
Appendix A

Certificate of Environmental Audit

ENVIRONMENT PROTECTION ACT 1970

CERTIFICATE OF ENVIRONMENTAL AUDIT

I, Paul Moritz of Douglas Partners Pty Ltd, a person appointed by the Environment Protection Authority ('the Authority') under the *Environment Protection Act 1970* ('the Act') as an environmental auditor for the purposes of the Act, having:

- 1) been requested by Joe Di Monte of Roden Street Pty Ltd to issue a Certificate of Environmental Audit in relation to the site located at 101 – 105 Hope Street, Brunswick and defined as Lot 1, Plan of Subdivision 626893Q, owned by Roden Street Pty Ltd;
- 2) had regard to, among other things:
 - (i) guidelines issued by the Authority for the purposes of Part IXD of the Act,
 - (ii) the beneficial uses that may be made of the site, and
 - (iii) relevant State environment protection policies/industrial waste management policies, namely,
 - *State environment protection policy (Prevention and Management of Contamination of Land)*, No S95, 2002
 - *State environment protection policy (Groundwaters of Victoria)*, No S160, 1997
- 3) completed an Environmental Audit Report in accordance with section 53X of the Act, a copy of which has been sent to the Authority and the relevant planning and responsible authority,

HEREBY CERTIFY that I am of the opinion that the condition of the site is neither detrimental, nor potentially detrimental, to any beneficial uses of the site.

OTHER RELATED INFORMATION.

No groundwater testing has been undertaken at the site. If groundwater is to be extracted from the site, advice should be sought from a suitably qualified person to ensure the groundwater is suitable for the intended use.

One fragment of asbestos-containing material was found on the site, and has been removed. Small quantities of bonded asbestos cement (AC) fragments may remain within the soil and be uncovered during any excavation works. These AC fragments are not expected to present a health risk to future occupiers or users of the site. If encountered during future development or use of the site, any fragment of AC should be handled and disposed in accordance with the relevant regulatory requirements.

This Certificate forms part of environmental audit report (Douglas Partners Pty Ltd, *Environmental Audit Report- 101 – 105 Hope Street, Brunswick, Vic*, dated 30 July 2013). Further details regarding the condition of the site may be found in the environmental audit report.

Dated 30 July 2013

Signed


Paul Moritz

Environmental Auditor

(Appointed Pursuant to the *Environment Protection Act 1970*)

Attachments: Certificate of Title

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 1

Produced 14/03/2013 02:37 PM

Volume 11365 Folio 587
Folio Creation: Created as a computer folio
Parent titles :
Volume 08853 Folio 874
Volume 08874 Folio 438

STATEMENT END

VOTS Snapshot

VOLUME 11365 FOLIO 587
124042554808B
Produced 21/07/2012 07:42 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 626893Q.
PARENT TITLES :
Volume 08853 Folio 874 Volume 08874 Folio 438
Created by instrument PS626893Q 21/07/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RODEN STREET PTY LTD of 7 YORK PLACE CARLTON VIC 3053
PS626893Q 21/07/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG871761P 17/11/2009
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS626893Q FOR FURTHER DETAILS AND BOUNDARIES

PS626893Q

PLAN OF SUBDIVISION		STAGE No.	LRs USE ONLY EDITION 1	PS626893Q 06/07/2012 \$1,096.30 PS 	
LOCATION OF LAND PARISH: JIKA JIKA CROWN PORTION: 109 (PT) TITLE REFERENCE: VOL.08853 FOL.874 VOL.08874 FOL.438 LAST PLAN REFERENCE/S: LP 089346 (LOTS 1 & 2) POSTAL ADDRESS: No. 101-105 HOPE STREET (At time of subdivision) BRUNSWICK 3056 MGA Co-ordinates (of approx centre of land in plan) E 319 835 N 5 818 360 ZONE: 55		COUNCIL CERTIFICATION COUNCIL NAME: MORELAND CITY COUNCIL REF: SP/2009/108 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6: / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has/has not been satisfied. (iii) The requirement is to be satisfied in Stage (iv) The requirement has been satisfied for Council Delegate Council Seal Date 19/6/2012 Signature GRAEME LUNELL Print Name This plan is re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / / Signature Print Name			
VESTING OF ROADS AND/OR RESERVES					
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
NOTATIONS				LRs USE ONLY	
STAGING This is/is not a staged subdivision. Planning permit No: SP/2009/108		DEPTH LIMITATION DOES NOT APPLY SURVEY THIS PLAN IS / IS NOT BASED ON SURVEY.		STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
OTHER PURPOSES OF THIS PLAN:		1. REMOVAL OF THE SEWER EASEMENT COLOURED BLUE AND NAMED E-1 ON LP 080707. 2. MERGER OF THE PARTY WALL EASEMENTS COLOURED YELLOW AND GREEN AND NAMED E-1 AND E-3 ON LP 089346.		RECEIVED ☒ DATE 06 / 07 / 12	
GROUNDS FOR REMOVAL:		MORELAND CITY COUNCIL PLANNING PERMIT No.: SP/2009/108 (as amended).		PLAN REGISTERED TIME 7:42am DATE 21 / 07 / 12 G Venn Assistant Registrar of Titles	
EASEMENT INFORMATION					
LEGEND E-Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A-Appurtenant Easement R-Encumbering Easement(Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	PARTY WALL	0.13	THIS PLAN	RESPECTIVE ADJOINING LOTS	
Land Development Consulting Suite 20, The Clocktower 255 Drummond Street, Carlton, 3053 Phone 9347 5655 Fax 9347 5054		LICENSED SURVEYOR(PRINT) MARK CHARLES TOMKINSON SIGNATURE DATE 27 / 1 / 12 REF 3403 PS		COUNCIL DELEGATE SIGNATURE DATE 19 / 6 / 2012 SHEET 1 OF 2 SHEETS	
		VERSION E			

