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.

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

Preliminary Risk Screen Assessment

1936 Healesville-Koo Wee Rup Road, Yellingbo, Victoria, 3139

Prepared for:

Department of Treasury and Finance

Level 5, 1 Treasury Place
Melbourne Vic 3002

23 May 2022

Preliminary Risk Screen Assessment

1936 Healesville-Koo Wee Rup Road, Yellingbo, Victoria, 3139

Report No.: 31104.02

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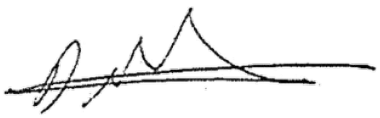

Dr Darren Bennetts
Environmental Auditor
Appointed pursuant to the Environment Protection Act 2017

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List of Abbreviations

Table 1 List of Abbreviations

Abbreviation	Definition
ACM	Asbestos Containing Material
AFFF	Aqueous Film Forming Foam
AGST	Above Ground Storage Tank
AHD	Australian Height Datum
AS	Australian Standard
ASC	Assessment of Site Contamination
CoPC	Contaminant of Potential Concern
CSM	Conceptual Site Model
DELWP	Department of Environment, Land, Water and Planning
DSI	Detailed Site Investigation
EPA	Environment Protection Authority (Victoria)
MAH	Monocyclic Aromatic Hydrocarbon
mg/kg	Milligrams per kilograms
mg/L	Milligrams per Litre
NEPC	National Environment Protection Council
NEPM (ASC)	National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended from time to time
PAH	Polycyclic Aromatic Hydrocarbon
QA	Quality Assurance
QC	Quality Control
TDS	Total Dissolved Solids
TPH	Total Petroleum Hydrocarbon
TRH	Total Recoverable Hydrocarbon
VOC	Volatile Organic Compound

Executive Summary

This Preliminary Risk Screen Assessment (PRSA) report and accompanying PRSA Statement were prepared by Dr Darren Bennetts of BlueSphere Environmental Pty Ltd (BlueSphere), an Environmental Auditor appointed pursuant to the *Environment Protection Act 2017* (the Act). A PRSA was requested by Mai Pham of the Department of Treasury and Finance (DTF) for land located at 1936 Healesville Koo Wee Rup Road, Yellingbo, Victoria (herein referred to as 'the Site').

The PRSA was conducted in accordance with Division 2 of Part 8.3 of the Act and in a manner consistent with relevant guidelines issued by the Environment Protection Authority (EPA), in particular, EPA Publication 2021, *Guideline for Conducting Preliminary Risk Screen Assessments*, February 2022.

Information relating to the Site and PRSA is provided in **Table 2** and **Table 3** below.

Table 2 Summary of PRSA Information

Aspect	Description
Auditor	Dr Darren Bennetts
Auditor Account Number	101214
Name of person requesting PRSA	Mai Pham
Relationship of person requesting PRSA to site	Environmental Project Manager, Department of Treasury and Finance (DTF). DTF is assisting with potential divestment of the Site on behalf of the Site owner.
Name of Site owner	Minister Administering the Education and Training Reform Act 2006 (Schools)
Date of auditor engagement	1 March 2022
Completion date of the PRSA	23 May 2022
Reason for the PRSA	Voluntary
Elements of the environment assessed	• Land • Water (groundwater and surface water)
Planning permit number or requirement detail if applicable	-
EPA Region	Northern Metro
Municipality	Yarra Ranges Council
Dominant – Lot on plan	Crown Allotment 5, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 340.
Additional – Lot on plan(s)	Lot 1 TP513879C, Volume 02382, Folio 389. Crown Allotment 1, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 341.
Site / Premise name	Former Yellingbo Primary School

Aspect	Description
Building / complex sub-unit No.	-
Street / Lot – Lower No.	1936
Street / Lot – Upper No.	-
Street Name	Healesville Koo Wee Rup
Street type (road, court, etc.)	Road
Street suffix (North, South, etc.)	-
Suburb	Yellingbo
Postcode	3139
Site area (in square metres)	9,184
Plan of site/ premises/ location showing the PRSA site boundary attached	Yes Refer to **Figure F2**
Members and categories of support team utilised (categories described are in accordance with EPA Publication 865.12)	None
Further work or requirements	An Environmental Audit Pursuant to Division 3 of Part 8.3 of the *Environment Protection Act 2017* is required.
Nature and extent of continuing risk of harm	No unacceptable risk of harm identified, however, there is the potential for contaminated land to be present which requires further assessment through an appropriately scoped environmental audit for use of the Site for a *Sensitive use – other (lower density)* (i.e. standard residential).
Outcome of the PRSA report	An environmental audit is required

Table 3 Physical Site Information

Aspect	Description
Historical land use	Primary school
Current land use	Unoccupied
Proposed land use	*Sensitive use – other (lower density)* (i.e. standard residential)
Current land use zoning	Green Wedge Zone (GWZ4) and Public Use Zone – Education (PUZ2)
Proposed land use zoning	To be determined
Surrounding land use (north)	Residential
Surrounding land use (south)	A Telstra exchange building is located immediately south of the Site with the Yellingbo General Store just beyond.

Aspect	Description
Surrounding land use (east)	A community hall, tennis courts, residential properties and the Yellingbo CFA are located to the east of the Site.
Surrounding land use (west)	Dense vegetation and the Woori Yallock Creek is located to the west of the Site.
Has the EPA been notified about the site under Section 40 of the *Environment Protection Act 2017*?	No
Nearest surface water receptor – name	Woori Yallock Creek
Nearest surface water receptor – direction	90 m west of the Site
Site aquifer formation	Early Devonian sandstone, siltstone, conglomerate of the Woori Yallock Formation
Groundwater segment	Segment A2

Whilst this Executive Summary has endeavoured to accurately summarise the key points of the PRSA report, the latter shall take precedence and the Executive Summary must be read in conjunction with the full PRSA report (BlueSphere Environmental Pty Ltd, *Preliminary Risk Screen Assessment, 1936 Healesville Koo Wee Rup Road, Yellingbo, Victoria, 3139*, Report No. 31104.02, 23 May 2022) and the accompanying PRSA Statement.

1 Introduction

Dr Darren Bennetts of BlueSphere Environmental Pty Ltd (BlueSphere), an Environmental Auditor appointed pursuant to the *Environment Protection Act 2017* (the Act), was requested by Mai Pham of the Department of Treasury and Finance (DTF) to undertake a Preliminary Risk Screen Assessment (PRSA) of the land located at 1936 Healesville-Koo Wee Rup Road, Yellingbo, Victoria (herein referred to as 'the Site'). The Site location is provided on **Figure F1** attached.

It is understood that DTF has been tasked with investigating the contamination status of the Site as it has been identified for potential rezoning to support future divestment of the Site. DTF's intent is to ensure that the Site could be utilised, if desired by a purchaser, for a standard residential land use.

A Preliminary Site Investigation (PSI) was completed by environmental consultants WSP Australia Pty Ltd (WSP) to assess the environmental contamination status of the land. The WSP PSI reported that the Site has a potential for contamination and therefore recommended that a PRSA be undertaken at the Site by an EPA Victoria appointed Environmental Auditor to evaluate if an environmental audit is required to support the proposed rezoning of the Site.

2 PRSA Methodology and Scope

2.1 Regulatory Framework

A PRSA is a defined function of an environmental auditor[1] under section 190 of the Act. Under section 204(2) of the Act, the purpose of a PRSA is:

a) To assess the likelihood of the presence of contaminated land; and

b) To determine if an environmental audit[2] is required; and

c) if an environmental audit is required, to recommend a scope for the environmental audit.

The outcomes of the PRSA need to be provided in the form of a PRSA report and an accompanying PRSA Statement. Information to be included in a PRSA report and statement is set out sections 207 and 206 of the Act respectively.

PRSAs are recognised within the Victorian planning framework. It is an assessment option for compliance under Ministerial Direction No. 1 – Potentially Contaminated Land and the Environmental Audit Overlay[3] and is a recommended process provided in Planning Practice Note 30, Potentially Contaminated Land (DELWP, 2021).

EPA has issued the following guideline to conduct PRSAs:

- "*Guidelines for conducting preliminary risk screen assessments"*, Publication 2021 February 2022.

These guidelines expand upon the requirements set out in the Act and EPA's expectations regarding the conduct and outcomes of PRSAs. According to these guidelines:

- A PRSA is a screening assessment that reviews information regarding the past use and activities undertaken at a site to consider the likelihood of the presence of contaminated land.
- It is a requirement under section 190(2) of the Act that an environmental auditor have regard to this guideline and any other guidelines issued by the Authority under section 203 of the Act, any relevant Environment Reference Standard (ERS), any relevant compliance code, and any prescribed matter when carrying out any function of an environmental auditor under the Act or any other legislation.
- A PRSA is expected to follow an assessment process consistent with that of the PSI outlined in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended from time to time (NEPM (ASC)).
- A PRSA can only be conducted by an EPA appointed environmental auditor who is appointed in the category of contaminated land. However, the gathering of information to be reviewed in the PRSA can be undertaken by a suitability qualified environmental consultant in the form of a PSI or undertaken directly by the environmental auditor.

2.2 Approach

To conduct this PRSA in accordance with the Act and these guidelines, the Auditor:

- Specified the Scope[4] of the PRSA, which is described in **Section 2.6**.
- Reviewed and evaluated relevant Site assessment reports (identified in **Section 3**) made available in relation to the Site, including a Site history review.
- Visited the Site to inspect actual Site conditions. This visit is described in in **Section 4.**
- Developed an initial Conceptual Site Model (CSM) for the Site, which is provided in **Section 5**.

[1] Appointed under Division 1 of Part 8.3 of the Act
[2] As defined in Division 3 of Part 8.3 of the Act
[3] As per clause 45.03 within the Victorian Planning Provision
[4] In accordance with section 206(1)(a) of the Act and as outlined in section 3.1 in EPA Publication *2021*.

- Liaised with the client as required.
- Assessed the likelihood of the presence of contaminated land, the findings of which are summarised in **Section 3.1.7**.
- Prepared this PRSA report and PRSA Statement (**Appendix A**) and concluded as to whether an environmental audit is required.
- Developed the scope of the environmental audit, which is provided in Section **7.3** and the PRSA Statement (**Appendix A**).

2.3 Information Sources

The primary sources of information used by the Auditor to form his opinions for this PRSA were as follows:

- DTF, *S4705-C01 Yellingbo Primary School Special Data Report* (undated).
- Ultum, *Building & Facilities Condition Audit*, 25 May 2018.
- WSP 2021, *Preliminary Site Investigation, Former Yellingbo Primary School, Yellingbo, Victoria*, prepared by WSP for DTF, September 2021.

A copy of all reports is provided in **Appendix B** of this PRSA.

2.4 Consultation with Expert Support Team Members

The Auditor did not need to consult any members of his nominated specialist team (in accordance with EPA Publication 865.12) in conducting this PRSA. Support and assistance in conducting this PRSA was provided by Brigette Small (Project Environmental Scientist).

2.5 Site Inspections

The Auditor inspected the Site on the following dates over the course of the PRSA (**Table 4**):

Table 4 Summary of Site Inspections

Date	Personnel	Activities
18 March 2022	Darren Bennetts Brigette Small	General inspection of Site and surrounding land

2.6 Scope

The scope[5] of the PRSA is described in **Table 5**:

Table 5 PRSA Scope

Scope Component	Description
The site in respect of which the assessment was conducted	• Municipality: Yarra Ranges Council • Site address: 1936 Healesville-Koo Wee Rup Road, Yellingbo, Victoria • Standard parcel identifiers: – Lot 1 TP513879C, Volume 02382, Folio 389; – Crown Allotment 1, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 341; and – Crown Allotment 5, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 340.

[5] In accordance with section 206(1)(a) of the Act

Scope Component	Description
	A copy of the Certificates of Title and Title Plans are Presented in Appendix B of WSP's PSI Report (Provided in **Appendix B** of this report). • Site area (m^2): 9,184 • Site zoning: Green Wedge Zone (GWZ4) and Public Use Zone – Education (PUZ2)
The use or proposed use for which the site is being assessed	Sensitive use - other (lower density)
The elements of the environment assessed	• Land • Water (groundwater and surface water)
The standards considered in the assessment	• Environment Reference Standard (Victoria Government Gazette No. S 245, 26 May 2021) • National Environment Protection (Assessment of Site Contamination) Measure (NEPM (ASC)) 1999 (as amended in 2013)
Any assumptions made by the environmental auditor during the assessment	None
Any limitations in the environmental auditor's assessment	None
Any exclusions from the assessment and the rationale for these exclusions	None

2.7 Environmental Values

The Environment Reference Standard 2021 (ERS) identifies applicable environmental values for elements of the environment. Environmental values for the elements of the environment assessed as part of this PRSA, i.e., land and water (inclusive of surface water and groundwater), are identified in the following sections.

2.7.1 Land

The applicable environmental values for the element of the environment of land, as described in the ERS, are as follows:

- Land dependent ecosystems and species (natural, modified and highly modified)
- Human health
- Buildings and structures
- Aesthetics
- Production of food, flora and fibre.

2.7.2 Water – Surface Water

The applicable environmental values for the element of the environment of Water – Surface Water, as described for the 'Central Foothills and Coastal Plains segment' in the ERS (i.e., the applicable segment for this Site), are as follows:

- Water dependent ecosystems and species that are slightly to moderately modified;

- Agriculture and Irrigation
- Human consumption of aquatic foods
- Industrial and commercial
- Water-based recreation (primary contact)
- Water-based recreation (secondary contact)
- Water-based recreation (aesthetic enjoyment)
- Traditional Owner cultural values.

2.7.3 Water – Groundwater

The applicable environmental values for the element of the environment of Water – Groundwater, as described in the ERS for 'Segment A2' (i.e., the applicable segment for this Site, as identified in **Section 3.1.3**), are as follows:

- Water dependent ecosystems and species
- Potable water supply (desirable)
- Potable mineral water supply
- Agriculture and irrigation (irrigation)
- Agriculture and irrigation (stock watering)
- Industrial and commercial use
- Water-based recreation (primary contact recreation)
- Traditional Owner cultural values
- Buildings and structures
- Geothermal properties.

3 Assessment Works Completed

Assessment activities were completed by assessment consultants WSP, which are documented in the following report:

- WSP 2021, *Preliminary Site Investigation, Former Yellingbo Primary School, Yellingbo, Victoria*, prepared by WSP for DTF, September 2021 (herein referred to as the WSP PSI Report).

The quality and completeness of information documented in this report was assessed by the Auditor and found to be acceptable for the purposes of this PRSA. Specifically, the Site history review involved an appraisal of relevant available information to assist in identifying the potential nature and extent of contamination due to historical land uses and activities.

Some data gaps were identified by the Auditor's review, which are discussed in **Section 6.2**.

The WSP PSI Report did not include a CSM. The Auditor's initial CSM is provided in **Section 5**.

A summary of the WSP PSI Report and its findings are provided in the following sections.

3.1 Preliminary Site Investigation

The approach and methodology documented in the WSP PSI Report were completed in general accordance with Schedule B2 of the NEPM (ASC), which comprised elements typically required for building an CSM[6]. It included:

- A desktop study, including a review of regional and local geological conditions, and historical land use
- A Site inspection (completed on 10 August 2021)
- A ground penetrating radar (GPR) survey
- Hazardous buildings material survey.

Relevant findings documented within the WSP PSI Report are summarised in the following sections.

3.1.1 Topography

Regionally the Site is situated on the side of a valley between two ranges. The Site lies at an elevation of approximately 114 m AHD on the eastern boundary and approximately 107 m AHD on the western boundary of the Site. In the northern portion of the Site the topography slopes toward to the north-west, whereas in the central and southern portions of the Site the Site slopes toward to the west.

The Site appears to have been relevelled, forming an upper terrace in the eastern portion of the Site and a lower terrace in the western portion of the Site.

3.1.2 Surface Water Bodies

The nearest surface water body is Woori Yallock Creek, approximately 90 m west of the Site at its nearest point. Yellingbo Lake is located approximately 1.2 km south-west of the Site.

3.1.3 Regional Geology and Hydrogeology

The Site is expected to have a layer of fill material and/or re-worked natural soil, which WSP report is expected to be underlain by Early Devonian sandstone, siltstone, conglomerate of the Woori Yallock Formation. Quaternary aged alluvium is expected to follow the Woori Yallock Creek to the west of the Site. WSP's review of the Australian Soil Resource Information System (ASRIS) website indicated that the site area has a low probability of occurrence of Acid Sulfate Soils.

WSP state in its PSI Report that "*A search of the Visualising Victoria's Groundwater (VVG) geospatial database (accessed August 2021) indicated that the regional groundwater total dissolved solids (TDS) concentrations are likely to range between 1,000 mg/L and 3,500 mg/L and that on-site approximate depth to water table at the site is likely range between 5 m to 20 m*." Based on the lowest TDS, this would place the groundwater in Segment A2 in accordance with the ERS. Groundwater is expected to flow in a westerly direction, consistent with the local topography.

[6] Also defined in Schedule B2 of the NEPM (ASC)

3.1.4 Historical Activities

The Site has historically been used as the Yellingbo Primary School between the years of c.1950 to 2017. Prior to that the land was forested and unoccupied. Since 2017 the Site has been unused with the former school building remaining at the Site.

WSP reviewed historical aerial photographs from 1944 to 2020 in its PSI report (**Appendix B**). It noted that the Site was heavily vegetated in the 1944 aerial with the eastern portion of Site having been cleared by 1962 with what appears to be the buildings consistent with original primary school buildings. The western portion of the Site appears to have been cleared of vegetation by 1968. Various phases of building expansion are evident in aerial photographs from 1975, 1991, 2007 and 2015. A portion of the main school building, to the west of the portables, was removed by 2020. An above ground liquefied petroleum gas (LPG) tank was first visible in the 1991 aerial photograph.

WSP report that the area was subject to a bushfire in 1939, however, aqueous film forming foams (AFFF) are not expected to have been used at that time.

3.1.5 Site Features

The Site was inspected by WSP on 10 August 2021. Site photographs obtained by WSP are provided in Section 2 of the WSP PSI Report and a site plan showing the location of the key Site features is provided in Figure 2 of the WSP PSI Report. WSP made the following key observations:

- The principal school buildings are located in the eastern portion of the Site, adjacent to Koo Wee Rup Road. Play and shelter structures are located in the western portion of the Site.
- A steel storage shed is located in the central portion of the Site.
- The balance of the Site comprised paved surfaces and grass/ garden beds.
- A small compost stockpile of soil, wood logs and grass cuttings was observed within the central portion of the site. No anthropogenic materials were observed by WSP within the stockpile.
- No potential asbestos containing material (ACM), odours or other anomalous materials (such as bagged waste) were observed on the ground surface at the time of WSP's inspection.
- WSP also state that *"No obvious signs (i.e. vent pipes, tank covers) to indicate the presence of underground storage tanks were identified during the site inspection. However, it is noted that a small rectangular cut-out area (<4 m^3) within the asphalt surface adjacent to the kitchen area of the main school building was observed.*"
- An aboveground storage tank (AGST) used for storage of LPG was observed in the southern portion of the Site within a fenced compound.

3.1.6 Current and Surrounding Land Use

A review of the surrounding land uses was conducted, and a summary is provided below in **Table 4** and shown on **Figure F2**.

Table 6 Summary of Site Details and Features

Summary of Site Details and Features		
Current Site Use		The Site is currently vacant with former school buildings remaining at the Site.
Adjacent Land	North	A residential property is located immediately to the north of the Site. Vacant bush / crop land and additional residential properties are located further beyond to the north.
	East	A community hall, tennis courts, residential properties and the Yellingbo CFA are located to the east of the Site. The Yellingbo General Store is also located to the east of a portion of the Site. The Yellingbo CFA is located approximately 80 m to the east and is noted by WSP to have included a training yard. The CFA buildings were noted to have been constructed c.1968. Vacant land and additional residential properties are located further beyond.

Summary of Site Details and Features		
	South	A Telstra exchange building is located immediately south of the Site with the Yellingbo General Store just beyond. WSP report that the Yellingbo General Store historically including fuel storage; a 2009 map (provided in Appendix A of the WSP PSI Report) shows the fuel bowser logo at the General Store. Three disused underground petroleum storage systems (UPSSs), including three bowser stands, three vent pipes and fill points were observed by WSP and also by the Auditor during his Site inspection (**Section 4**). Vacant land with residential properties is located further beyond to the south.
	West	Dense vegetation and the Woori Yallock Creek is located to the west of the Site. Vacant land and residential properties are located further to the west.

3.1.7 Ground Penetrating Radar Survey

A GPR survey was conducted on 3 September 2021 to identify potential underground facilities. The survey was conducted in the vicinity of the buildings at a spacing of approximately 1 m, including an area where the asphalt surface had been replaced with concrete patch to the north of the main school building. No underground storage tanks (USTs) or septic tanks were noted during the GPR survey, although evidence of filling was reported to have been noted at the location of the asphalt cut out during the scan.

3.1.8 Hazardous Building Material Survey

WSP conducted a Division 5 Hazardous Materials Survey at the Site on 10 August 2021. The survey identified asbestos, lead-based paint, synthetic mineral fibre and polychlorinated biphenyls being present at the Site within the building fabric. These were reported to be in sound condition.

3.1.9 Summary of Key Findings and Conclusions

The following key findings were made from the PSI:

- WSP noted that the Site has likely been operating as a school since the 1950s which closed in 2017. Prior to being developed as a school, the Site was vacant and heavily vegetated.
- An AGST used for LPG storage was noted to be present in the southern portion of the Site by WSP. The LPG AGST appears to have been installed by 1991.
- WSP noted that it is unknown if a UST is currently or has historically been located at the Site. No evidence of an UST was observed at the Site, however, a rectangular cut out was observed in the asphalt at one location which may be related to a former tank removal. No USTs or septic tanks were noted during the GPR survey.
- WSP noted that additional information regarding the UST was sought by WSP and DTF from the Department of Education and Training (DET) which WSP considered inconclusive. The area with the LPG AGST was first identified in the 1991 aerial, which is assumed to be the likely source of heating for the Site since that time; the source of heating prior to 1991 was not resolved.
- WSP noted that regional groundwater is likely to flow in a westerly to north-westerly direction towards Woori Yallock Creek and Yellingbo Lake.
- The General Store to the south and east of the Site was estimated to be constructed between 1962 and 1968 with former bowsers being observed at the property. The property was marked on the 2009 map as being a fuel stop.
- Three potential fill points and a bowser stands were observed by WSP at the General Store to the south and east of the Site. It was inferred by WSP that three current or former USTs may be located approximately 20 m south of the Site boundary. An interview with the General Store operator did not confirm the current status of the fuel tanks. The Auditor notes based on his inspection that the USTs, if still present, are disused.
- WSP notes that the CFA property to the east of the Site constructed c.1978 with what appears to be a training area located at the property. The potential for AFFF containing per- and poly-

fluoroalkyl substances (PFAS) to have been used at the CFA was identified. The CFA property was noted to be upgradient of the Site.

- A bushfire was noted to have occurred at the Site in 1939 which WSP noted pre-dates the commencement of PFAS being used in Australia.

