. In addition, the report does not assess or provide comment upon any geotechnical investigations undertaken at the site.

The report provides the Auditor’s opinion regarding the condition of the subject site and the potential impacts on particular environmental values at the time of the PRSA. Should changes in conditions on or near the site occur, the potential issues for the proposed use or any other land use may change. Should conditions be encountered that are not consistent with this report, the occurrence should be reported to EPA for further consideration and action as appropriate.

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Distribution List

Distribution List		
Party	Format	Date
Environment Protection Authority (Victoria)	Electronic (on portal)	
Port Phillip City Council	Electronic (via email)	
Mr. David Breene	Electronic (via email)	
Mr. Steven Bos	Electronic	
Prensa Pty Ltd	Electronic	

Executive Summary

Table 1: Summary of PRSA Information

Auditor	Steven Bos
Auditor account number	162837
Name of person requesting PRSA	David Breene
Relationship of person requesting PRSA to site	Owner
Name of site owner	David Breene
Date of auditor engagement	10 February 2022
Completion date of the PRSA	14 April 2022
Reason for PRSA	Planning system
Elements of the environment assessed	Land and water (surface and groundwater)
Planning permit number or requirement detail if applicable	1049/2017
EPA Region	Metro Melbourne
Municipality	City of Port Phillip
Dominant Lot on title plan	Lot 1 TP704654 in Certificate of Title Volume 3988 Folio 675
Additional Lot on title plan(s)	Not applicable
Site/Premises name	Not applicable
Building/complex sub-unit/Lot No.	Not applicable
Street/Lot – Lower No.	
Street/Lot – Upper No	179
Street Name	Gladstone
Street Type	Street
Street suffix	
Suburb	South Melbourne
Postcode	3205
Site area (in square metres)	195 m ² (approximate)
Plan of site/premises/location showing the PRSA site boundary attached	Yes – refer Figure 1 provided in the figures section of this PRSA report
Members and categories of support team utilised	No expert support was utilised
Further works or requirements	No further works required.

Table 1: Summary of PRSA Information

Nature and extent of continuing risk of harm	<p>Based on the configuration of the Site as defined in the plans provided in Appendix G, the risk of harm is considered negligible.</p> <p>If the Site is used in a different way from what is described in the plans provided in Appendix G, then the conclusions in this report must be reviewed.</p> <p>There is the potential for naturally occurring acid sulfate soil to be present.</p>
Outcome of the PRSA report	The Auditor considered it unlikely that contaminated land is present, and no environmental audit is required.
List any other ongoing management requirements if applicable	No further ongoing management requirements.

Table 2: Physical Site Information

Current EPA permissions and related permission ID if applicable	None applicable.								
Historical land use	Residential								
Current land use	High-density residential development								
Proposed land use	High-density residential comprising one (1) multi-level (four-storey) residential building								
Current land use zoning	Capital City Zone (CCZ)								
Proposed land use zoning	Capital City Zone (CCZ)								
Surrounding land use	<table> <tr> <td>North</td><td> <p>Gladstone Street, followed by mixed commercial properties including:</p> <ul style="list-style-type: none"> • Foxtrot café; • Technetics Data Recovery Pty; Digitales; and • Signwave South Melbourne. <p>Approximately 114 m north was a tram line and a Yarra Tram Depot was located approximately 780 m northeast.</p> </td></tr> <tr> <td>South</td><td> <p>Adjacent the site was an unnamed laneway, followed by 'Counselling Appraisal Consultants' commercial office space and Health Legal Pty Ltd.</p> <p>Further south appeared to comprise mixed commercial properties.</p> </td></tr> <tr> <td>East</td><td> <p>Adjacent the Site was a vacant warehouse (with former signage 'South City automotive repairs', followed by A.L.S Automotive services. Further east was a mixed commercial and high-density residential property followed by commercial/light industrial properties, including Spencer Panels Prestige Repair Centre.</p> </td></tr> <tr> <td>West</td><td> <p>Adjacent the Site comprised residential properties.</p> </td></tr> </table>	North	<p>Gladstone Street, followed by mixed commercial properties including:</p> <ul style="list-style-type: none"> • Foxtrot café; • Technetics Data Recovery Pty; Digitales; and • Signwave South Melbourne. <p>Approximately 114 m north was a tram line and a Yarra Tram Depot was located approximately 780 m northeast.</p>	South	<p>Adjacent the site was an unnamed laneway, followed by 'Counselling Appraisal Consultants' commercial office space and Health Legal Pty Ltd.</p> <p>Further south appeared to comprise mixed commercial properties.</p>	East	<p>Adjacent the Site was a vacant warehouse (with former signage 'South City automotive repairs', followed by A.L.S Automotive services. Further east was a mixed commercial and high-density residential property followed by commercial/light industrial properties, including Spencer Panels Prestige Repair Centre.</p>	West	<p>Adjacent the Site comprised residential properties.</p>
North	<p>Gladstone Street, followed by mixed commercial properties including:</p> <ul style="list-style-type: none"> • Foxtrot café; • Technetics Data Recovery Pty; Digitales; and • Signwave South Melbourne. <p>Approximately 114 m north was a tram line and a Yarra Tram Depot was located approximately 780 m northeast.</p>								
South	<p>Adjacent the site was an unnamed laneway, followed by 'Counselling Appraisal Consultants' commercial office space and Health Legal Pty Ltd.</p> <p>Further south appeared to comprise mixed commercial properties.</p>								
East	<p>Adjacent the Site was a vacant warehouse (with former signage 'South City automotive repairs', followed by A.L.S Automotive services. Further east was a mixed commercial and high-density residential property followed by commercial/light industrial properties, including Spencer Panels Prestige Repair Centre.</p>								
West	<p>Adjacent the Site comprised residential properties.</p>								
Has EPA been notified about the site under Section 40 of the <i>Environment Protection Act 2017</i>?	No								

Table 2: Physical Site Information

Nearest surface water receptor – name	Yarra River
Nearest surface water receptor – direction	North (approximately 870 m)
Site aquifer formation	Terrace alluvium and Holocene coastal dune deposits
Groundwater Segment	Segment D (anticipated)

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by David Breene to conduct a Preliminary Risk Screen Assessment (PRSA) of the property located at 179 Gladstone Street, South Melbourne, Victoria (the Site).

2 Background

The Site currently comprises a four-storey residential building, which is in mid construction and covers the majority of the Site. The Site has an approximate total area of 195 m² (0.0195 ha) and is zoned as Capital City Zone (CCZ) under the City of Port Phillip planning scheme.

The Site is subject to an Environmental Audit Overlay (EOA). The planning permit issued for the development (1049/2017) requires:

'Before the development starts (other than demolition or works to remediate contaminated land), the Responsible Authority must be provided with:

- a) A certificate of Environmental Audit for the land issued in accordance with Section 53Y of the Environment Protection Act 1970; or*
- b) A Statement of Environmental Audit for the land issued under Section 53Z of the Environment Protection Act 1970 confirming that the environmental conditions of the land are suitable for the use and development allowed by this permit.'*

The current and proposed use of the site is understood to be high-density residential. The PRSA has considered the use only in the context of the plans provided by David Breen, as provided in **Appendix G** of this report.

David Breen requested that a PRSA be undertaken at the Site to consider whether an environmental audit is required, based on the likelihood of the site being contaminated land. While a PRSA has not been listed as a condition on the planning permit, it is understood that a PRSA will support David Breene in complying with Section 15 of the planning permit (1049/2017).

3 Objective

The objective of the PRSA is for the auditor to:

- Assess the likelihood of the presence of contaminated land;
- Determine whether an environmental audit is required; and
- Recommend a scope for the environmental audit, if an environmental audit is required.

4 Scope of Works

4.1 Key Undertakings

To complete the PRSA, the auditor undertook the following scope of works:

- A desktop review, including:
 - Review of environmental and site setting information sources;
 - Review of site history information sources;
 - Review of previous environmental and/or geotechnical reports prepared for the Site and other relevant background documentation or reports; and
 - Review of proposed development plans as supplied by David Breene.

- Site inspection, including discussions with David Breene ;
- Development of a preliminary conceptual site model (CSM);
- Assessed the likelihood of the presence of contaminated land;
- Considered whether further (detailed) assessment of the site was required in the form of an environmental audit, in order to consider the risk of harm that may be posed by the contamination to the use or proposed use of the site;
- Prepared a PRSA statement and this PRSA report; and
- Submitted the PRSA Report and statement to the EPA.

4.2 Assessment Boundaries

The PRSA was limited to an assessment of the Site, defined as Lot 1 TP704654 on Title Plan (SPI) 1\ TP704654, Certificate of Title, Volume 01727, Folio 385. The location of the Site has been illustrated in **Figure 1** in the ‘**Figures**’ section of this report.

It should be noted that this PRSA has only considered the proposed high-density residential land use of the Site, as defined in the plans provided in **Appendix G** of this report.

4.3 Elements of the Environment Assessed

The elements of the environment assessed during the PRSA included land and water (surface and groundwater). Ambient air and ambient sound were excluded as they are not considered relevant to the assessment of the likelihood of the presence of contaminated land.

4.4 Regulatory Framework

The PRSA was undertaken in accordance with Chapter 8, Part 8.3, Division 2 of the *Environment Protection Act 2017* (the Act) and in general accordance with the methodologies outlined in the Victorian Environment Protection Authority (EPA) environmental auditor and assessment legislation and guidelines, including:

- Victorian Government, *Environment Protection Regulations 2021* (the Regulations);
- Victorian Government, *Environment Reference Standard, 2021* (the ERS);
- Victorian Government, *Ministerial Direction No. 1 – Potentially Contaminated Land 2021, 2021*;
- National Environmental Protection Council, *National Environment Protection (Assessment of Site Contamination) Measure 1999, 2013* (NEPM (ASC));
- EPA Victoria, Publication 865.13, *Environmental Auditor Guidelines for Appointment and Conduct, 2022*;
- EPA Victoria, Publication 1940, *Contaminated land: Understanding section 35 of the Environment Protection Act 2017, 2021*;
- EPA Victoria, Publication 1992, *Guide to the Environment Reference Standard, 2021*;
- EPA Victoria, Publication 2021, *Guideline for conducting preliminary risk screen assessments, 2022*;
- EPA Victoria, Publication 2022, *Environmental auditor guidelines – Provision of statements and reports for environmental audits and preliminary risk screen assessments, 2021*;
- EPA Victoria, Publication 2041, *Guideline for conducting environmental audits, 2022*; and
- Department of Environment, Land, Water and Planning, *Potentially Contaminated Land, Planning Practice Note 30, 2021*.