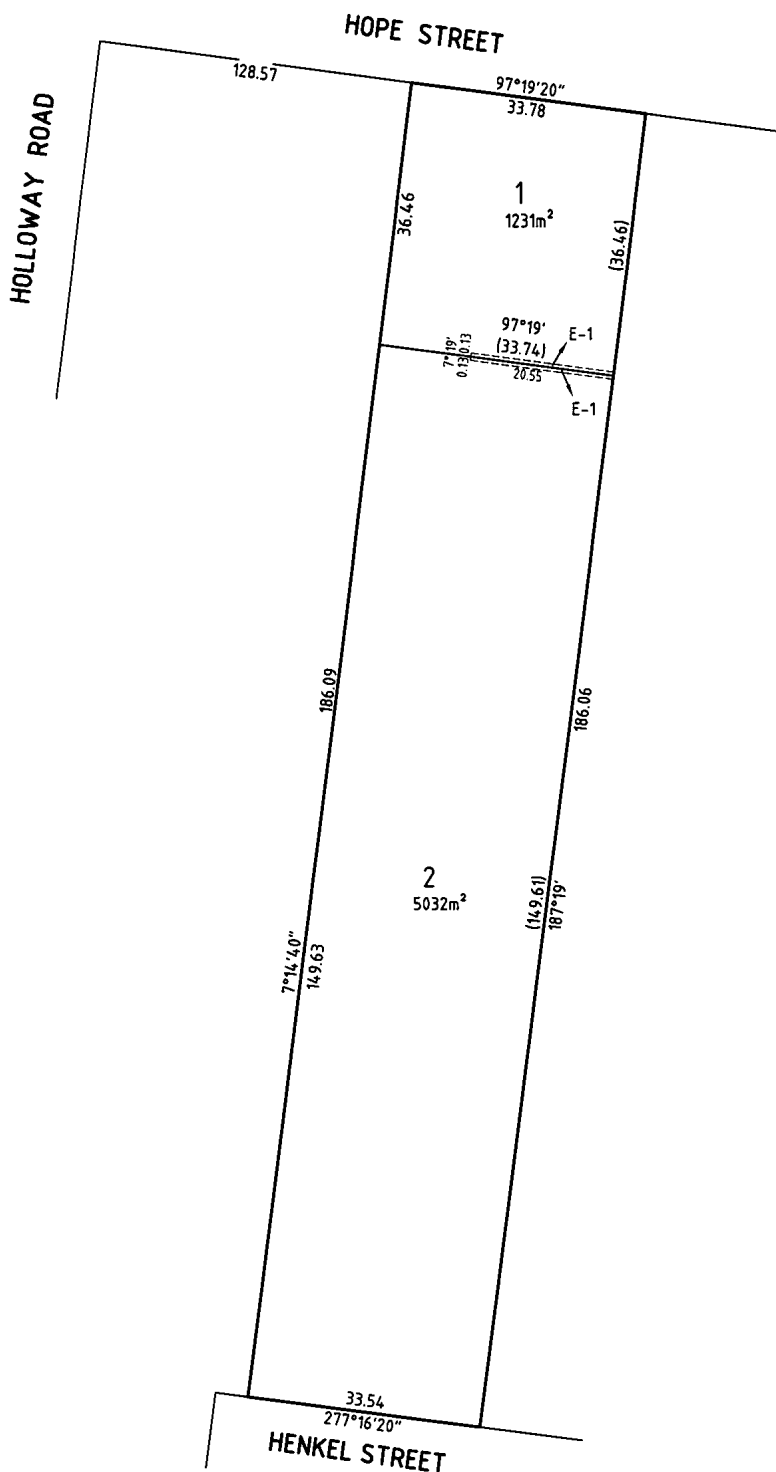
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS

626893Q



MGA 94
ZONE 55

Land Development Consulting
Suite 20, The Clocktower
255 Drummond Street,
Carlton, 3053

Phone 9347 5655 Fax 9347 5054

SCALE

0 5 10 15 20 30
LENGTHS ARE IN METRES

SCALE 1:750

ORIGINAL SIZE: A3

LICENSED SURVEYOR: MARK CHARLES TOMKINSON

SIGNATURE

DATE

27/1/12

REF 3403 PS

VERSION

E

DATE

19/6/2012

COUNCIL DELEGATE SIGNATURE

SHEET 2 OF 2 SHEETS

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm