

ENVIRONMENT PROTECTION ACT 1970

CERTIFICATE OF ENVIRONMENTAL AUDIT

I, Charles David Barber of Australian Environmental Auditors 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 Mr Michael Hristovski the owner of MH Property and caveator to issue a certificate of environmental audit in relation to the site located at 15 Breese Street, Brunswick Victoria 3056 ('the site').
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
 - (iii) relevant State environment protection policies/industrial waste management policies, namely,
 - SEPP (Air Quality Management)
 - SEPP (Ambient Air Quality)
 - SEPP (Waters of Victoria)
 - SEPP (Groundwaters of Victoria)
 - SEPP (Prevention and Management of Contamination of Land)
 - Environment Protection (Industrial Waste Resource) Regulations 2009

in making a total assessment of the nature and extent of any harm or detriment caused to, or the risk of any possible harm or detriment which may be caused to, any beneficial use made of the site by any industrial processes or activity, waste or substance (including any chemical substance), and

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 use of the site.

Other related information

- Groundwater beneath the site is polluted. The site is not the source of the pollution and is considered not to affect any relevant beneficial uses of the site;
- Groundwater at the site contains elevated concentrations of nitrate (based on information from surrounding audit sites). The levels are considered to be associated with off-site regional sources of pollution. The pollution is not sourced from the site and is considered not to affect any beneficial uses of the site.
- The site is not considered a source of groundwater pollution and groundwater was not tested as it does not impact on the beneficial uses of land and/or groundwater. If groundwater is to be extracted from the site, advice including testing, should be sought from a suitably qualified person to ensure the groundwater is suitable for the intended use;
- The auditor is satisfied that the groundwater has been cleaned up to the extent practicable and the site is a groundwater quality restricted use zone (also known as a GQRUZ). The extent of the recommended GQRUZ is shown on Figure A, attached;
- Groundwater must not be used for any precluded beneficial use without prior testing and review of results by a suitably qualified professional to confirm its suitability for the proposed use. It may be extracted for the purpose of environmental monitoring or remediation;

- In accordance with clause 19(3) of SEPP – Groundwaters of Victoria (1997), the Authority may require periodic reassessment of the practicality of groundwater clean-up;
- Any fill or soil imported to the site must be chemically tested soil or fill that classifies as “fill material” in accordance EPA Publication IWRG 621;
- Any material excavated from the site and disposed of off-site must be classified and managed in accordance with relevant statutory regulations and EPA Publication IWRG 621; and
- In accordance with section 53ZE of the Act, the owner/occupier of the site should provide a copy of this certificate to any person who becomes or proposes to become an occupier of the site.

This certificate forms part of an environmental audit report (Australian Environmental Auditors Pty Ltd, Environmental Audit Report, 15 Breese Street, Brunswick, Victoria, 3056; Report Ref: EA0480, EPA CARMS No. 74533-1, Service Order No. 8005071, 7 September 2016). Further details regarding the condition of the site may be found in the environmental audit report.

DATED 8 September 2016

Signed:



Charles David Barber

ENVIRONMENTAL AUDITOR (appointed pursuant to the *Environment Protection Act 1970*)

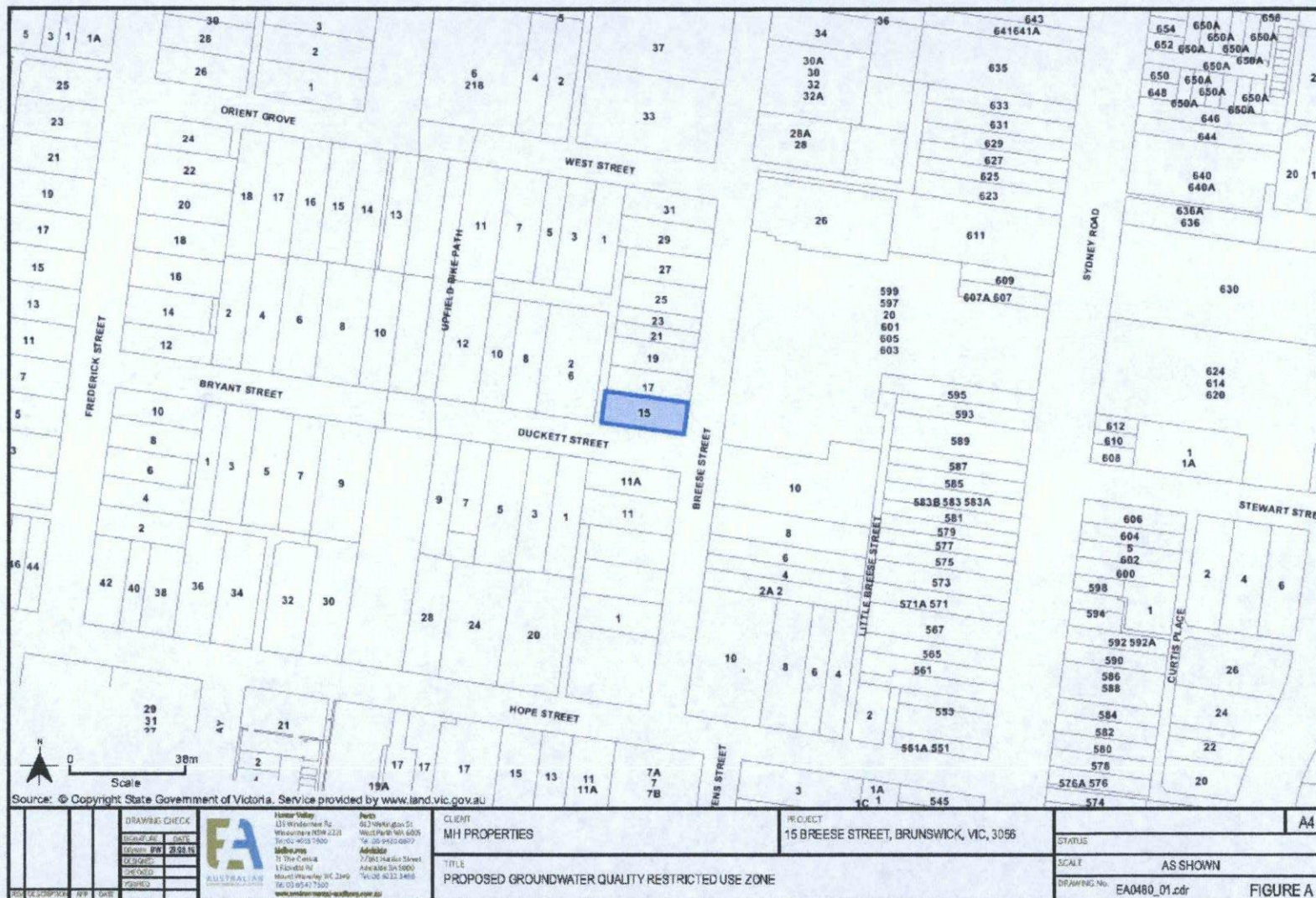


Figure A: Proposed groundwater quality restricted use zone (End of Statement)