4.5 Information Sources

To complete the PRSA, the auditor reviewed the following documentation:

- Site setting information sources, including:
 - Planning property report, which details the legal description of the site;
 - Publicly available topographical, geological and hydrogeological maps;
 - Department of Environment, Land, Water & Planning (DELWP) - Groundwater Resource Report;
 - Visualising Victoria's Groundwater (VVG) online database;
 - Department of Environment, Land, Water and Planning (DELWP) Water Measurement Information System (WMIS);
 - Bureau of Meteorology, Groundwater Dependent Ecosystems Atlas;
 - EPA Victoria information, including:
 - Priority Sites Register;
 - Site management orders;
 - Preliminary risk screen assessments;
 - Groundwater Quality Restricted Used Zones (GQRUZ);
 - Registered landfills;
 - Licensed sites; and
 - Publicly available environmental audit reports.
 - Australian Soil Resource Information System (ASRIS) for acid sulfate soil maps;
 - Underground service plans; and
 - Previous geotechnical reports for the Site provided by David Breene including:
 - Hardrock Geotechnical Consulting Geotechnical Engineers, *Geotechnical Site Investigation Report*, 2nd April 2015; and
 - Foundation Exploration Geotechnical Engineers, *Foundation investigation & footing recommendations 179 Gladstone Street, port Melbourne*, 21st February 2019.
- Historical information sources:
 - Historical titles and copy of plan information;
 - Current and historical aerial photographs;
 - Site history search conducted by the Royal Historical Society of Victoria (RHSV);
 - Sands and McDougall Directories;
 - Historical maps, service plans, photographs and newspaper articles sourced from the State Library of Victoria and the Trove's websites, including:
 - Historical Melways plans;
 - Melbourne Metropolitan Board of Works (MMBW) service plans;
 - Mahlstedt fire insurance plans;
 - Historical photographs;
 - Historical newspaper articles;
 - Victorian Heritage Databases; and
 - Other historical plans;
 - Cathodic Protection System Search by EnergySafe Victoria;
 - WorkSafe Victoria Dangerous Goods Storage Register; and
 - Council documentation (where available).

4.6 Support Team

The auditor did not use his expert support team in completing the PRSA.

5 Site Setting Review

5.1 Site Location and Description

The Site was approximately rectangular in shape and was located approximately 1.5 km from the Melbourne Central Business District. The location of the Site has been illustrated in **Figure 1** provided in the 'Figures' section of this report.

A description of the Site has been provided in **Table 3**.

Table 3: General Site Description	
Site Address	179 Gladstone Street, South Melbourne, Victoria
Total Area of Site	Approximately 195 m ² (0.195 hectares)
Lot and Plan Details	Lot 1 on Title Plan (TP) TP704654
Title Identification	Certificate of Title, Volume 01727, Folio 385
Municipality	City of Port Phillip
Current Planning Zone	Capital City Zone (CCZ)
Planning Overlays and Information	Environmental Audit Overlay (EAO) Design and Development Overlay (DDO) Infrastructure Contributions Overlay (ICO) Parking Overlay (PO)
Current Site Use	Construction for a residential land use
Use or Proposed Use	High-density residential as defined by the plans provided in Appendix G of this report.

Planning Property Reports sourced from the Department of Transport, Planning and Local Infrastructure (DTPLI) for the Site are provided in **Appendix B**.

5.2 Surrounding Land Uses

A summary of surrounding features and/or land uses noted during a review of available on-line information sources and during the site inspection is provided in **Table 4**.

Table 4: Surrounding Land Use	
Direction	Description
North	<p>Gladstone Street, followed by mixed commercial properties including:</p> <ul style="list-style-type: none"> • Foxtrot café; • Technetics Data Recovery Pty; • Digitales; and • Signwave South Melbourne. <p>Approximately 114 m north was a tram line and a Yarra Tram Depot was located approximately 780 m northeast.</p>
South	<p>Adjacent the site was an unnamed laneway, followed by 'Counselling Appraisal Consultants' commercial office space and Health Legal Pty Ltd.</p> <p>Further south appeared to comprise mixed commercial properties.</p>
East	<p>Adjacent the Site was a vacant warehouse (with former signage 'South City automotive repairs'), followed by A.L.S Automotive services. Further east was a mixed commercial and high-density residential property followed by commercial/light industrial properties, including Spencer Panels Prestige Repair Centre.</p>
West	<p>Adjacent the Site comprised residential properties.</p>

5.3 Topography

Prensa reviewed the DELWP 'Vicmap Elevation' spatial dataset which contains ground surface elevation contours at 1 m intervals for the Site and surrounding area. The dataset indicated that the ground surface elevation at the Site was likely 10 m AHD. The surrounding area was generally consistent with an increase in gradient to the east upwards to 20 m AHD.

5.4 Geology

Prensa reviewed the Geological Map Series Melbourne Map No. 7822, Zone 55 Map Sheet SJ 55-1 (1:63,360), published by Geological Survey of Victoria, 1974. The map identified that the Site was located within an area likely characterised by Terrace alluvium.

A search of the Visualising Victoria's Groundwater (VVG) on-line database (accessed on 11 March 2022) indicated that the Site was characterised by Holocene coastal dune deposits comprising silt, sand and clay.

5.5 Hydrogeology

5.5.1 Surface Water Receptors

No surface water bodies were noted to be present on-site. The closest off-site surface water receptor to the Site was considered to be the Yarra River, located approximately 870 m north of the Site at its nearest point. Other nearby surface water receptors included Albert Park Lake, located approximately 1.85 km southeast of the Site, and Port Phillip Bay, located approximately 1.70 km south of the Site.

5.5.2 Groundwater Database Search

A search of the Visualising Victoria's Groundwater (VVG) on-line database (accessed on 11 March 2022) indicated that groundwater in the vicinity of the Site was likely to be less than 5 m below ground level (bgl) and is likely to have a salinity range of between 7,000 and 13,000 mg/L as total dissolved solids (TDS).

These findings were consistent with a review of Department of Environment, Land, Water and Planning (DELWP) Groundwater Resource Report, which indicated a likely groundwater depth of < 5 m and TDS range of 7,001 – 13,000 mg/L. A copy of the DELWP Groundwater Resource Report is provided as **Appendix C**. This TDS concentration range would likely classify the groundwater beneath the site as Segment D in accordance with Part 5, Division 2 of the ERS. The environmental values applicable to groundwater of this salinity range (7,001 and 13,000 mg/L) include:

- Water dependent ecosystems and species;
- Agriculture and irrigation;
- Industrial and commercial use;
- Water-based recreation (primary contact recreation);
- Traditional Owner cultural values;
- Buildings and structures; and
- Geothermal properties.

It should be noted that the three (3) nearby audit reports reviewed as part of this PRSA (refer to Section 5.6.6) reported groundwater salinity ranges applicable to Segment A1, Segment A2 and Segment B.

A search of the DELWP online Water Measurement Information System (WMIS) for groundwater bore usage within a 2 km radius of the Site indicated that there were four hundred and eighty-nine (489) registered bores. A review of the bores located within the search radius of the Site indicated the following uses:

- Ten (10) domestic;
- Eighteen (18) domestic and stock;
- One (1) domestic, stock and irrigation;
- One hundred and thirty one (131) groundwater investigations;
- Three (3) groundwater recharge;
- Seven (7) irrigation;
- Ninety-five (95) not known, miscellaneous or unspecified; and
- Two hundred and twenty-two (222) observation.

A detailed summary of the available groundwater bore information for extractive groundwater uses has been summarised in **Appendix D**.

5.5.3 Groundwater Dependent Ecosystems

A search of the Groundwater Dependent Ecosystems Atlas available from the Bureau of Meteorology was completed on 11 March 2022 which indicated the following:

- Subterranean GDEs:
 - Groundwater province of Port Phillip at the Site.
- Terrestrial GDEs:
 - Un-named vegetation (water body- salt) northeast of the Site.
- Aquatic GDEs:
 - Yarra River (Estuary) north of the Site.

5.6 EPA Victoria Information

5.6.1 Priority Sites Register

Priority sites are sites for which the EPA has issued a notice to investigate, an environmental action notice, or a Site Management Order pursuant to Sections 273 to 275 of the Act. Typically, these are sites where pollution of land or groundwater presents a potential risk to human health and/or to the environment.

Prensa reviewed the Priority Sites Register (PSR) (dated February 2022) on the EPA website and reviewed the State Government of Victoria's *Victoria Unearthed* online tool (accessed 10 March 2022), which did not identified priority sites located within 1 km of the Site.

The EPA PSR is provided as **Appendix E**.

5.6.2 Preliminary Risk Screen Assessments

PRSAs assess for possible land contamination in relation to a site's existing or proposed future use and determine whether an environmental audit is required. A search of the EPA PRSA register did not identify any properties listed in the vicinity of the Site.

5.6.3 Groundwater Quality Restricted Use Zones

A review of the EPA Victoria *Map of Groundwater Restricted Use Zones in Victoria* (accessed on 10 March 2022) identified that the Site was not located within a designated Groundwater Quality Restricted Use Zone (GQRUZ).

Numerous properties for which a GQRUZ had been designated were identified within close proximity (i.e. < 1 km) of the Site. The closest property for which a GQRUZ had been declared restricting the abstraction and use of groundwater extended from 165-167 Gladstone Street to adjacent the Site, approximately 20 m northeast of the Site. The property was formerly utilised for manufacturing of motor accessories and the following restrictions on groundwater use applied to the property:

- Drinking water;
- Irrigation of crops (including domestic gardens) and parks;
- Livestock water supply;
- Water use for industrial purposes;
- Water used for recreational purposes.

Further details regarding the GQRUZ have been provided in **Section 5.6.6**. Additionally, the GQRUZ is illustrated in **Figure 2** provided in the 'Figures' section of this report.

5.6.4 Registered Landfills

Prensa reviewed State Government of Victoria's *Victoria Unearthed* online tool (accessed 10 March 2022), information from the Australian Government National Map and Appendix 1 of EPA Publication 1270, *Assessment of the Potential for Methane Gas Movement from Victorian Landfills*, February 2009. The review of this information did not identify landfills in the vicinity of the Site.

5.6.5 Licensed Sites

Occupiers of premises with the potential for significant environmental impact are subject to EPA works approvals and/or licences and/or financial assurance requirements. A search of the *Victoria Unearthed* online tool (accessed 10 March 2022), and the EPA interaction portal (accessed 10 March 2022) indicated that no properties in the vicinity of the Site were subject to these requirements.

5.6.6 Surrounding Environmental Audit Reports

An online search of completed environmental audits was conducted on 10 March 2022. The search identified twenty-eight (28) properties located within a 2 km radius of the Site for which an environmental audit had been completed.

A summary of findings for three (3) audit reports in the immediate vicinity of the Site are presented in **Table 5** on the following page. Surrounding audits is illustrated in **Figure 2** provided in the 'Figures' section of this report.

Table 5: Nearby Completed Audit Reports

Audit Site Address (Completion Date, Outcome, EPA CARMs Ref.)	Distance and Direction from Site	Former Land Use	Soil Contaminants	Groundwater Contaminants	Aquifer Investigated	Depth to GW (mbgl)	GW Flow Direction	GW Salinity (TDS mg/L) and ERS Segment
165-167 Gladstone Street, South Melbourne (28 April 2016, 53X Statement, 73555-1)	20 m northeast	1884 – 1960: Residential 1965 – 2001: Motor accessory manufacture 2001 – 2015: Commercial office space including photography studio 2015: Buildings demolished	BaP, TRH, TCE	TCE, pH, copper, zinc, cyanide	Port Melbourne Sands	<5 (2 – 3)	West and southwest towards Port Phillip Bay	216 – 935 (Segment A1)
80 Montague Street, South Melbourne (20 May 2011, Statement, 50667-1)	220 m northeast	Hard chrome electroplating facility	Chromium, hexavalent chromium	Chromium, hexavalent chromium	Upper Aquifer: Port Melbourne Sand Lower Aquifer: Coode Island Silt	< 5 (average 1.5)	Southeast and northwest	880 – 8,200 (Segment B)
Lot 1, 253-273 Normanby Road, South Melbourne, Victoria (30 November 2016, Statement, 74618-1)	100 m northwest	1881-1901: Dunlop Rubber Company of Australasia 1901: Dunlop Pneumatic Tyres Company (who developed the site) 1985: The chancellor, Masters and Scholars of the University of Oxford (who demolished the site) Current: Oxford University Press	Cobalt, lead, manganese, mercury, zinc, sulphate, TRH F2, TRH F3, BaP, total PAHs, pentachloro phenol and pH	Metals (arsenic, beryllium, boron, copper, manganese, iron, selenium, cadmium, cobalt, nickel, vanadium, zinc), phosphorus, fluoride, nitrite, sulfate, 2-hexanone, vinyl chloride, naphthalene, xylenes, isopropylbenzene and trimethylbenzenes, sodium and chloride	Quaternary aged deposits of the Yarra Delta Sediments	<5 (1.8 – 3.1)	Southeast to east	(Segment A2)

Notes: Total recoverable hydrocarbons (TRH), trichloroethene (TCE), benzo(a)pyrene (BaP), Polycyclic aromatic hydrocarbon (PAH)

Douglas Partners, Report on *Detailed Site Investigation*, 165-167 Gladstone Street, South Melbourne, 2016

Considering the close proximity of the Site to the audit and GQRUZ at 165-167 Gladstone Street (the property), which extended to 175 Gladstone Street adjacent the Site, a more detailed review of the Detailed Site Investigation and associated environmental audit report (CARMS 73555-1) was undertaken.

The review identified the following;

- Groundwater flow was inferred to flow west/south-westerly;
- Groundwater depth was reported between 2.0 – 2.6 m bgl;
- The Yarra River was reported to be located 800 m north of the property;
- Groundwater was understood to be partially dewatered by the Gladstone Street Sewer, which discharges waste to the Western Treatment Plant. Discharge to Hobson's Bay would likely occur through leaks in sewer infrastructure and therefore Hobson's Bay was reported to be the nearest receiving water body;
- TCE was also detected within groundwater outside the property; however, off-site vapour intrusion risks were considered to be low and acceptable;
- It should be noted that while some of the TCE in groundwater was considered to be sourced from the property, up gradient groundwater quality was reported to be impacted by TCE;
- Two (2) groundwater monitoring wells (DP30 and DP31) were installed on the north-eastern and south-eastern boundaries of the Site;
- Five (5) groundwater monitoring events (GMEs) were undertaken as part of the audit;
- During the fifth and final GME, TCE concentrations were not detected within DP30 and DP31 at the laboratory limit of reporting (LOR); and
- Concentrations of TCE were reported greater than the adopted guideline values for the protection of relevant environmental values within samples collected from groundwater monitoring wells outside the boundary of the Site.

The outcome of the audit was a 53X Statement of Environmental Audit (CARMS 73555-1) and a recommendation to apply a GQRUZ, which was defined as limited to the properties at 165-175 Gladstone Street, which were adjacent to north-eastern boundary of the Site. It was considered that attenuation was shown to exist between DP15/DP26 and DP30/DP31, indicating that the auditor was satisfied that the TCE plume was stable or depleting. The GQRUZ did not extend to 179 Gladstone Street, the property subject to this PRSA.

5.7 Underground Services

Maps of underground services for the area surrounding the Site were provided by Dial Before You Dig (DBYD) on 8 March 2022. The maps provided indicated that sewer mains are present along the southeast boundary of the Site, running east to west, including a sewer maintenance hole. Copies of the provided maps are supplied in **Appendix F**.

5.8 Australian Soil Resource Information System Acid Sulfate Soil Map

A search of the Australian Soil Resource Information System (ASRIS), which includes a map of National Acid Sulfate Soil Reference Sites sourced from the Commonwealth Scientific and Industrial Research Organisation (CSIRO) as well as State and Territory partners, was conducted on 10 March 2022.

The search indicated that there was high probability of acid sulfate soil occurrence within the area. The maps for the area were noted to be of high confidence.

5.9 Previously Completed Site Assessment Reports

Prensa requested the following information from David Breene for review as part of this PRSA:

- Previously completed environmental assessment reports;
- Previously completed geotechnical assessment reports;
- Previously completed asbestos or hazardous building materials assessment reports;
- Details pertaining to the following infrastructure (including installation, maintenance or removal):
 - Underground or above ground storage tanks;
 - Chemical storage areas;
 - Triple interceptor traps;
 - Grease traps; and
 - Cooling towers.
- Any other documentation which may provide insight into the historical land use, such as historical site plans.

Copies of the aforementioned documentation were not provided or available for review as part of this PRSA, with the exception of the two (2) geotechnical reports detailed in the subsections below.

5.9.1 Hard Rock Geotechnical, *Geotechnical Site Investigation Report, 2015*

The objective of Hard Rock Geotechnical, *Geotechnical Site Investigation Report*, April 2015 (Hard Rock 2015) was to provide foundation recommendations and geotechnical parameters for the proposed development, which was understood to comprise a seven-storey building with car park stacker pits. Two (2) boreholes were established to a maximum depth of 9 m bgl and one (1) temporary groundwater well to 9 m bgl. Hard Rock 2015 reported the following, which was considered pertinent to the PRSA:

- Loose alluvial soils were identified up to approximately 6.8 m bgl;
- Stiff clay soils originating from Older Volcanic Basalt underlay the alluvial soils;
- Soil was reported as fill comprising silty sand and silty clay up to approximately 1.0 m bgl;
- Some building rubble including brick was reported in fill at three (3) locations; and
- Depth to groundwater was measured at 3.30 m bgl.

5.9.2 Foundation Exploration Geotechnical Engineers, *Foundation Investigation & Footing Recommendations, 2019*

The objective of Foundation Exploration Geotechnical Engineers, *Foundation Investigation & Footing Recommendations*, February 2019 (FEGE 2019) was to provide footing and foundation recommendations for the proposed development, which was understood to comprise a four-storey residence with a rooftop deck and no basement level. Two (2) boreholes were established to 4 m bgl. FEGE 2019 reported the following, which was considered pertinent to the PRSA:

- Soil was reported as fill material comprising sand, silt and gravel up to 0.8 m bgl; and
- Fill was underlain by sand with occasional silt layers to a depth exceeding 4 m bgl.

5.10 Proposed Plans

David Breene provided a copy of the proposed development plans and the proposed landscape plans for the Site for review as part of this PRSA. The plans indicated that:

- No basements are proposed to be excavated at the Site;
- The Site is proposed to be predominantly hardstand comprising the building footprint;
- The ground floor light well has a garden area of 5 m²;
- Irrigation is proposed to be installed which will be covered in a geotextile fabric beneath topsoil;
- Dichondra is proposed to be planted across the surface of the light well; and
- The north face of the property is proposed to comprise raised garden beds.

Proposed development plans and landscape plans have been included in **Appendix G**.

6 Site History Review

6.1 Title Information

6.1.1 Existing Proprietor and Title Search

Current certificate of title information for the Site was obtained from Landata and has been provided in **Appendix H** of this report. Relevant details obtained from the current title review have been summarised in **Table 6**.

Table 6: Current Certificate of Title Information	
Item	Details
Lot and Plan Details	Lot 1TP704654 (Planning Property Report) Formerly, Lot 1 on Title Plan 704654N (further formerly known as part of Crown Allotment 13 Section 53 at South Melbourne Parish of Melbourne South)
Certificate of Title	Certificate of Title Volume 3988 Folio 675
Proprietor	David Breene
Date	16/12/2016
Parent Titles	Volume 01727, Folio 385

6.1.2 Historical Title Search

A review of historical titles indicated that the Site was formerly described within various parent certificates. A summary of the relevant details obtained from the historical title search completed has been provided in **Table 7**, with copies of the historical certificates of title reviewed provided in **Appendix I** of this report.

Table 7: Summary of Historical Certificates of Title		
Certificate of Title	Date	Proprietor
Volume 3944 Folio 788675	07/02/1916	Sole proprietor John Wolfe Patterson
Volume 1272 Folio 45385	30/11/1945	Sole proprietor William James Stuart
Volume 1272 Folio 45385	18/5/1988	Joint properties William James Stuart and Emily Rosetta Stuart
Volume 1272 Folio 45385	23/12/1999	Surviving proprietor Emily Rosetta Stuart
Volume 3988 Folio 675	07/09/2009	Joint proprietor from deceased estate Julie Evelyn Ryan and Barbara Ann Bulpit.
Volume 3988 Folio 675	15/01/2010	Transfer by endorsement to sole proprietor William Rupert Holden
Volume 3988 Folio 675	28/05/2015	Transfer of land by endorsement to sole proprietor Gladstone Street 179 Pty Ltd of 99 Denham Street Hawthorn VIC 3122
Volume 3988 Folio 675	16/12/2016	Transfer by mortgage/charge to sole proprietor David John Breene

6.2 Royal Historical Society of Victoria

A Royal historical society search was not completed as part of this PRSA as the auditor has completed a review of historical sources that would typically be included in a historical society search. These historical sources include items in the below sections such as historical aerial photos, Sands and McDougall Directories search, review of historical maps and plans, historical newspaper articles and previous audit reports in vicinity of the Site.

6.3 Aerial Photographs

Aerial photographs dating back to 1931 were reviewed as part of the PRSA. Descriptions of the aerial photographs are presented in **Table 8**. Copies of the aerial photographs reviewed are provided in **Appendix J** of this report.