WSP concluded that there was the potential for environmental contamination to exist at the Site due to the possible historic presence of a UST at the Site, off-Site storage and use of fuel at the General Store located to the south and east of the Site, and the CFA property to the east of the Site where there was the potential for AFFF containing PFAS to have been used. Based on the Auditor's review of the PRSA, Site inspection (refer to **Section 4**) and initial CSM (Refer to **Section 6**), it is considered that WSP's conclusions are sound.

3.2 Supplementary Information

DTF provided the following supplementary information for the PRSA. A summary of this supplementary documentation is provided in **Table 7** and copies of the reports are provided in **Appendix B**.

Table 7 Review of Supplementary Information

Item	Details
DTF, S4705-C01 Yellingbo Primary School Special Data Report (undated)	
Key Findings	• The report provides details regarding the presence of heaters, air conditioners, mezzanines, oil tanks and glass. The report states that *"1 Underground Oil Tank details recorded. Location not marked on plan."*
DTF, Site Plan (undated)	
Key Findings	• The site plan shows site features. • A 'ext tank' is located to the west of the general store, coincidental with the LPG AGST. A UST is not shown.
Ultum, Building & Facilities Condition Audit, 25 May 2018.	
Key Findings	• A buildings and facilities conditions audit was undertaken by Ultum Pty Ltd (Ultum) for Department of Education and Training. • The objective was to "*highlight OH&S concerns while establishing the sites overall safety and understanding the facilities capacity for future operations."* • Various repair actions were highlighted by Ultum to make the Site suitable for tenancy. These items generally included building structural maintenance and repairs.

4 Site Inspection

A Site inspection was completed on 18 March 2022 by the Auditor, Dr Darren Bennetts and assistant, Brigette Small. Observations made during the inspection are provided in **Table 8** below. Observed Site features are presented on **Figure F2** and photographs are provided in **Appendix C**.

Table 8 Site Inspection Observations

Feature	Observation
Current Site Use	The Site is currently vacant with former school buildings present.
General Site Features	There are two main buildings located at the Site near Healesville Koo Wee Rup Road. The main buildings consist of portable buildings which have been installed at the Site with additional permanent structures including patio areas and stairs. All building windows and doors have been bolted shut and covered to prevent access into the buildings. In addition, a small outdoor metal building is located to the west of the main building with no access. The western portion of the Site predominantly comprises grass and garden areas. It is assumed that there may have formally been some play equipment and vegetable gardens in this area. A large asphalt area is located in the south western corner of the Site which is a former sports court area. A LPG AGST was observed to the east of the sports courts, and is shown on **Figure F2**.
Topography	The eastern portion of the Site with the former school buildings is elevated compared to the open grassed areas in the west. There is approximately a 1.5 m – 2 m height difference with a slope and stairs between the east and west. A steep slope is located to the west of the Site which slopes down towards Woori Yallock Creek. The general area slopes from east to west along with a slight northern direction.
Surface Water and Drainage	There are no formalised water bodies located at the Site and no areas of water pooling were observed at the Site during the time of inspection.
Vegetation	Vegetation and grassed areas at the Site were observed to be in good health and condition during the time of inspection.
Above / Underground Storage Tanks or other facilities	There are water, sewer, electrical and communication services still present at the Site which are connected to the buildings. A LPG AGST was observed to the east of the sports courts, and is shown on **Figure F2**. No evidence of former infrastructure associated with a UST including vent pipes, fill points and service lines were observed at the Site. However, there is a cut out in the concrete which is rectangular in shape located to the north of the main school building. This has been noted in the WSP PSI Report as being a potential location for a former UST.
Chemical Storage	There was no evidence of chemical storage at the Site during the time of inspection.
Waste Stockpiles	There were some small garden / green waste stockpiles located at the Site during the time of the inspection. These green waste stockpiles were small in size, approximately 1 -3 m^3 and were located in the lower western portion of the Site. The material appears to have been sourced from the Site and generally comprised of leaves and sticks.

Feature	Observation
Evidence of Contamination (E.g. staining, odour, affected plants)	There was no evidence of staining or odours observed at the Site during the time of the inspection.

5 Auditor's Soil Sampling Program

At the project onset a preliminary soil sampling program was proposed to be undertaken. However, upon review of the previous assessment works undertaken at the Site (as described in **Section 3**), it was established that the Site was likely to be contaminated (including both soil and groundwater contamination). In such instances, it is not appropriate for an auditor to undertake his or her own sampling. In accordance with EPA Publication 2021, soil sampling should only undertaken *"to assist the environmental auditor to confirm their view that the site is unlikely to be contaminated"*. Sampling was therefore not undertaken by the Auditor.

6 Initial Conceptual Site Model

A conceptual site model (CSM) serves to describe how chemicals/contaminants (if present) may migrate in the environment from a point or area of release to potential receptors. It can then be used as a basis for the assessment of risks posed by exposure to these chemicals/contaminants.

An initial CSM has been formulated based on the PSI information provided and is summarised in the following sections.

6.1 Potential Contaminant Sources, Exposure Pathways and Receptors

The potential sources of contamination and potential contaminants of concern at the Site are provided in **Table 9**.

