

ENVIRONMENT PROTECTION ACT 1970
CERTIFICATE OF ENVIRONMENTAL AUDIT

I, Mr Peter J Ramsay of Peter J Ramsay & Associates 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 Ms Catherine Moore of 388 Barkly Street Unit Trust to issue a *Certificate of Environmental Audit* in relation to the site located at 388-390 Barkly Street, Brunswick, Victoria, being the property described as Land in Plan of Consolidation 172397J, Volume 09938, Folio 831 (‘the site’) owned by 388 Barkly 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 (Waters);
 - State Environment Protection Policy (Ambient Air Quality);
 - State Environment Protection Policy (Air Quality Management);
 - State Environment Protection Policy (Prevention and Management of Contamination of Land);
 - Industrial Waste Management Policy (Waste Acid Sulfate Soils);
 - Environment Protection (Industrial Waste Resource) Regulations;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 characterised by naturally elevated chromium, copper, zinc and total dissolved solids (TDS) concentrations. The naturally elevated heavy metal and TDS concentrations do not constitute pollution in accordance with the State Environment Protection Policy (Waters).
- The naturally elevated TDS concentration may preclude the beneficial use of the groundwater for agriculture and irrigation (stock watering); however, this beneficial use is not existing at the site and is unlikely to occur in the future.
- Groundwater monitoring bores present on the site should be decommissioned in accordance with the requirements of “Minimum Construction Requirements for Water Bores in Australia” published by the Land and Water Biodiversity Committee (Edition 3, September 2012).
- Any soil that is proposed to be removed from the site must be tested and disposed of in accordance with the Authority’s requirements (EPA Publication IWRG621 or replacement publications) and statutory requirements. Also, any backfill that is proposed to be imported onto the site must be classified as Fill Material in accordance with EPA Publication IWRG621 or replacement publications prior to use on-site.

This Certificate forms part of the environmental audit report titled *388 Barkly Street Unit Trust, Environmental Audit of Land Pursuant to Part IXD of the Environment Protection Act 1970, 388-390 Barkly Street, Brunswick, Victoria, May 2019*. Further details regarding the condition of the site may be found in the environmental audit report.

DATED: 22nd May 2019

SIGNED: PT Ramsey
ENVIRONMENTAL AUDITOR



Land Subject to Certificate of Environmental Audit	LEGEND	Image Source: Nearmap Ltd, 7 April 2019
 0 10 m Approximate Scale	 Boundary of Land Subject to Certificate of Environmental Audit	
388-390 Barkly Street, Brunswick, Victoria		 PETER J RAMSAY & ASSOCIATES

EXECUTIVE SUMMARY

An environmental audit of land was performed at 388-390 Barkly Street, Brunswick, Victoria ('the site') for 388 Barkly Street Unit Trust. The audit was undertaken in order to satisfy the requirements of a Planning Permit and an Environmental Audit Overlay. The audit was undertaken in accordance with Part IXD of the *Environment Protection Act 1970*.

The land subject to the environmental audit has an area of 917 m² and is occupied by a warehouse building fronting Barkly Street. The site is used for commercial purposes. The site is proposed to be redeveloped for a high density residential land use with minor areas of accessible soil; the proposed development does not include a basement.

The site history review undertaken for the audit indicates that the site was used for residential purposes until circa 1920s, when the existing warehouse is indicated to have been constructed. The land was thereafter used for commercial purposes and occupied by a number of businesses including a brace manufacturer, a printer and, most recently, an automotive paint distribution centre. Land surrounding the site has historically been used mainly for residential purposes, with some commercial and light industrial use.

The soil assessment for the audit identified elevated selenium concentrations above its generic ecological-based criterion applicable for areas of garden/accessible soil. The elevated selenium concentrations in the soils on the site are considered likely to be naturally occurring. The naturally elevated selenium concentrations are not expected to pose an unacceptable risk to ecological receptors in areas of open, accessible soil.

The groundwater assessment for the audit identified elevated chromium, copper, zinc and total dissolved solids (TDS) concentrations in the groundwater. The heavy metal and TDS concentrations are considered to be naturally occurring in the aquifer, and hence do not constitute pollution. The naturally elevated TDS concentration precludes the beneficial use of the groundwater for agriculture & irrigation (stock watering). However, that beneficial use is not existing and is unlikely to occur in the future.

On the basis of my evaluation of the results of the assessment for the audit, I am of the opinion that the condition of the land at 388-390 Barkly Street, Brunswick, Victoria on 22 May 2019 is neither detrimental nor potentially detrimental to any beneficial use of the land. Accordingly, a *Certificate of Environmental Audit* has been issued for the site, stating that the site is suitable for any beneficial use.

Table 1 Summary of Audit Information

Auditor	Mr Peter Ramsay
Auditor Account Number	75567
Auditor Appointment End Date	26 August 2020
Auditor Appointment Category	Contaminated Land
Audit Type	53X
Date EPA Notified of Audit	20/10/2017
Audit Service Order Number	8005585 (CARMS 75404-1)
Name of Person Requesting Audit	Ms Catherine Moore Director, Clarity Independent Advisory PO Box 429 SOUTH MELBOURNE VIC 3205 T: 0423 117 389 E: cathy@clarityindependent.com
Relationship of Person Requesting Audit to Site	Site owner
Name of Premises Owner	388 Barkly Street Pty Ltd
Date of Auditor Engagement	17/10/2017
Completion Date of the Audit	22/05/2019
Reason for Audit	Environmental Audit Overlay
Audit Categorisation	Risk
Environmental Segments	Air, Land, Groundwater and Surface Water
If the Audit was Required by an EPA Notice, Licence or Other, Please Provide EPA Reference Number	Not applicable
Current Land Use Zoning	Neighbourhood Residential Zone (NRZ) – Schedule 1
EPA Region	Metropolitan
Municipality	City of Moreland
Dominant – Lot on Plan	Land in Plan of Consolidation 172397J
Additional – Lot on Plan(s)	Not applicable
Site/Premises Name	-
Street/Lot – Lower No.	388
Street/Lot – Upper No.	390
Street Name	Barkly
Street Type (Road, Court, etc.)	Street
Street Suffix (North, South, etc.)	-
Suburb	Brunswick

Postcode	3056																				
GIS Coordinate of Site Centroid																					
Latitude (GDA94)	-37.775604																				
Longitude (GDA94)	144.954273																				
Site Area (in square metres)	917 m ²																				
Plan of Site/Premises Showing The Audit Boundary Attached	Yes																				
Plan of Site/Premises Showing the Audit Site Boundary Attached in a Spatial Data Format	No																				
Members and Categories of Support Team Utilised	• Dr Darren Bennetts (Hydrogeology, Soil Science, Sampling and Interpretation of Analytical Data for a Variety of Media) • Mr Mark Van Schoten (Contaminant Fate and Transport, Environmental Risk Assessment, Soil Science, Hydrogeology, Sampling and Interpretation of Analytical Data for a Variety of Media)																				
Further Work or Requirements	None																				
Nature and Extent of Continuing Risk	None																				
Outcome of the Audit	<i>Certificate of Environmental Audit issued</i>																				
Has EPA Determined CUTEP at this Site?	No																				
Has the Auditor Determined CUTEP at this site?	No																				
Has a GQRUZ been identified at the site/beyond the site by EPA?	No																				
Does NAPL Remain at the Site?	No																				
Please indicate which of the Protected Beneficial Uses of Groundwater are Precluded due to Pollution	<table border="1"> <thead> <tr> <th>Protected Use</th> <th>Precluded?</th> </tr> </thead> <tbody> <tr> <td>Water dependent ecosystems & species</td> <td>x</td> </tr> <tr> <td>Potable mineral water supply</td> <td>x</td> </tr> <tr> <td>Agriculture & irrigation (stock watering)</td> <td>x</td> </tr> <tr> <td>Industrial & commercial</td> <td>x</td> </tr> <tr> <td>Water-based recreation (primary contact recreation)</td> <td>x</td> </tr> <tr> <td>Traditional Owner cultural values</td> <td>x</td> </tr> <tr> <td>Cultural & spiritual values</td> <td>x</td> </tr> <tr> <td>Buildings & structures</td> <td>x</td> </tr> <tr> <td>Geothermal properties</td> <td>x</td> </tr> </tbody> </table>	Protected Use	Precluded?	Water dependent ecosystems & species	x	Potable mineral water supply	x	Agriculture & irrigation (stock watering)	x	Industrial & commercial	x	Water-based recreation (primary contact recreation)	x	Traditional Owner cultural values	x	Cultural & spiritual values	x	Buildings & structures	x	Geothermal properties	x
Protected Use	Precluded?																				
Water dependent ecosystems & species	x																				
Potable mineral water supply	x																				
Agriculture & irrigation (stock watering)	x																				
Industrial & commercial	x																				
Water-based recreation (primary contact recreation)	x																				
Traditional Owner cultural values	x																				
Cultural & spiritual values	x																				
Buildings & structures	x																				
Geothermal properties	x																				

Table 2 Physical Site Information

Historical Land Use	Residential/Commercial
Current Land Use	Commercial (Automotive Paint Supply)
Proposed Future Land Use	High density residential
Surrounding Land Use – North	Residential
Surrounding Land Use – South	Spurway Lane then Residential/Commercial
Surrounding Land Use – East	Residential
Surrounding Land Use – West	Residential
Proposed Land Use Zoning	Neighbourhood Residential Zone - Schedule 1 (NRZ1)
Nearest Surface Water Receptor – Name	Moonee Ponds Creek
Nearest Surface Water Receptor – Distance (m)	Approximately 1.5 km
Nearest Surface Water Receptor – Direction	West
Likely Point of Groundwater Discharge	Moonee Ponds Creek approximately 1.5 km west of the site.
Site Aquifer Formation	Red Bluff Sandstone
Groundwater Flow Direction	Expected to be west to south-west towards Moonee Ponds Creek.
Groundwater TDS Range (mg/L)	3,501 - 5,400 mg/L (measured on site)
Groundwater Segment	Segment C in accordance with the SEPP (Waters).
Are there Multiple Aquifers Impacted by Pollution at the Site?	No
Perched Groundwater Depth – Upper (metres below ground level (m BGL))	-
Perched Groundwater Depth – Lower (m BGL)	-
Regional Groundwater Depth – upper (m BGL)	5-10 m BGL
Regional Groundwater Depth – Lower (m BGL)	-
Number of Bores Within 2 Km	289
Closest Extractive Use (Distance in m)	Approximately 607 m (WRK039113; irrigation)
Zone of Groundwater Plume Influence (m from site boundary)	-
Year Groundwater Last Monitored	2018
Have you Attached Electronic Copies of Current Groundwater Analytical Results Presented as a Summary Table?	Yes, refer to Table R2.