Table 8: Aerial Photographs		
Date	Observations On-Site	Observations Off-Site
1931	Visual details of the Site were indiscernible due to the quality of the 1931 aerial photograph.	The area surrounding the site appeared to have some development although difficult to discern due to the quality of the aerial photograph. Earthworks were observed west of the Site.
1945	Visual details of the Site were indiscernible due to the quality of the 1945 aerial photograph.	The area surrounding the Site appeared developed with residential and industrial properties. A rail line was observed north of the site.
1972	A residential property was observed on the Site.	Additional development of residential and industrial properties was observed surrounding the Site.
1982	The Site appeared relatively unchanged from the 1972 aerial photograph.	The area surrounding the Site appeared relatively unchanged from the 1972 aerial photograph.
2000	The Site appeared relatively unchanged from the 1982 aerial photograph.	Multiple warehouses were observed northeast of the Site. A light rail line was observed north of the Site. The surrounding area appeared to comprise residential and industrial properties.
2011	The Site appeared relatively unchanged from the 2000 aerial photograph.	The area surrounding the Site appeared relatively unchanged from the 2000 aerial photograph.
2015	The residential building present at the Site appeared to have been demolished.	The area surrounding the Site appeared relatively unchanged from the 2011 aerial photograph.
2021	The Site appeared relatively unchanged from the 2015 aerial photograph.	The area surrounding the Site appeared relatively unchanged from the 2015 aerial photograph.

6.4 Sands and McDougall Directories

Prensa undertook an independent review of selected Sands and McDougall Directories as part of the historical review of the Site.

The pertinent information obtained from the review is outlined in **Table 9**.

Edition	Current Address	Historical Occupant	Business Type
1896	185 Gladstone Street, South Melbourne	Reynolds, T Os	Coal & Wood Yards
1935	204 Gladstone Street, South Melbourne	Cornwaite, Mrs E.	Sugar and Confectionary Manufacturing
1945	204 Gladstone Street, South Melbourne	Roberts, Mrs V,	Confectioners- Retail
1974	204 Gladstone Street, South Melbourne	Makridou V.	Confectioners- Retail & Milk Bar
1974	173 Gladstone Street, South Melbourne	Thompson J Combustion Engineering Pty Ltd	Engineers- Furnace & Combustion
1974	50A Boundary Street, South Melbourne	Other Fabricated Metal Product Manufacturing	Welders
1974	165 Gladstone Street, South Melbourne	Vanauto Accessories	Automotive Parts Manufacturers
1974	200 Gladstone Street, South Melbourne	Efco Manufacturing Co Pty Ltd	Warehousing and Storage Services

6.5 Historical Database Search

Prensa conducted a search of the State Library of Victoria (SLV) and Trove online databases and obtained and reviewed the following sources of information:

- Historical editions of Melway Street Directories;
- Melbourne Metropolitan Board of Works Plans;
- Mahlstedt plans; and
- Other historical information.

Extracts of the aforementioned documents have been provided in **Appendix K** of this report.

A summary of the findings are presented in the subsections below.

6.5.1 Historical Melway Street Directories

One (1) historical Melway street directory map was reviewed for the purpose of this PRSA.

The Melway directory dated 1966 did not indicate the nature of the Site.

A rail line was observed north of the Site adjacent Gladstone Street and Evans Station was observed southwest of the Site further west of Bridge Street.

6.5.2 Melbourne Metropolitan Board of Works Plans

The MMBW plans provide a record of Melbourne sewerage, structural and environmental features from the 1890s to 1950s. The features on the plans may include sources of contamination such as quarries, industrial buildings, tanning pits or landfills.

A review of the Melbourne Metropolitan Board of Works Plans identified one (1) undated map of the South and Port Melbourne area, No. 27. Notable features on the plan included Hobsons Bay Railway Line, located west of the Site on the opposite side of Gladstone Street.

6.5.3 Mahlstedt Plans

The Mahlstedt Fire Insurance Plans available from the State Library of Victoria website provide information regarding building construction details, as well as building occupants for the Melbourne CBD and South Melbourne areas and date back to the 1920s.

A review of Mahlstedt Plans through the State Library of Victoria website indicated that plans for the Site and surrounding area were not available online.

6.6 Cathodic Protection

A cathodic protection system search was not undertaken through EnergySafe Victoria as it was considered unlikely based on the historical use of the Site that the potential registration of underground storage infrastructure would be present at the Site.

6.7 WorkSafe Victoria Dangerous Goods Storage Register

A Dangerous Goods Storage Register search was not undertaken through WorkSafe Victoria as it was considered unlikely based on the historical use of the Site that registered dangerous goods would be present on-site.

6.8 Planning Permit

Prensa was provided with Planning Permit No 1049/2017. The permit allows for demolition of existing structures, use and development of a four-storey dwelling with rooftop terrace and provision of car parking in excess to the Parking Overlay in accordance with the endorsed plans and subject to the conditions of the permit. With regards to contaminated land, the permit states the following:

'Before the development starts (other than demolition works or works to remediate contaminated land), the Responsible Authority must be provided with

- a) A certificate of Environmental Audit for the land issued in accordance with Section 537 of the Environment Protection Act 1970; or*
- b) A statement of Environmental Audit for the land issued under Section 53Z of the environment Protection Act 1970 confirming that the environmental conditions of the land are suitable for the use and development allowed by this permit.'*

The permit also states that finished floor levels must be constructed no lower than 2.1 m AHD.

A copy of the planning permit is provided as **Appendix L**.

7 Site Inspection

7.1 Visual and Olfactory Observations

A visual inspection of the Site was completed by the auditor and the auditor's representative on 25 February 2022. A summary of observations made during the site inspection pertaining to the layout and current use of the Site is detailed in **Table 10**.

Table 10: Site Layout and Current Use	
Site Layout and Use	Details
Current use	Construction site for a residential property.
Surface cover type and condition	Hardstand (building footprint) comprises the majority of the Site surface. Areas of exposed soil were evident on the southwest boundary of the building footprint (approximately 5 m ²) and at the north face of the property of Gladstone Street (approximately 4 m ²).
Site topography and surface water drainage systems	The building footprint comprises the majority of the Site surface. Drainage was located on Gladstone Street.
Building construction (slab on ground or other, presence or absence of crawl spaces and basements)	Concrete slab on ground hardstand.
Water run-off flow direction and drain/pit locations	There was no ground surface where water could run off from the property as the building footprint comprised majority of the Site surface.
Depth, size and flow of any water features, which may include (but are not limited to) creeks, rivers, lakes, ponds and lagoons	None identified.
Presence of waste	The Site was under construction at the time of the inspection and therefore some waste building materials were identified on the 5 m ² exposed soil surface on the south-western boundary of the building footprint.
Presence and location of groundwater monitoring wells, soil bores, vapour bores, etc.	Two (2) groundwater monitoring wells were identified at the north-eastern and south-eastern boundaries of the Site.
Areas of restricted access	None identified.
Other observable features	None identified.
Adjacent properties	Four (4) mechanics businesses were located northeast of the Site on the opposite side of Gladstone street.
Anecdotal information	Anecdotal information provided by David Breene (the owner) at the time of the on-site inspection, indicated the Site has comprised residential land use for as long as known by the owner.

The location of the groundwater wells has been illustrated in **Figure 3** provided in the 'Figures' section of this report. Relevant photographs taken during the site inspection are attached to this report.

8 Preliminary Conceptual Site Model

A preliminary CSM has been developed based on the available desktop information and site inspection. The preliminary CSM identifies potential sources of contaminants of interest, potential transport mechanisms and receptors that could represent potential risk of harm to ecological and/or human health. The objective of the preliminary CSM is to highlight actual or potential exposure pathways that may exist and identify any data gaps that may need to be addressed.

For a potential risk of harm to ecological and/or human health to be realised, all of the following elements of an exposure pathway are required:

- Contaminant source (e.g. fill material, fuel tank);
- Transport mechanism/exposure route between the source and receptor (e.g. dermal contact, ingestion, vapour/groundwater migration, inhalation); and
- Receptor (e.g. resident, site worker, aquatic ecosystem).

If all three elements are present, it is considered that a complete exposure pathway exists. Partial or incomplete exposure pathways may also be present.

8.1 On-site

The site history review indicated that the Site comprised residential land use likely as early as 1916. This is based on the historical titles and reconciled in part with historical aerial photographs. The site continued to be used for residential purposes up until redevelopment in 2022.

Based on the desktop review, site history review, and completed site inspection, it was considered that potential sources of contamination at the Site comprised the potential presence of minor amounts of imported fill.

8.2 Off-site

The review of the site history information indicated that the surrounding properties have historically comprised residential, commercial and industrial land uses. The site inspection undertaken on 25 February 2022 observed that the Site was predominantly surrounded by a combination of residential, commercial and industrial land uses.

The groundwater analytical results reported in nearby audit reports indicated elevated concentrations of TCE, metals (copper, zinc, chromium, hexavalent chromium, arsenic, beryllium, boron, manganese, iron, selenium, cadmium, cobalt, nickel, vanadium, zinc), phosphorus, fluoride, nitrite, sulfate, 2-hexone, vinyl chloride, naphthalene, xylenes, isopropylbenzene, trimethylbenzene, sodium, chloride, cyanide and pH.

Additionally, a GQRUZ applies to groundwater adjacent the north-eastern site boundary.

Based on these findings, the Site was considered to be located in close proximity to the following potential off-site sources of contamination:

- Potential for groundwater contamination from off-site properties, which comprise current and historical industrial land use; and
- Known regional groundwater contamination.

8.3 Contaminants of Interest

Based on the historical land uses of the Site and surrounding properties, information sourced from audit reports of surrounding properties and the site inspection conducted, the contaminants of interest for soil and groundwater are summarised in **Table 11**.

Table 11: Contaminants of Interest				
Area	Period	Activity	Contaminants of Interest	Information Source
On-Site	Unknown	Potentially imported fill	Metals, PAH, asbestos	Site inspection, previous geotechnical investigation reports
Off-Site	1972 – present at the time of the inspection	Mechanics (automotive repairs and panel beating)	Metals, TRH, PAH, BTEXN, solvents (TCE)	Site inspection, completed nearby audit reports.

8.4 Potential Migration Pathways

Potential migration pathways considered for the Site include:

- Vapour intrusion/inhalation from potentially contaminated groundwater;
- Ingestion and dermal absorption of potentially contaminated soil; and
- Dermal absorption and ingestion of potentially contaminated and extracted groundwater.

8.5 Potential Receptors

Based on the information provided and likely use of the Site, potential receptors are considered to include the future residential occupants of the Site.

9 Environmental Values

In accordance with Chapter 8, Part 8.3, Division 2 of the *Environment Protection Act 2017* (the Act), the auditor must have regard to the guidelines issued by the EPA pursuant to the Act, the Environmental Reference Standard (ERS), compliance codes and other published guidelines and standards in conducting this PRSA.

In order to determine whether an environmental audit is required, an assessment of the likelihood of the presence of contaminated land (as it is defined in the Act) at the site must be completed.

Environmental values are uses, attributes or functions of the environment that are set out in the environment reference standard (ERS) and consider factors including the protection of human health, ecosystems, groundwater resources and aesthetics. All environmental values for the land and water environments that apply to the use or proposed use of the site have been considered and are further described in the following sections.

9.1 Land

9.1.1 Environmental Values of Land

Part 4 of the ERS outlines the environmental values of land to be protected for different land use settings. The environmental values of land for each land use setting as derived from Table 4.2 of the ERS are provided in **Table 12**. Based on the proposed residential use of the Site which comprises maximum use of available land space for development, the relevant environmental values of land required to be protected are underlined and displayed in bold in **Table 12**.

Table 12: Environmental Values of Land								
Land Use Category		Parks and Reserves	Agricultural	Sensitive Use		Recreation/ Open Space	Commercial	Industrial
Environmental Value				High Density	Other			
Land dependent ecosystems and species	Natural Ecosystems	✓						
	Modified Ecosystems	✓	✓			✓		
	Highly Modified Ecosystems		✓	✓	✓	✓	✓	✓
Human Health		✓	✓	✓	✓	✓	✓	✓
Buildings and Structures		✓	✓	✓	✓	✓	✓	✓
Aesthetics		✓		✓	✓	✓	✓	
Production of Food, Flora and Fibre		✓	✓		✓			

✓ Indicates an environmental value to be protected applicable to a land use.

Bold underlined indicates the environmental values applicable to land use relevant to the site.

9.2 Waters

9.2.1 Environmental Values of Groundwater

The ERS outlines the environmental values of groundwater to be protected within Victoria. Groundwater is divided into seven (7) segments classified on the basis of TDS (mg/L). The environmental values required to be protected for different groundwater segments as provided in Tables 5.2 and 5.3 of the ERS. Based on the expected TDS cited in groundwater resource reports (7,007 – 13,000 mg/L) and the nearby audit reports reviewed, the relevant environmental values of groundwater required to be protected are underlined and displayed in bold in **Table 13**.

Table 13: Groundwater Environmental Values							
Environmental Values	Segment (based on TDS – mg/L)						
	A1 (0-600)	A2 (601-1,200)	B (1,201-3,100)	C (3,101-5,400)	<u>D (5,401-7,100)</u>	E (7,101-10,000)	F (>10,000)
Water dependent ecosystems and species	✓	✓	✓	✓	<u>✓</u>	✓	✓
Potable water supply	Desirable	✓					
	Acceptable		✓				
	Mineral water*	✓	✓	✓	✓		
Agriculture and irrigation (irrigation)	✓	✓	✓				
Agriculture and irrigation (stock watering)	✓	✓	✓	✓	<u>✓</u>	✓	
Industrial and commercial	✓	✓	✓	✓	<u>✓</u>		
Water-based recreation (primary contact recreation)	✓	✓	✓	✓	<u>✓</u>	✓	✓
Traditional Owner cultural values	✓	✓	✓	✓	<u>✓</u>	✓	✓
Buildings and structures	✓	✓	✓	✓	<u>✓</u>	✓	✓
Geothermal properties	✓	✓	✓	✓	<u>✓</u>	✓	✓

✓ Indicates an environmental value to be protected applicable to the groundwater segment of the environment.

Bold underlined indicates the environmental value applicable to the groundwater segment relevant to the site.

*The Site was not located within a designated mineral water zone as defined by the DSE publication 'Groundwater Resources of Victoria' (1982) and groundwater does not display effervescence.

9.2.2 Environmental Values of Surface Water

The quality of surface water in Victoria is protected by the ERS. Segments of the surface water environment are specified by geographic region as set out in Figure 1 and Clause 17 of Division 3, Part 5 in the ERS.

There are no existing surface waters at the site and the proposed development does not include surface water features. The nearest surface water body was considered to be the Yarra River, located approximately 870 m north of the Site at its nearest point. Other nearby surface water receptors included Albert Park Lake, located approximately 1.85 km southeast of the Site, and Port Phillip Bay, and located approximately 1.70 km south of the Site. Based on the distance to the nearest surface water body it was considered that any contamination possibly derived from the Site would be unlikely to intercept it. As such, the environmental values associated with surface water have not been considered further in this PRSA.

10 Likelihood of the Presence of Potentially Contaminated Land

10.1 Contaminated Land

Under section 35 of the Act, land is defined as contaminated if:

'... waste, a chemical substance or a prescribed substance is present on or under the surface of the land, and the waste, chemical substance or prescribed substance:

- Is present at a concentration above the background level; and*
- Creates a risk of harm to human health or the environment.'*

10.2 Condition of the Site

Based on the findings of the PRSA, it was understood that the Site historically comprised residential land use from the earliest available discernible aerial photograph in 1972. Although it was considered likely that the Site historically comprised residential land use based on the historical titles from the earliest available title in 1916. Demolition of the residential building present onsite in the 1972 appeared to have occurred in 2015. Evidence of earlier demolition works were not discernible in the reviewed historical aerial photographs.

During the inspection of the Site, two (2) portions of exposed soil were observed. This soil appeared visually similar to the soil description provided for fill soil at the Site in the previously completed geotechnical assessment reports (sand, silt, gravel and clay). It should be noted that building materials were identified on the soil surface, although these were considered likely to be attributed to the current construction phase of the residential development.

The provided plans indicated that a raised garden bed approximately 4 m² will be installed at the front of the building on Gladstone Street. The light well, comprising approximately 5 m², is proposed to be landscaped with dichondra.

Two (2) groundwater wells were identified on the south-eastern and north-eastern boundaries of the Site, which bordered a GQRUZ for the audit site located at 165 – 175 Gladstone Street, approximately 20 m northeast of the Site. The audit report for 165– 167 Gladstone Street listed TCE, pH, copper, zinc and cyanide as contaminants of primary concern in groundwater. The groundwater resource report indicated the water table to be approximately less than 5 m bgl, with the inferred groundwater flow west-southwest from 165-167 Gladstone Street towards the Site. The audit report also indicated that groundwater is partially dewatered by the Gladstone Street Sewer and transported to a water treatment facility.

Although TCE was detected in groundwater off-site, concentrations were not reported above the LOR in the two (2) groundwater wells on the Site boundary. As such, it is considered likely that TCE contamination does not extend on to the Site. This is consistent with the GQRUZ applied by EPA. Additionally, the audit report for 165-167 Gladstone Street concluded that *'off-site vapour intrusion risks are considered to be low and acceptable'*. As such, the reported off-site sources of TCE contamination were considered unlikely to migrate to the Site and impact the proposed use of the Site.

Based on the site inspection and the provided plans, it was understood that no exposed soil will be present at the Site once the site is developed. As such, the exposure pathway is not complete and therefore the Site is unlikely to constitute contaminated land. This PRSA is intended for the proposed high-density residential land use and based on the provided development plans. Should the development plans be altered in a way in that would result in exposed soil surfaces, an exposure pathway may become complete and a risk assessment would be required.

10.3 Impacts on Environmental Values

10.3.1 Potential Impacts on Environmental Values of Land

The relevant environmental values of land to be protected for a high-density residential land use and the likelihood of each environmental value being impacted by potentially contaminated land on-site has been summarised in **Table 13**.

Table 13: Likelihood of Relevant Land Environmental Values Being Impacted by Potentially Contaminated Land	
Environmental Value	Description
Land dependent ecosystems and species (Highly modified ecosystems)	<p><u>UNLIKELY</u></p> <p>The Site comprises a high-density residential property with limited access to soil. As such, opportunity for natural ecosystems is limited. Additionally, the Site is highly modified through the importation of soils for landscaping. As such, it is considered unlikely that ecosystems would be impacted by contaminants of interest at the Site.</p>
Human health	<p><u>UNLIKELY</u></p> <p>The Site comprises a high-density residential property with limited access to soil. As such, a complete pathway to soil exposure is not considered to exist.</p>
Buildings and structures	<p><u>UNLIKELY</u></p> <p>Based on the building present on-site, it is unlikely that basements, deep foundations or other underground structures will be impacted by contamination on-site.</p> <p>It is noted that the selection of materials should consider the natural conditions in the area, including the potential for acidic conditions related to acid sulfate soils.</p>
Aesthetics	<p><u>UNLIKELY</u></p> <p>The Site comprises a high density residential property with predominantly hardstand. As such, a complete pathway to soil exposure is not considered to exist and aesthetics is considered unlikely to be impacted.</p>

10.3.2 Potential Impacts on Environmental Values of Water

The relevant environmental values of groundwater to be protected for Segment D and the likelihood of each environmental value being impacted by potentially contaminated land on-site has been summarised in **Table 15**.

Table 15: Likelihood of Relevant Groundwater Environmental Values Being Impacted by Potentially Contaminated Land	
Environmental Value	Description
Water dependent ecosystems and species	<p><u>UNLIKELY</u></p> <p>No aquatic ecosystems currently exist (or are likely to exist) at the Site.</p> <p>Based on historical and current uses of the Site, the Site is considered unlikely be a potential source of groundwater contamination. Additionally, based on the distance to the likely surface water receptor, it is considered unlikely that potentially contaminated groundwater sourced from the Site would impact on water dependent ecosystems and species.</p>
Agriculture and irrigation (stock watering)	<p><u>UNLIKELY</u></p> <p>Based on historical and current uses of the Site, the Site is considered unlikely be a potential source of groundwater contamination.</p> <p>The land use does not support the agricultural use of groundwater.</p>
Industrial and commercial	<p><u>UNLIKELY</u></p> <p>Based on historical and current uses of the Site, the Site is considered unlikely be a potential source of groundwater contamination.</p> <p>The land use does not support the industrial or commercial use of groundwater.</p>
Water-based recreation (primary contact recreation)	<p><u>UNLIKELY</u></p> <p>The proposed site development is for high-density residential use. Although a swimming pool is proposed at the Site, the swimming pool will be located on the roof and reticulated water will be used (it is not proposed to use groundwater). Therefore, this environmental value is unlikely to be realised.</p>
Traditional Owner cultural values	<p><u>UNLIKELY</u></p> <p>Based on historical and current uses of the Site, the Site is considered unlikely be a potential source of groundwater contamination.</p> <p>Additionally, the Site is not located in an area of Aboriginal cultural heritage sensitivity. Therefore, this environmental value is unlikely to be realised.</p>
Buildings and structures	<p><u>UNLIKELY</u></p> <p>Based on the building present on-site, it is unlikely that basements, deep foundations or other underground structures will be impacted by contamination on-site.</p> <p>It is noted that the selection of materials should consider the natural conditions in the area, including the potential for acidic conditions related to acid sulfate soils.</p>
Geothermal properties	<p><u>UNLIKELY</u></p> <p>Based on historical and current uses of the Site, the Site is considered unlikely be a potential source of groundwater contamination.</p> <p>Additionally, the Site is not considered to be located within or in the vicinity of a designated geothermal zone. As such, this environmental value is not relevant at the Site.</p>

10.4 Requirement for Environmental Audit

Based on the outlined condition of the Site and the proposed high density residential land outlined in the development plans provided in **Appendix G**, it was considered unlikely that contaminated land is present, and no environmental audit is required.

This outcome is consistent with the definition of contaminated land in section 35(1)(b) of the Act, which considers the creation of a risk of harm to human health or the environment regarding the environmental values of land and water.

11 Conclusion

11.1 Condition of the Site

Based on the findings of the PRSA, the likelihood of contamination that would exist above background levels and pose a risk to the proposed high density residential land use is considered to be low.

As such, the Site is unlikely to constitute contaminated land and no further assessment is required, providing the development plans remain as provided and the Site use does not change.

11.2 PRSA Statement

Based on the outlined condition of the Site and the proposed high density residential land use, it was considered unlikely that contaminated land is present, and no environmental audit is required. A copy of the PRSA statement is provided in **Appendix A**.

11.3 Assumptions and Limitations

This PRSA is based on the following:

- The Site boundary is as defined in **Figure 1** provided, in the figures section of this PRSA;
- The Site use as high-density residential; and
- The proposed development plans and landscape plans, as provided at the time of this PRSA by David Breene, comprising maximum use of available land space and does not constitute areas of exposed soil or abstractive use of groundwater.

12 Application of this Report

The report should not be separated or reproduced in part and should be read in its entirety.

Prensa Pty Ltd

Report prepared by:



Steven Bos

Environmental Auditor (appointed pursuant to the *Environment Protection Act, 1970*)

Dated: 14 April 2022

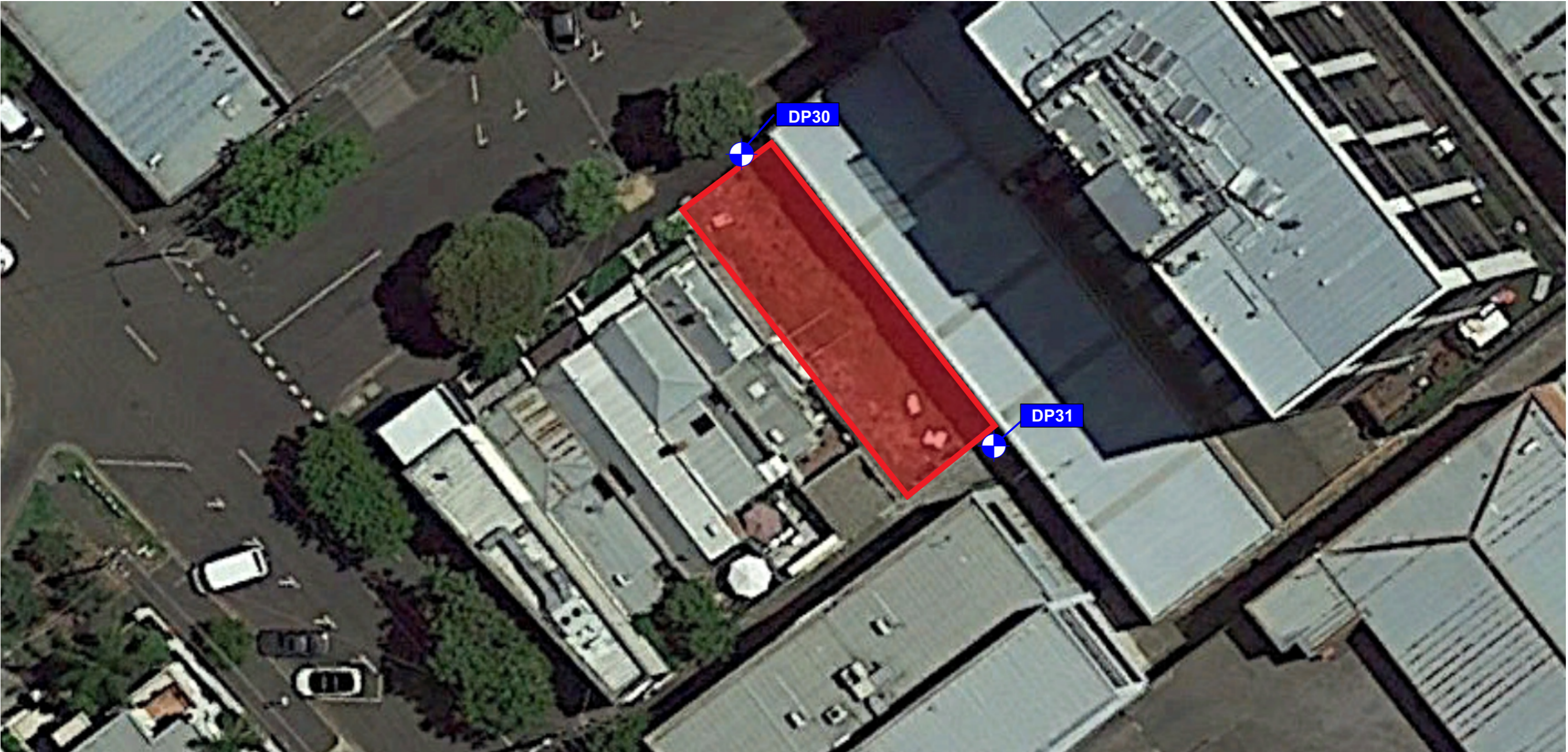
Abbreviations

Abbreviation	Definition
AHD	Australian Height Datum
AMG	Australian Map Grid
ANZECC	Australian & New Zealand Environment & Conservation Council
BaP	Benzo(a)pyrene
BGL	Below Ground Level
DELWP	Department of Environment, Land, Water and Planning
DEPI	Department of Environment and Primary Industries
EPA	Environment Protection Authority
ERS	Environment Reference Standard
LDDES	Land Dependent Ecosystems & Species
m	Metres
m ²	Metres squared (area)
MGA	Map Grid Australia
mg/L	Milligrams per Litre
MMBW	Melbourne Metropolitan Board of Works
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
OCP	Organochlorine Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PFAS	Per
PPM	Parts Per Million
PSI	Preliminary Site Investigation
RHSV	Royal Historical Society of Victoria
SVOC	Semi-volatile Organic Compounds
SWL	Standing Water Level
TDS	Total Dissolved Solids
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compounds
VVG	Visualising Victoria's Groundwater
WDES	Water Dependent Ecosystems & Species

Figures

179 Gladstone Street, South Melbourne

Groundwater Monitoring Well Locations



Not to scale - All locations are approximate





Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122



prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

Client No:	B0267	Job No:	101864M
Client:	David Breene		
Project:	PRSA 179 Gladstone St		
Address:	179 Gladstone Street, South Melbourne, VIC		

Legend:

 Approximate Site Boundary

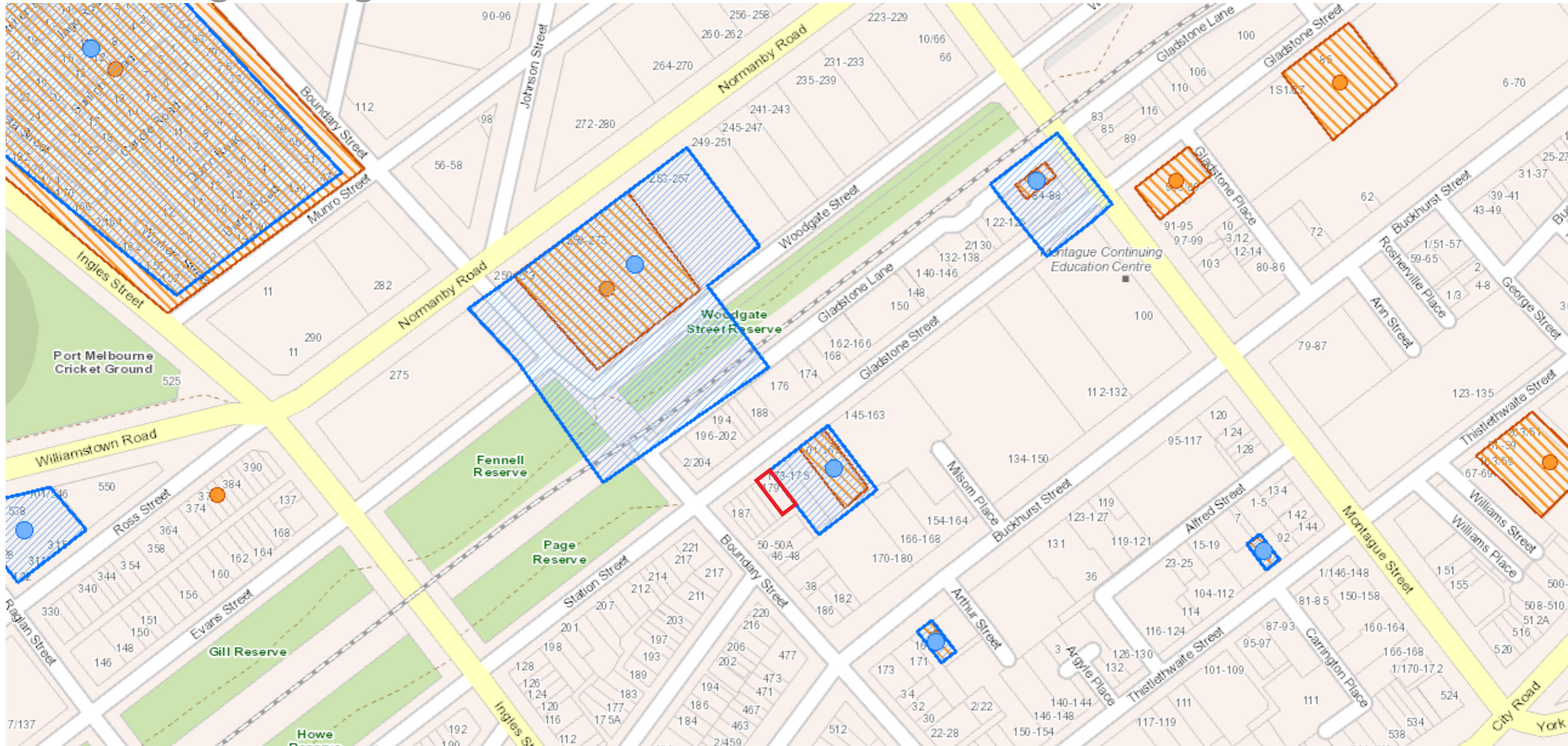
 Approximate Groundwater Monitoring Well Location



File Name: 101864M Figure 3			Version: 1
Drawn By: LJB	Checked By: TLF	Date: 23/03/2022	Figure number: 2

179 Gladstone Street, South Melbourne

Surrounding EPA Registered Site's



Not to scale - All locations are approximate



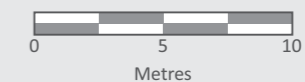
Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

Client No:	B0267	Job No:	101864M
Client:	David Breene		
Project:	PRSA		
Address:	179 Gladstone Street, South Melbourne, VIC		

Legend:

- Approximate Site Boundary
- Groundwater Quality Restricted Use Zone
- EPA Audit Site



File Name: 101864M Figure 2			Version: 1
Drawn By: TLF	Checked By: RPH	Date: 14/04/2022	Figure number: 3

PRSA 179 Gladstone Street, South Melbourne

Site Location Plan



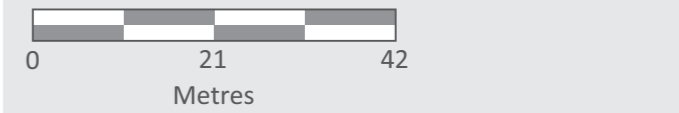
Not to scale - All locations are approximate