Table 9 Potential Contamination Sources, Pathways, Receptors and Contaminants of Concern

Source				Pathway	Receptor
Potential Sources	**Mechanisms of Contamination**	**Potentially Affected Media**	**CoPC[1]**		
On-Site Sources					
Imported Fill	Distributed in areas where fill has been spread across the Site. Downward migration of leachable contaminants	Soil Groundwater (where significantly leachable contamination is identified)	A broad range of organic and inorganic contaminants depending on source, but often comprising metals/metalloids, PAHs, TRHs and asbestos.	Soil: direct contact, dust, ingestion Groundwater: extraction for environmental values or in down-gradient ecosystems	• Current or future maintenance and construction workers. • Current or future workers at the Site. • Child and adult residents/visitors associated with any future residential development. • Plants and animals associated with areas of open, accessible soil. • Off-site sediment transport to surrounding ecosystems. • Off-Site dust transport to human and ecological receptors. • Extractive environmental values of groundwater. • Down-gradient aquatic ecosystems (e.g. Woori Yallock Creek).
Demolition/ Maintenance of Site Buildings containing hazardous building materials	Mobilisation during historical construction, demolition, and/or renovation activities, or through deterioration of the buildings over time, causing contamination of the near surface soil.	Soil	Metals/metalloids and asbestos	Soil: direct contact, dust, ingestion	
Potential former USTs	Downward migration of contaminants through the soil profile and migration beneath the site in the groundwater by advection and diffusion.	Soil impacted by leaks and spills Groundwater should impacts have migrated to the watertable Soil vapour (if volatile groundwater impacts are present)	Metals, TRHs, MAHs, PAHs, VOCs	Soil (dust, dermal contact, ingestion) Vapour inhalation Groundwater: extraction for environmental values or in down-gradient ecosystems	
Potential Septic Tanks	Migration beneath the Site in the groundwater by advection and diffusion.	Groundwater	Metals, nutrients including nitrates and phosphates, bacteria	Soil: direct contact, dust, ingestion Groundwater: extraction for	

Source				Pathway	Receptor
				environmental values or in down-gradient ecosystems	
Off-Site Sources					
Disused USTs associated with General Store	Downward migration of contaminants through the soil profile and migration beneath the Site in the groundwater by advection and diffusion.	Groundwater Soil vapour (if volatile groundwater impacts are present)	Metals, TRHs, MAHs, PAHs, VOCs	Vapour inhalation Groundwater: extraction for environmental values or in down-gradient ecosystems	• Current or future maintenance and construction workers. • Current or future workers at the Site. • Child and adult residents/visitors associated with any future residential development. • Plants and animals associated with areas of open, accessible soil. • Off-site sediment transport to ecosystems. • Off-Site dust transport to human and ecological receptors. • Extractive environmental values of groundwater. • Down-gradient aquatic ecosystems (e.g. Woori Yallock Creek).
CFA training yard	Downward migration of contaminants through the soil profile and migration beneath the Site in the groundwater by advection and diffusion.	Groundwater	PFAS, TRHs, MAHs, VOCs	Groundwater: extraction for environmental values or in down-gradient ecosystems	
Former Land Use (farming / agriculture)	Downward migration of contaminants through the soil profile and migration beneath the Site in the groundwater by advection and diffusion.	Soil Groundwater	Nutrients, herbicides, pesticides	Soil (dust, dermal contact, ingestion) Groundwater: extraction for environmental values or in down-gradient ecosystems	

Notes: 1. CoPC – Contaminant of potential concern.
PAHs: polycyclic aromatic hydrocarbons, TRHs: total recoverable hydrocarbons, ACM: asbestos containing material, MAHs: monocyclic aromatic hydrocarbons, VOCs: Volatile Organic Compounds

6.2 Identified Data Gaps

Based on a review of the previous investigations, supplementary Site history information and the Site inspection, the following CSM data gaps were considered to exist:

- The presence or absence of a current or historical UST at the Site has not been confirmed, nor has the source of heating at the Site prior to 1991 been resolved. There is historical evidence to suggest a UST used for heating oil was located at the Site, however, a GPR survey did not confirm the presence of a UST. It remains possible that an UST was formerly present but was removed following the installation of a LPG AGST at the Site in 1991.
- The presence or absence of a current or historical septic tank (with associated effluent field) at the Site has not been confirmed.
- There is evidence to suggest that there are potentially contaminating activities occurring off Site, interpreted to be hydraulically up gradient to the Site (i.e. to the east), which has the potential to lead to groundwater contamination of the Site, including:
  - UPSS associated with the General Store located to the south and east of the Site; and
  - Potential use of AFFF containing PFAS amongst other chemicals, associated with a CFA fire station located to the east of the Site.

  However, the condition of the groundwater migrating beneath the Site has not yet been investigated.

7 Outcomes

7.1 Likelihood of the Presence of Contaminated Land

The Auditor considers that, based on the investigations conducted as part of this PRSA, the presence of contaminated land at the Site is likely and that contamination, if present, may prevent or restrict use for *Sensitive use – other (lower density)* (i.e. standard residential).

Potential sources of contamination are provided in **Table 9**. Of the potential sources of contamination identified, the Auditor notes that the presence of USTs either at the Site or on adjacent land, and firefighting or training (use of AFFF), are regarded as having a high potential for contamination in accordance with Department of Environment, Land, Water and Planning *Practice Planning Note PPN30*, July 2021.

Further, it is noted that based on the future land use considered for this PRSA being *Sensitive use – other (lower density)* (i.e. standard residential) and the expected groundwater Segment beneath the Site (A2), that there are pathways for exposure to groundwater contamination (should it be present), as groundwater could be extracted at the Site in the future. Vapour risks may also arise should volatile contaminants be present in groundwater.

7.2 Determination of Environmental Audit Requirement

Based on the investigations conducted as part of this PRSA, the Auditor is of the opinion that it is likely that contaminated land is present that requires further assessment through an appropriately scoped environmental audit for use of the Site for a *Sensitive use – other (lower density)* (i.e. standard residential).

7.3 Environmental Audit Scope

The Auditor has concluded that **an environmental audit is required** for a *Sensitive use – other (lower density)* (i.e. standard residential) and therefore an environmental audit scope has been developed. The scope of the environmental audit is provided in the PRSA Statement provided as **Appendix A**.

The investigations to be undertaken for an environmental audit should involve undertaking a detailed site investigation (DSI) in accordance with the NEPM (ASC), including grid and targeted soil sampling, and a direct groundwater investigation. The direct groundwater investigation should consider both the on-Site and off-Site sources of contamination identified in this PRSA, as provided in **Table 9** and shown on **Figure F2**. Where volatile contaminants are identified in soil or groundwater, then a direct soil vapour investigation may be warranted.

