

ENVIRONMENT PROTECTION ACT 1970

CERTIFICATE OF ENVIRONMENTAL AUDIT

I, Todd Mitchell of AECOM Australia 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 Nadia Aloe of Alocor Investments Pty Ltd to issue a certificate of environmental audit in relation to the site located at 34 Breese Street, Brunswick 3056 ('the site') [Lot 2 on TP379591, title plan attached to this Certificate of Environmental Audit] owned by Alocor Investments 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:
 - o State Environment Protection Policy - *Prevention and Management of Contamination of Land*;
 - o State Environment Protection Policy - *Groundwaters of Victoria*;
 - o State Environment Protection Policy - *Waters of Victoria*,
 - o State Environment Protection Policy - *Ambient Air Quality*;
 - o State Environment Protection Policy - *Air Quality Management*; and
- 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.

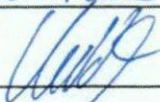
HEREBY CERTIFY that I am of the opinion that the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site.

Other related information:

- (i) Groundwater at the site is assumed to be polluted such that certain beneficial uses permitted under the SEPP (Groundwaters of Victoria) are precluded. The site is not the source of the pollution and the pollution is considered not to affect any relevant beneficial uses of the site. The precluded beneficial uses include maintenance of ecosystems and agriculture, parks and gardens. The beneficial use of stock watering, industrial water use, primary contact recreation and building and structures are considered to be protected beneficial use of groundwater;
- (ii) The auditor has determined that groundwater has been cleaned up to the extent practicable;
- (iii) In accordance with Clause 19(3) of the SEPP (Groundwaters of Victoria) the Authority may require periodic reassessment of the practicability of groundwater clean-up;
- (iv) No groundwater investigation has been undertaken at the site. Any person proposing to extract groundwater from beneath the site in the future should engage a suitably qualified professional to complete a groundwater investigation (to assess its suitability for a specific use); and
- (v) Any soil that is proposed to be removed from the site after the completion of the Environmental Audit must be tested and disposed of in accordance with IWRG621 and to statutory requirements (or replacement publication/s). Also, any soil that is proposed to be imported onto the site must be classified "Fill Material" prior to use onsite (in accordance with IWRG621 or replacement publication/s).

This certificate forms part of the Environmental Audit Report (AECOM Australia Pty Ltd, 34 Breese Street, Brunswick, 60428698, 23 September 2015). Further details regarding the condition of the site may be found in the environmental audit report.

DATED 23.09.2015

Signed: 

Todd Mitchell of AECOM Australia Pty Ltd
ENVIRONMENTAL AUDITOR
(appointed pursuant to the *Environment Protection Act 1970*)

TITLE PLAN	EDITION 2	TP 379591T			
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 125(PT) Last Plan Reference: Derived From: VOL 8744 FOL 249 Depth Limitation: NIL		Notations LOT 2 ON THIS PLAN TOGETHER WITH A RIGHT OF CARRIAGE WAY OVER THE ROAD COLOURED BROWN ON THE MAP ON C/T VOL. 4745 FOL. 877 ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN			
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 03/04/2000 VERIFIED: SO'C			
BREESE STREET FLORENCE STREET LOT 2					
<table border="1" style="margin: 0 auto; width: 80%;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td style="font-size: small;">PARCEL 2 = CP 125 (PT)</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 2 = CP 125 (PT)
TABLE OF PARCEL IDENTIFIERS					
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962					
PARCEL 2 = CP 125 (PT)					
LENGTHS ARE IN METRES	Sheet 1 of 1 sheets				