

# Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)



Publication 2009 June 2021

## Victoria's audit system

An environmental audit system has operated in Victoria since 1989. The *Environment Protection Act 2017* (the Act) provides for the appointment of environmental auditors. It also provides for Environment Protection Authority (EPA or the Authority) to have a system of preliminary risk screen assessments (PRSAs) and environmental audits. These are used in the planning, approval, regulation and management of activities, and in protection of human health and the environment.

Under the Act, the functions of an environmental auditor include to:

- conduct PRSAs and environmental audits
- prepare and issue PRSA statements and reports, and environmental audit statements and reports.

The purpose of a PRSA is to:

- assess the likelihood of the presence of contaminated land
- determine if an environmental audit is required
- recommend a scope for the environmental audit if an environmental audit is required.

The purpose of an environmental audit is to:

- assess the nature and extent of the risk of harm to human health or the environment from contaminated land, waste, pollution, or any activity
- recommend measures to manage the risk of harm to human health or the environment from contaminated land, waste, pollution, or any activity
- make recommendations to manage any contaminated land, waste, pollution or activity.

Upon completion, all PRSAs and environmental audits require preparation of either a PRSA statement, accompanied by a PRSA report, or an environmental audit statement, accompanied by an environmental audit report.

A person may engage an environmental auditor to conduct a PRSA or an environmental audit.

EPA administers the environmental audit system and ensures an acceptable quality of environmental auditing is maintained. This is achieved by assessing auditor applications and conducting a quality assurance program. These measures ensure that PRSAs and environmental audits that environmental auditors undertake are completed in accordance with the relevant sections of the Act or any other Act, and with the guidelines the Authority or other government agencies have published.

# Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)

## File structures

EPA stores digital statements and reports from PRSAs and environmental audits in three parts:

- Part A, the PRSA or environmental audit report
- Part B, report appendices
- Part C, the PRSA statement and executive summary or environmental audit statement and executive summary.

Report executive summaries, findings and recommendations should be read and relied upon only in the context of the whole document, including any appendices and the PRSA statement or environmental audit statement.

## Currency of PRSAs and environmental audits

PRSAs and environmental audits are based on the conditions encountered and information reviewed at the time of preparation. They don't represent any changes that may have occurred since the completion date. As it's not possible for the PRSA or audit report to present all data that could be of interest to all readers, consideration should be made to any appendices or referenced documentation for further information.

When information about the site changes from what was available at the time the PRSA or environmental audit was completed, or where an administrative error is identified, an environmental auditor may amend or withdraw PRSA or environmental audit statements and/or reports. Users are advised to check EPA's website to ensure documents' currency.

## PDF searchability and printing

EPA can only provide PRSAs and environmental audit statements, reports and appendices that the environmental auditor provided to EPA via the EPA portal on the EPA website.

All statements and reports should be in a Portable Document Format (PDF) and searchable; however at times some appendices may be provided as image-only PDFs, which can affect searchability.

The PDF is compatible with Adobe Acrobat Reader, which is downloadable free from Adobe's Website ([www.adobe.com](http://www.adobe.com)).

## Further information

For more information on Victoria's environmental audit system, visit EPA's website or contact EPA's Environmental Audit Unit.

Web: [www.epa.vic.gov.au](http://www.epa.vic.gov.au)

Email: [environmental.audit@epa.vic.gov.au](mailto:environmental.audit@epa.vic.gov.au)



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# 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

## Preliminary risk screen assessment statement

Other:	Voluntary
<input type="checkbox"/> 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 <sup>2</sup> ):	9,184
<input checked="" type="checkbox"/> a plan of the site is attached	

### Use or proposed use assessed

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

### Sensitive land use categories

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

- High density
- Residential land use
- Child care centre
- Other (lower density)
- 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

## Preliminary risk screen assessment statement

### Section 3: Assessment outcome

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

#### Sensitive land use categories

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

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

#### Other land use categories

- |  |  |
|--|--|
| <input type="checkbox"/> <del>Recreation/open space</del>  |  |
| <input type="checkbox"/> <del>Parks and reserves</del>   |  |
| <input type="checkbox"/> <del>Agricultural</del>   |  |
| <input type="checkbox"/> <del>Commercial</del>   |  |
| <input type="checkbox"/> <del>Industrial</del>   |  |
| <input type="checkbox"/> <del>Other land uses not captured by the above as described here:</del> |  |

#### 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 <sup>2</sup> )	9,184
Use or proposed use of the site to be audited:	<p>Sensitive land use categories</p> <p><input type="checkbox"/> High density                      <input checked="" type="checkbox"/> Residential land use</p> <p><input type="checkbox"/> Child care centre</p> <p><input checked="" type="checkbox"/> Other (lower density)              <input type="checkbox"/> Pre-school</p> <p><input type="checkbox"/> Primary school</p> <p><input type="checkbox"/> Secondary school</p> <p><input type="checkbox"/> Children's playground (indoor)</p> <p><input type="checkbox"/> Children's playground (outdoor)</p> <p>Other land use categories</p> <p><input type="checkbox"/> Recreation/open space</p> <p><input type="checkbox"/> Parks and reserves</p> <p><input type="checkbox"/> Agricultural</p> <p><input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Industrial</p> <p><input type="checkbox"/> Other land uses not captured by the above as described here:</p>
Elements of the environment to be assessed in the environmental audit:	<input checked="" type="checkbox"/> Land <input checked="" type="checkbox"/> all environmental values that apply to the land use category to be considered <b>OR</b> <input type="checkbox"/> all environmental values that apply to the land use category, other than the following, to be considered:
	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Surface water <input checked="" type="checkbox"/> all environmental values that apply to the segment to be considered <b>OR</b> <input type="checkbox"/> all environmental values that apply to the segment, other than the following, to be considered:  <input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> all environmental values that apply to the segment to be considered <b>OR</b> <input type="checkbox"/> all environmental values that apply to the segment, other than the following, to be considered:

**Preliminary risk screen assessment statement**

<p>Standards and reference documents to be considered:</p>	<p><b>Subordinate Legislation</b></p> <ul style="list-style-type: none"> <li>• <i>Environment Reference Standard, 2021</i></li> <li>• <i>Environment Protection Regulations, 2021</i></li> </ul> <p><b>National Environment Protection Measures</b></p> <ul style="list-style-type: none"> <li>• <i>National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013 (ASC NEPM).</i></li> </ul> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>• <i>EPA Victoria Contaminated Land Policy, Publication 1915, February 2021.</i></li> </ul> <p><b>EPA Victoria Publications</b></p> <ul style="list-style-type: none"> <li>• <i>Hydrogeological Assessment (Groundwater Quality) Guidelines, Publication 668, September 2006.</i></li> <li>• <i>Sampling and Analysis of Waters, Wastewaters, Soils and Wastes, Publication IWRG701, June 2009.</i></li> <li>• <i>Soil Sampling, Publication IWRG702, June 2009.</i></li> <li>• <i>Acid Sulfate Soil and Rock, Publication 655.1, July 2009.</i></li> <li>• <i>Reasonably Practicable, Publication 1856, September 2020.</i></li> <li>• <i>Proposed methodology for deriving background level concentration when assessing potentially contaminated land, Publication 1936, January 2021.</i></li> <li>• <i>Contaminated land: understanding section 35 of the Environment Protection Act 2017, Publication 1940, February 2021.</i></li> <li>• <i>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.</i></li> <li>• <i>Transition Guidance for Environmental Auditors, Publication 1978, June 2021.</i></li> <li>• <i>Guide to the Environment Reference Standard, Publication 1992, June 2021.</i></li> <li>• <i>Using SEPPs and WMPs in the new environment protection framework, Publication 1994, June 2021.</i></li> <li>• <i>Notifiable contamination guideline - Duty to notify of contaminated land, Publication 2008, 1 July 2021.</i></li> <li>• <i>Guidance for the Cleanup and Management of Contaminated Groundwater, Publication 2001, July 2021.</i></li> <li>• <i>Environmental auditor guidelines - Provision of statements and reports for environmental audits and preliminary risk screen assessments, Publication 2022, August 2021.</i></li> <li>• <i>Guidelines for Conducting Environmental Audits, Publication 2041, February 2022.</i></li> <li>• <i>Environmental Auditor Guidelines for Appointment and Conduct, Publication 865.13, March 2022.</i></li> <li>• <i>Groundwater Sampling Guidelines, Publication 669.1, February 2022.</i></li> </ul> <p><b>Other Published Guidelines and Standards</b></p> <ul style="list-style-type: none"> <li>• <i>Australian Standard AS4482.2-1999. Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.</i></li> <li>• <i>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.</i></li> </ul>
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**Preliminary risk screen assessment statement**

	<ul style="list-style-type: none"> <li>• <i>Australian Standard AS4482.1-2005: Guide to the Sampling and Investigation of Potentially Contaminated Soil. Part 1: Non-volatile and Semi-volatile Compounds.</i></li> <li>• <i>Guidelines for Managing Risks in Recreational Water, NHMRC, February 2008.</i></li> <li>• <i>CRC CARE Technical Report 23: Petroleum hydrocarbon vapour intrusion assessment: Australian guidance, 2013.</i></li> <li>• <i>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.</i></li> <li>• <i>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 <a href="http://www.waterquality.gov.au/anz-guidelines">www.waterquality.gov.au/anz-guidelines</a>, 2018.</i></li> <li>• <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia, Department of Health (WA), 2021.</i></li> <li>• <i>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.</i></li> </ul>
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>).

## Preliminary risk screen assessment statement

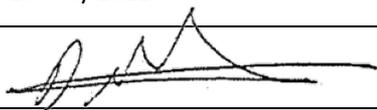
### Section 4: Environmental auditor's declaration

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: 23 May 2022

Signed:



Name: Dr Darren Bennetts

Environmental Auditor



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PROJECT ID 31104.01  
 DATE 26/04/2022  
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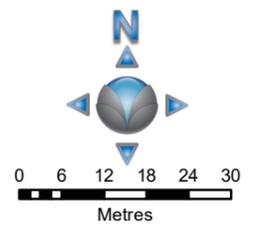


**Legend**

- Watercourse
- Roads
- Site Boundary



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1:1,000 when printed at A3  
 GDA 1994 MGA Zone 55  
 Imagery: NearMap 19/02/2022

**SITE LOCATION PLAN**

*Preliminary Risk Screening Assessment*

Figure  
**A1**

1936 Healsville Koo Wee Rup Road,  
 Yellingbo Victoria

## 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	<ul style="list-style-type: none"> <li>Land</li> <li>Water (groundwater and surface water)</li> </ul>
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 <b>Figure F2</b>
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 <i>Environment Protection Act 2017</i> 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 <i>Sensitive use – other (lower density)</i> (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	<i>Sensitive use – other (lower density)</i> (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 <i>Environment Protection Act 2017</i> ?	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.