7.4 PRSA Statement

The PRSA Statement is provided as **Appendix A**.

8 Limitations

This PRSA report[7] was prepared for Department of Treasury and Finance , EPA Victoria and the relevant planning authorities in accordance with the *Environment Protection Act 2017*. Any advice, opinions or recommendations contained in this document should be read and relied upon only in the context of the document as a whole and are considered current to the date of this document. Any other party should satisfy themselves that the scope of work conducted and reported herein meets their specific needs. Any other person's use of, or reliance on, the opinions, findings, conclusions, recommendations or any other material presented within this document, is at that person's sole risk.

The professional opinions expressed in this PRSA report are based upon professional judgment, experience, and training. The environmental auditor believes that his opinions are reasonably supported by the information provided in this report and that those opinions have been developed according to the professional standard of care for the environmental consulting profession in this area at this time. That standard of care may change and new methods and practices of exploration, testing, analysis and remediation may develop in the future, which might produce different results.

The findings provided in this PRSA report are based on available information and it is possible that different findings could be made should new information become available, or with changing Site conditions over time. These findings are subject to uncertainty given the potentially complex nature of any subsurface environment. Variation in soil and groundwater conditions may vary significantly between the specific sampling and testing locations and other locations at the Site.

[7] The PRSA report referred to in this section includes the accompanying PRSA statement

9 References

DELWP, 2021, Planning Practice Note 30, Potentially Contaminated Land (DELWP, 2021)

Environment Protection Authority, February 2022, Guideline for Conducting Preliminary Risk Screen Assessments (EPA Publication 2021)

Environment Protection Authority, August 2021, Provision of statements and reports for environmental audits and preliminary risk screen assessments (EPA Publication 2022)

Environment Reference Standard (Victoria Government Gazette No. S 245 26 May 2021)

DTF, S4705-C01 Yellingbo Primary School Special Data Report (undated).

NEPC 1999. National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environment Protection Council as amended 15 May 2013, Comlaw No. F2013C00288

Ultum, Building & Facilities Condition Audit, 25 May 2018.

WSP 2021, Preliminary Site Investigation, Former Yellingbo Primary School, Yellingbo, Victoria, prepared by WSP for DTF, September 2021.

Figures

PROJECT ID 31104.01
DATE 26/04/2022
CREATED BY BS

BlueSphere ENVIRONMENTAL

Legend

- Watercourse
- Roads
- Site Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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GDA 1994 MGA Zone 55
Imagery: NearMap 19/02/2022

SITE LOCATION PLAN

Preliminary Risk Screening Assessment

Figure **F1**

1936 Healsville Koo Wee Rup Road, Yellingbo Victoria

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PROJECT ID 31104.01
DATE 26/04/2022
CREATED BY BS

BlueSphere ENVIRONMENTAL

Legend

- Road
- Watercourse
- Site Boundary
- Asphalt cut out
- Former bowser area
- LPG UST
- UST fill / dip point

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Imagery: NearMap 19/02/2022

SITE LOCATION PLAN

Preliminary Risk Screening Assessment

1936 Healsville Koo Wee Rup Road,
Yellingbo Victoria
Department of Treasury and Finance

Figure F2

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Appendix A
PRSA 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:

1936 Healesville Koo Wee Rup Road, Yellingbo, Victoria

Crown Allotment 5, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 340, Lot 1 TP513879C, Volume 02382, Folio 389 and Crown Allotment 1, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 341.

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:	Dr Darren Bennetts
Company:	BlueSphere Environmental Pty Ltd
Address:	113 Ferrars Street, Southbank, Victoria, 3006
Phone:	(03) 9699 5286
Email:	dbennetts@bluesphere-enviro.com.au

Site owner/occupant

Name:	Minister Administering the Education and Training Reform Act 2006 (Schools)
Company:	Victoria Government

Environmental auditor engaged by

Name:	Mai Pham
Company:	Department of Treasury and Finance
Relationship to site owner:	Assisting with potential divestment of the Site on behalf of the Site owner

Reason for preliminary risk screen assessment

Planning scheme:	N/A
Permit details (if applicable):	N/A

Other:	Voluntary
☐ Permit is attached (if applicable):	N/A

Section 2: Assessment scope

Site details

Address:	1936 Healesville Koo Wee Rup Road, Yellingbo, Victoria
Title details:	Crown Allotment 5, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 340 Lot 1 TP513879C, Volume 02382, Folio 389 Crown Allotment 1, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 341.
Area (m^2):	9,184

☒ 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.

☐ High density

☒ Other (lower density)

☒ Residential land use
☐ Child care centre
☐ Pre-school
☐ Primary school
☐ Secondary school

☐ Children's playground (indoor)
☐ 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:

Preliminary risk screen assessment statement

☒ Water

☒ Surface water

☒ all environmental values that apply to the applicable segment were considered **OR**

☐ all environmental values that apply to the applicable segment, other than the following, were considered:

☒ Groundwater

☒ all environmental values that apply to the applicable segment were considered **OR**

☐ all environmental values that apply to the applicable segment, other than the following, were considered:

Standards considered

Environment Reference Standard 2021
National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended in 2013

Assumptions made during the assessment or any limitations

None

Exclusions from the assessment and the rationale for these

None

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

Title:	Preliminary Risk Screen Assessment, 1936 Healesville Koo Wee Rup Road, Yellingbo, Victoria, 3139 (BlueSphere Environmental Pty Ltd)
Report no:	31104.02
Date:	23 May 2022

Section 3: Assessment outcome

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

Sensitive land use categories

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

☐ ~~High density~~	☒ Residential land use
☒ Other (lower density)	☐ ~~Child care centre~~ ☐ ~~Pre-school~~ ☐ ~~Primary school~~ ☐ ~~Secondary school~~

☐ ~~Children's playground (indoor)~~
☐ ~~Children's playground (outdoor)~~

Other land use categories

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

Other information

There are structures on the site that contain hazardous building materials. Based on the condition of the buildings reported in the PRSA, it is considered that such building materials are not likely to indicate the presence of contaminated land where they continue to be managed in accordance with the *Occupational Health & Safety Regulations 2017*.