Client No:	B0267	Job No:	101864M
Client:	David Breene		
Project:	PRSA 179 Gladstone St		
Address:	179 Gladstone Street, South Melbourne, VIC		

Legend:

Approximate Site Boundary



Index Location Map:

Image Source: NearMaps Viewed: xx/xx/20xx

File Name:	101864M Figure 1		Version:	1
Drawn By:	LJB	Checked By:	TLF	Figure number:
		Date:	23/03/2022	1

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:

179 Gladstone Street, South Melbourne (Lot 1 TP704654 in Certificate of Title Volume 3988 Folio 675)

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:	Steven Bos
Company:	Prensa Pty Ltd
Address:	5 Burwood Road, Hawthorn
Phone:	(03) 9508 0100
Email:	Steve.bos@prensa.com.au

Site owner/occupant

Name:	David Breene
Company:	

Environmental auditor engaged by

Name:	David Breene
Company:	
Relationship to site owner:	Site owner

Reason for preliminary risk screen assessment

Planning scheme:	Environmental Audit Overlay
Permit details (if applicable):	1049/2017
Other:	
<input checked="" type="checkbox"/> Permit is attached (if applicable):	

Section 2: Assessment scope

Site details

Address:	179 Gladstone Street, South Melbourne
Title details:	Lot 1 TP704654 in Certificate of Title Volume 3988 Folio 675
Area (m ²):	195

- ☒ 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 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:
-
- ☒ Groundwater
 - ☒ all environmental values that apply to the applicable segment were considered OR

Preliminary risk screen assessment statement

- ☐ 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

Assumptions made during the assessment or any limitations

- The Site boundary as defined in the attached figure;
- The Site use as high-density residential; and
- The proposed development plans and landscape plans, as provided at the time of this PRSA by David Breene, comprising maximum use of available land space and does not constitute areas of exposed soil or abstractive use of groundwater.

Exclusions from the assessment and the rationale for these

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

Title:	Preliminary Risk Screen Assessment, 179 Gladstone Street, South Melbourne, Victoria
Report no:	101864M
Date:	14 April 2022

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 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 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:~~

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: 14 April 2022

Signed:



Name: Steven Bos

Environmental Auditor



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

Visit 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

PRSA 179 Gladstone Street, South Melbourne

Site Location Plan



Not to scale - All locations are approximate



Client No:	B0267	Job No:	101864M
Client:	David Breene		
Project:	PRSA 179 Gladstone St		
Address:	179 Gladstone Street, South Melbourne, VIC		

Legend:

Approximate Site Boundary

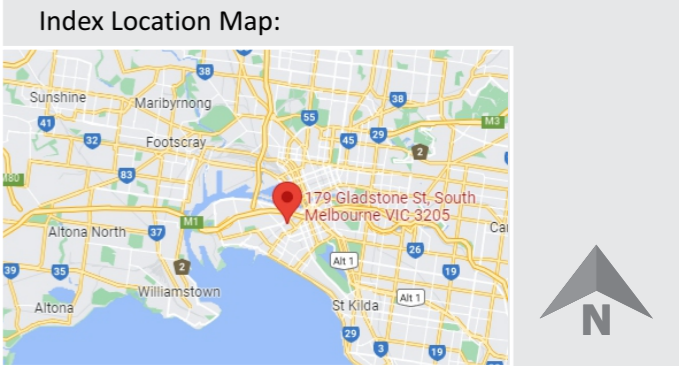
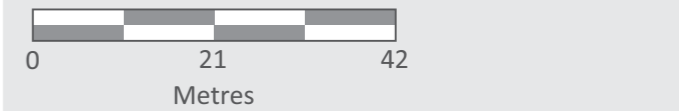


Image Source: NearMaps			Viewed: xx/xx/20xx
File Name:	101864M Figure 1		Version: 1
Drawn By:	LJB	Checked By:	TLF
Date:	23/03/2022	Figure number:	1

Enquiries: Kathryn Pound
Telephone: (03) 9209 6424
Facsimile: (03) 9536 2740
Our Ref: 1049/2017

30 August 2018

ALL EXTENSIONS
C/- Ian Kidston
331A Bay Street
PORT MELBOURNE VIC 3207

Dear Sir/Madam,

Re: **Planning Permit No. 1049/2017**
Address: **179 Gladstone Street, SOUTH MELBOURNE VIC 3205**

I refer to the above Planning Permit which was issued by Council on 26 July 2018.

The permit has now been amended pursuant to s 71 of the Planning & Environment Act 1987 to correct a clerical mistake or error arising from an accidental slip in the issuing of the permit. Specifically condition 20 (Development contributions) has now been deleted from the permit.

Please keep a copy of this amended permit for your records.

Note: **Any variation** from the Planning Permit and Approved Plans will require prior written consent from the Responsible Authority, this may require you to submit a new application for a planning permit from Planning & Building Services at the City of Port Phillip. An Enforcement Notice will be issued to a building surveyor who fails to comply with the Building Regulations as they relate to Planning consent. Enforcement action under the Planning & Environment Act 1987 may also involve the owner where they have shown disregard for the conditions of this Planning Permit issued under the Port Phillip Planning Scheme.

PLEASE READ AND CONSIDER THE CONDITIONS CAREFULLY.

Yours faithfully

Kathryn Pound
Major Projects & Appeals Advisor

Planning & Building Services *Located at:-*
St Kilda Office
99A Carlisle Street, St Kilda



PLANNING PERMIT

Application Number: **1049/2017**
Planning Scheme: **Port Phillip**
Responsible Authority: **City of Port Phillip**

ADDRESS OF THE LAND:

179 GLADSTONE STREET, SOUTH MELBOURNE VIC 3205

THE PERMIT ALLOWS:

Demolition of existing structures, use and development of a four storey dwelling with rooftop terrace and provision of car parking in excess of the Parking Overlay generally in accordance with the endorsed plans and subject to the following conditions.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Amended Plans Required

Before the use and/ or development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans prepared by All Extension Design Service Revision 1, dated December 2017 and received by Council on 23 April 2018, but modified to show:

- a) The front portion of the roof deck setback from both side boundaries to match the setbacks of the rear portion of the roof deck.
- b) Either a solid wall or screen on the south-western boundary of the third floor deck. Removal of the roof overhanging this portion of the third floor deck may also occur.
- c) Increased ground floor ceiling heights to a minimum of 3 m, with no increase in overall building height.
- d) Higher quality architectural treatment to the blank south west facing side wall forward of the light well. A texture or cladding treatment should be used, not a painted finish.
- e) Details of the front screen including the width, depth and spacing of the vertical members and the framing required to support the screening. The screen must allow some visual permeability into the dwelling.
- f) Details of the landscaping behind the front screen and along the first-floor balcony. Plants selected must allow some visual permeability into the dwelling.
- g) The glass brick material being Poesia Arctic Crystal Natural.
- h) The first floor habitable room windows which face onto the lightwell screened to limit downwards views.
- i) Shading devices to the second and third floor street facing (fully glazed) walls, or the use of a high performance solar control glass.

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26/07/2018

Kathryn Pound

Signature for Responsible Authority

- j) Provision of operable windows to allow cross-ventilation and a minimum of one operable window sash to each habitable room in addition to any glazed door. Window and door format and sash operation must be clearly indicated.
- k) Any changes necessary to meet the requirements of the Sustainable Design Assessment in the corresponding condition(s) below.
- l) The location of essential services, such as power connections, switchboards and other critical services being located at or above the floor level of 2.4 m to AHD.
- m) Any changes necessary to meet the requirements of Melbourne Water in the corresponding conditions below.
- n) Any changes necessary to meet the requirements of the Water Sensitive Urban Design Response in the corresponding condition(s) below.
- o) Any changes necessary to meet the requirements of the Landscape Plan in the corresponding condition below.
- p) Any changes necessary to meet the requirements for Noise Attenuation in the corresponding condition below.

2 No Alterations

The layout of the use and the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority, unless the Port Phillip Planning Scheme exempts the need for a permit.

3 No change to external finishes

All external materials, finishes and colours as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

4 Privacy Screens Must be Installed

Privacy screens as required in accordance with the endorsed plans must be installed prior to occupation of the building and thereafter maintained to the satisfaction of the Responsible Authority.

5 Walls on or facing the boundary

Before the occupation of the development allowed by this permit, all new or extended walls on or facing the boundary of adjoining properties and/or a laneway must be cleaned and finished to a uniform standard to the satisfaction of the Responsible Authority. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed also to the satisfaction of the Responsible Authority. Painted or rendered or bagged walls must be finished to a uniform standard to the satisfaction of the Responsible Authority.

6 No equipment or services

Any plant, equipment or domestic services visible from the primary street frontage (other than a lane) or public park must be located and visually screened to the satisfaction of the Responsible Authority.

7 Landscape Plan

Before the development starts (other than demolition or works to remediate contaminated land), a detailed Landscape Plan must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:

- a) Buildings and vegetation (including botanical names) on neighbouring properties within 3m of the boundary
- b) Significant trees greater than 1.5m in circumference, 1m above ground
- c) All street trees and/or other trees on Council land

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Signature for Responsible Authority	

- d) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
- e) Landscaping and planting within all open space areas of the site, and
- f) Water sensitive urban design.

All species selected must be to the satisfaction of the Responsible Authority.

8 Completion of Landscaping

The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.

9 Landscaping Maintenance

The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

10 Sustainable Design Assessment

Before the development starts (other than demolition or works to remediate contaminated land) a Sustainable Design Assessment that outlines proposed sustainable design initiatives and responds to the issues raised by Council's ESD Advisor (including but not limited to improving the energy rating) must be submitted to, be to the satisfaction of and approved by the Responsible Authority. When approved, the Assessment will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

11 Incorporation of Sustainable Design initiatives

The project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Design Assessment to the satisfaction of the Responsible Authority.

12 Implementation of Sustainable Design Initiatives

Before the occupation of the development approved under this permit, a report from the author of the Sustainable Design Assessment approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures and recommendations specified in the Ecologically Sustainable Design report have been implemented and/or incorporated in accordance with the approved report to the satisfaction of the Responsible Authority.

13 Water Sensitive Urban Design

Before the development starts (other than demolition or works to remediate contaminated land) a Water Sensitive Urban Design Report that outlines proposed water sensitive urban design initiatives and responds to the issues raised by Council's ESD Advisor must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The report must demonstrate how the development meets the water quality performance objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) or as amended.

When approved, the Report will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

14 Maintenance Manual for Water Sensitive Urban Design Initiatives (Stormwater Management)

Before the development starts (other than demolition or works to remediate contaminated land) a Maintenance Manual for Water Sensitive Urban Design Initiatives must be submitted to and approved by the Responsible Authority.

The manual must set out future operational and maintenance arrangements for all WSUD (stormwater management) measures. The program must include, but is not limited to:

- a) Inspection frequency

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Signature for Responsible Authority	

b) Cleanout procedures, and

c) As installed design details/diagrams including a sketch of how the system operates.

The WSUD Maintenance Manual may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Building User's Guide or a Building Maintenance Guide.

15 Contaminated Land

Before the development starts (other than demolition or works to remediate contaminated land), the Responsible Authority must be provided with:

- a) A certificate of Environmental Audit for the land issued in accordance with Section 53Y of the Environment Protection Act 1970; or
- b) A Statement of Environmental Audit for the land issued under Section 53Z of the Environment Protection Act 1970 confirming that the environmental conditions of the land are suitable for the use and development allowed by this permit.

16 Compliance with Statement of Environmental Audit

Where a Statement of Environmental Audit is issued for the land, the buildings and works and the use(s) of the land that are the subject of this permit must comply with all directions and conditions contained within the statement.

Where a Statement of Environmental Audit is issued for the land, before the commencement of the use, and before the issue of a Statement of Compliance under the Subdivision Act 1988, and before the issue of an occupancy permit under the Building Act 1993, a letter prepared by an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 must be submitted to the Responsible Authority to verify that the directions and conditions contained within the statement have been satisfied.

Where a Statement of Environmental Audit is issued for the land, and any condition of that statement requires any maintenance or monitoring of an ongoing nature, the owner(s) must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning & Environment Act 1987, which must be executed before the commencement of the permitted use and before the certification of the Plan of Subdivision under the Subdivision Act 1988. All such expenses related to the Section 173 Agreement including drafting, negotiating, lodging, registering, execution and ending of the Agreement, including those incurred by the Responsible Authority, must be met by the owner(s).

17 Remediation Works Plan

Before any remediation works are undertaken in association with the environmental audit, a 'remediation works plan' must be submitted to and approved by the Responsible Authority. The plan must detail all excavation works as well as any proposed structures such as retaining walls required to facilitate the remediation works. Only those works detailed in the approved remediation works plans are permitted to be carried out before the issue of a Certificate or Statement of Environmental Audit.

18 Vehicle Crossings

Before the occupation of the development allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to the satisfaction of the Responsible Authority. All redundant crossings must be removed and the footpath, naturestrip, kerb and road reinstated as necessary at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

19 Applicant to Pay for Reinstatement

Before the occupation of the development allowed by this permit, the applicant/owner must do the following things to the satisfaction of the Responsible Authority:

- a) Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for the development.
- b) Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.

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Kathryn Pound

Signature for Responsible Authority

- c) Comply with conditions (if any) required by the Council or other relevant Authorities in respect of alterations/reinstatement.

20 Deleted

21. Noise Attenuation for Apartments

External traffic noise intrusion within apartment bedroom and living areas (upon completion; with furnishing within the spaces and with windows and doors closed) and measured in accordance with AS/NZS2107/2000 Acoustics – Recommended Design Sound levels and Reverberation Times for Building Interior shall comply with the following:

- a) Between 10pm and 7am in bedrooms areas must not exceed LAeq, 9hour 40dB(A);
- b) Between 7am and 10pm in living rooms must not exceed LAeq (15hour) 45dB(A).

22. Melbourne Water Condition 1

The finished floor levels of the building must be constructed no lower than 2.4 metres to Australian Height Datum (AHD).

23. Melbourne Water Condition 2

The finished floor levels of the garage must be constructed no lower than 2.1 metres to Australian Height Datum (AHD).

24. Time for Starting and Completion

This permit will expire if one of the following circumstances applies:

- a) The development is not started within two (2) years of the date of this permit.
- b) The development is not completed within two (2) years of the date of commencement of works.
- c) The use is not commenced within two (2) years of the completion of the development.

The Responsible Authority may extend the periods referred to if a request is made in writing:

- before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started; and
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

NOTES

Building Approval Required

This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Building Surveyor.

Building Works to Accord with Planning Permit

The applicant/owner will provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with this planning permit.

Drainage Point and Method of Discharge

The legal point of stormwater discharge for the proposal must be to the satisfaction of the responsible authority. Engineering construction plans for the satisfactory drainage and discharge of stormwater from the site must be submitted to and approved by the Responsible Authority prior to the commencement of any buildings or works.

DATE

CITY OF PORT PHILLIP	
26/07/2018	Kathryn Pound
Signature for Responsible Authority	

Other Approvals May be Required

This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of the City of Port Phillip or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

Days and Hours of Construction Works

Except in the case of an emergency a builder must not carry out building works outside of construction hours:-

- i. Monday to Friday: 7.00am to 6.00pm; or
- ii. Saturdays: 9.00am to 3.00pm.

An Out of Hours permit cannot be obtained for an appointed public holiday under the Public Holidays Act, 1993.

Broadband, Communications and Digital Economy

The development must provide for and meet the requirements of the Australian Government Department of Broadband, Communications and Digital Economy publication Fibre in new developments; policy update updated dated 22 June 2011 (as amended).

Melbourne Water's notes

The applicable 1 % ARI flood level for the property is 1.60 metres to the Australian Height Datum (AHD).

If further information is required in relation to Melbourne Water's conditions shown above, please contact the Customer and Planning Services team on 9679 7517 quoting Melbourne Water's Reference MWA-1025160

This permit was amended pursuant to s 71 of the Planning and Environment Act 1987 on 30 August 2018 to delete condition 20.

DATE**CITY OF PORT PHILLIP****26/07/2018****Kathryn Pound****Signature for Responsible Authority**

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- * from the date specified in the permit, or
- * if no date is specified, from
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if: -
 - * the development or any stage of it does not start within the time specified in the permit, or
 - * the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act, 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - * the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five (5) years of the certification of the plan of subdivision or consolidation under the Subdivision Act, 1988.
2. A permit for the use of land expires if: -
 - * the use does not start within the time specified in the permit, or if no time is specified, within two (2) years after the issue of the permit, or
 - * the use is discontinued for a period of two (2) years
3. A permit for the development and use of land expires if: -
 - * the development or any stage of it does not start within the time in the permit; or
 - * the development or any stage of it is not completed within the time specified in the permit or if no time is specified, within two (2) years after the issue of the permit; or
 - * the use does not start within the time specified in the permit, or if not time is specified, within two (2) years after the completion of the development or
 - * the use is discontinued for a period of two (2) years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the Planning and Environment Act, 1987 or to any combination of use, development or any of those circumstances requires the certification of a plan under the Subdivision Act, 1988 unless the permit contains a difference provision -
 - * the use or development of any stage is to be taken to have started when the plan is certified; and
 - * the permit expires if the plan is not certified within two (2) years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS? – ADVICE FOR APPLICANTS

- * The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal (VCAT), in which case no right of appeal exists.
- * An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- * An appeal is lodged with the Victorian Civil and Administrative Tribunal (VCAT).
- * An appeal must be made on an Application for Review – Permit Applicant form which can be obtained from the VCAT website, <https://www.vcat.vic.gov.au/resources/document/permit-applicantspermit-holder-application-review-form>
- * An appeal must state the grounds upon which it is based.
- * An appeal must also be served on the Responsible Authority.
- * Details about appeals and the fees payable can be obtained from the VCAT website www.vcat.vic.gov.au or by telephoning VCAT on (03) 9628 9777.



PLANNING COMPLIANCE

Common planning compliance issues when developing land

Fact sheet

Planning and building permit compliance

Building permit plans must match planning permit plans for development. While building permit plans will have more technical and structural detail than planning permit plans, they must be consistent with the endorsed planning permit plans.

Council will enforce compliance with the endorsed planning permit plans, even in cases where an error in the building permit plans causes an inconsistency.

Expired planning permits

You must pay careful attention to any conditions relating to the expiration of your planning permit. Once the permit expires you may no longer be able to lawfully commence or continue any building and works allowed by the permit.

You can apply to extend your planning permit by contacting Council's Planning Department. This must be done while the permit is still valid; within six months of the permit's expiry date if the development has not commenced or within 12 months of the permit's expiry date to complete the development.

Additional reports and documents

Most planning permits require you to submit additional documentation to Council prior to commencing the development allowed by the permit. These documents must be endorsed by Council by the times specified.

Typical examples of documents still required after the issue of a planning permit include revised plans, demolition method statements, arborist reports, sustainable design statements and acoustic reports.

Please pay careful attention to the conditions of your permit, as failure to comply with the requirements of these conditions can result in enforcement action being taken with no notice to you.

Demolition within Heritage Overlay sites

Heritage Overlays are used to protect sites that have heritage significance, and are contained within Council's planning schemes.

Much of the municipality is covered by a Heritage Overlay, and as such, many planning permits deal with partial demolition of protected heritage buildings.

It is essential that you take particular care not to exceed the extent of any demolition that has been allowed by the planning permit. You should ensure that you are familiar with the Demolition Method Statement and the plans indicating the extent of demolition permitted.

Council takes illegal demolition very seriously and offenders may be referred to the Magistrates Court for prosecution.

Landscaping

Landscaping must be completed in accordance with the permit, usually before or within a set period of time after the occupation of the building.



PLANNING COMPLIANCE

Tree protection

Some planning permits require you to take special measures to protect trees located on your land or on neighbouring properties.

If your planning permit includes conditions regarding tree protection, you must ensure you comply with these conditions. This often means, installing protective fencing around trees and maintaining the fence during construction.

You may also be required to employ the services of a qualified arborist to supervise areas of construction near protected trees.

Building heights and setbacks

Floor levels and parapets must comply with the approved heights indicated on the endorsed plans. Over-height buildings are considered a serious breach and can be very expensive to rectify.

Any changes to the height of a building must be approved prior to carrying out any building works, even if these changes are required for technical reasons.

Screening – windows and decks

All privacy screening must be installed as approved prior to occupation of the building. Screening must comply with the conditions outlined in the approved permit and plans including materials, heights and design.

Generally, windows that require screening must not be able to be opened below a height of 1.7metres above floor level.

Screening materials must not be altered from those approved without first gaining further planning approval for the alternative screening proposal.

Domestic services

In heritage areas, domestic services including air conditioners, solar panels, heaters and hot water services require planning approval if visible from a street (front or side) or public park. A condition on the planning permit may also restrict domestic services except with further Council consent. Consideration should be given to any noise issues that may result for neighbours from the placing and operation of these types of units.

Any domestic services you intend to install must be shown on the endorsed plans forming part of your planning permit, including any proposed screening, prior to the unit's installation.

Finishes on boundary walls

Finishes must be completed to an acceptable standard in accordance with the conditions of the planning permit, prior to occupation.

Brick boundary walls must have any excess mortar removed and the brick face cleaned with joints tooled to a consistent finish, prior to occupation of the building.

For more information contact

Planning Compliance, St Kilda Town Hall
99A Carlisle St, St Kilda, 3182

Ph: (03) 9209 6293

Email: planningcompliance@portphillip.vic.gov.au