Reason for environmental audit

It is likely that contaminated land is present that requires further assessment through an appropriately scoped environmental audit for use of the Site for a *Sensitive use – other (lower density)* (i.e. standard residential).

Preliminary risk screen assessment statement

Proposed scope of environmental audit

Site to be audited:	
Site/premises name	Former Yellingbo Primary School
Address	1936 Healesville Koo Wee Rup Road, Yellingbo, Victoria
Title details	Crown Allotment 5, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 340, Lot 1 TP513879C, Volume 02382, Folio 389 and Crown Allotment 1, Township of Yellingbo, Parish of Woori Yallock, Volume 11810, Folio 341.
Area (m^2)	9,184
Use or proposed use of the site to be audited:	Sensitive land use categories ☐ High density ☒ Other (lower density) ☒ Residential land use ☐ Child care centre ☐ Pre-school ☐ Primary school ☐ Secondary school ☐ Children's playground (indoor) ☐ 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:
Elements of the environment to be assessed in the environmental audit:	☒ Land ☒ all environmental values that apply to the land use category to be considered **OR** ☐ all environmental values that apply to the land use category, other than the following, to be considered:
	☒ Water ☒ Surface water ☒ all environmental values that apply to the segment to be considered **OR** ☐ all environmental values that apply to the segment, other than the following, to be considered: ☒ Groundwater ☒ all environmental values that apply to the segment to be considered **OR** ☐ all environmental values that apply to the segment, other than the following, to be considered:

Standards and reference documents to be considered:	**Subordinate Legislation** • *Environment Reference Standard, 2021* • *Environment Protection Regulations, 2021* ***National Environment Protection Measures*** • *National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013 (ASC NEPM).* ***Policies*** • *EPA Victoria Contaminated Land Policy, Publication 1915, February 2021.* ***EPA Victoria Publications*** • *Hydrogeological Assessment (Groundwater Quality) Guidelines,* Publication 668, September 2006. • *Sampling and Analysis of Waters, Wastewaters, Soils and Wastes,* Publication IWRG701, June 2009. • *Soil Sampling,* Publication IWRG702, June 2009. • *Acid Sulfate Soil and Rock,* Publication 655.1, July 2009. • *Reasonably Practicable,* Publication 1856, September 2020. • *Proposed methodology for deriving background level concentration when assessing potentially contaminated land,* Publication 1936, January 2021. • *Contaminated land: understanding section 35 of the Environment Protection Act 2017,* Publication 1940, February 2021. • *Assessing and controlling contaminated land risks: a proposed guide to meeting the duty to manage for those in management or control of land,* Publication 1977, June 2021. • *Transition Guidance for Environmental Auditors, Publication 1978,* June 2021. • *Guide to the Environment Reference Standard, Publication 1992,* June 2021. • *Using SEPPs and WMPs in the new environment protection framework,* Publication 1994, June 2021. • *Notifiable contamination guideline - Duty to notify of contaminated land,* Publication 2008, 1 July 2021. • *Guidance for the Cleanup and Management of Contaminated Groundwater,* Publication 2001, July 2021. • *Environmental auditor guidelines - Provision of statements and reports for environmental audits and preliminary risk screen assessments,* Publication 2022, August 2021. • *Guidelines for Conducting Environmental Audits,* Publication 2041, February 2022. • *Environmental Auditor Guidelines for Appointment and Conduct,* Publication 865.13, March 2022. • *Groundwater Sampling Guidelines,* Publication 669.1, February 2022. ***Other Published Guidelines and Standards*** • *Australian Standard AS4482.2-1999. Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.* • *Australian and New Zealand Guidelines for Fresh and Marine Water Quality, ANZECC and Agriculture and Resource Management Council of Australia and New Zealand, October 2000.*

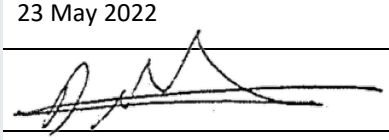
	• *Australian Standard AS4482.1-2005: Guide to the Sampling and Investigation of Potentially Contaminated Soil. Part 1: Non-volatile and Semi-volatile Compounds.* • *Guidelines for Managing Risks in Recreational Water, NHMRC, February 2008.* • *CRC CARE Technical Report 23: Petroleum hydrocarbon vapour intrusion assessment: Australian guidance, 2013.* • *Australian Standard Bridge Design, Part 5: Concrete, Incorporating Amendment No. 1, Exposure Classification for Concrete in Sulfate, Acidic and Saline Soils, AS 5100.5:2017, Standards Australia.* • *Australian and New Zealand Guidelines for Fresh and Marine Water Quality. Australian and New Zealand Governments and Australian state and territory governments, Canberra ACT, Australia. Available at www.waterquality.gov.au/anz-guidelines, 2018.* • *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia, Department of Health (WA), 2021.* • *Australian Drinking Water Guidelines 6, National Health and Medical Research Council (NHMRC) and National Resource Management Ministerial Council (NRMMC), 2011, version 3.7 updated January 2022.*
Exclusions from the environmental audit and rationale for these:	None
Assumptions made or limitations on the environmental audit:	It is assumed that sufficient information will be made available to allow the audit to be completed.

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*).*

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:	23 May 2022
Signed:	
Name:	Dr Darren Bennetts
	Environmental Auditor

PROJECT ID 31104.01
DATE 26/04/2022
CREATED BY BS

BlueSphere ENVIRONMENTAL

Legend

- Watercourse
- Roads
- Site Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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GDA 1994 MGA Zone 55
Imagery: NearMap 19/02/2022

SITE LOCATION PLAN

Preliminary Risk Screening Assessment

1936 Healsville Koo Wee Rup Road, Yellingbo Victoria

Figure A1

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