

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).

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

Email: environmental.audit@epa.vic.gov.au



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EXECUTIVE SUMMARY

This Preliminary Risk Screening Assessment (PRSA) Report and resulting PRSA Statement were prepared for the site located at 87 – 91 South Street, Hadfield, Victoria (the 'Site'), by Mr. Steven Kirsanovs of Kirsa Environmental, in his capacity as an environmental auditor (contaminated land) appointed by the Environment Protection Authority Victoria ('EPA') pursuant to the *Environment Protection Act 2017*.

Table 1: Summary of PRSA information

Auditor	Steven Kirsanovs
Auditor account number	EXT001154
Name of person requesting PRSA	Mr Stephen Coleiro
Relationship of person requesting PRSA to site	Authorised representative of developer South Street Property Holdings Pty Ltd c/- G2 Urban Planning, 670 Mt Alexander Road, Moonee Ponds, Vic 3039
Name of site owner	South Street Property Holdings Pty Ltd Suite 224, 23 Milton Parade, Malvern, Vic 3144
Date of auditor engagement	17 November 2022
Completion date of the PRSA	2 March 2023
Reason for PRSA	Planning system
Elements of the Environment Assessed	Land Surface Water. Groundwater
Planning permit number or requirement detail if applicable	MPS/2022/275
EPA Region	Metropolitan
Municipality	Merri-bek City Council
Dominant - lot on plan	Lot 10 / LP20111
Additional - lot on plan(s)	Lot 9 / LP20111 Lots 1 & 2 / LP58440

Site/premises name	-
Building/complex sub-unit/lot No.	-
Street/Lot – Lower No.	87
Street/Lot – Upper No.	91
Street Name	South
Street type (for example road, court)	Street
Street suffix (for example, North, South	-
Suburb	Hadfield
Postcode	3046
Site area (in square metres)	1,596m ²
Plan of site/premises/location showing the PRSA boundary attached	Yes
Members and categories of support team utilised	None

Further works or requirements	Not applicable
Nature and extent of continuing risk of harm	Negligible. It is concluded the site condition is not likely to have any significant impact on the environmental values associated with the proposed future use.
Outcome of PRSA report	It is unlikely that contaminated land is present, and no environmental audit is required. The reasoning for this outcome has been detailed in this PRSA report.

Table 2: Physical Site information

Historical land use	Residential
Current land use	Vacant cleared land (no buildings), surface cover bare earth
Proposed land use	Child care centre
Current land use zoning	Neighbourhood Residential Zone (NRZ1)
Proposed land use zoning	Neighbourhood Residential Zone (NRZ1)
Surrounding land use – north (if applicable)	South Street footpaths and roadway. Low and medium density residences to the north. Ice cream manufacturing facility to the northeast and Merri-Bek Council Operations Centre further east.
Surrounding land use – south (if applicable)	Craig Care aged care facility, low and medium density residential.
Surrounding land use – east (if applicable)	Commercial fronting South Street (construction circa 1990s), including vacant buildings, food warehousing, automotive parts trading.
Surrounding land use – west (if applicable)	Low density residential
Has EPA been notified about the site under Section 40 of the Environment Protection Act 2017? ¹	No
Nearest surface water receptor – name	Merlynston Creek
Nearest surface water receptor – direction	730m south east
Site aquifer formation	Brighton Group
Groundwater Segment	C

¹ Section 40 refers to a duty to notify EPA of notifiable contamination. Further information in relation to this can be found in EPA Publication 2008: Notifiable contamination guideline: Duty to notify of contaminated land.

PRELIMINARY RISK SCREENING ASSESSMENT

Annexure 1 Preliminary Risk Screening Assessment Statement



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:

87 - 91 South Street, Hadfield, Victoria 3046

(Certificates of Title Volume 07505 / Folio 016; Volume 07573 / Folio 163; Volume 08076 / Folio 264)

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:	Steven Kirsanovs
Company:	Kirsa Environmental
Address:	PO Box 1221 Carlton, Victoria 3053
Phone:	0412 944 411
Email:	stevenk@kirsaenv.com.au

Site owner/occupant

Name:	-
Company:	South Street Property Holdings Pty Ltd

Environmental auditor engaged by

Name:	Mr Stephen Coleiro
Company:	G2 Urban Planning
Relationship to site owner:	Authorised representative of owner / developer

Reason for preliminary risk screen assessment

Planning scheme:	Merri-bek City Council
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Preliminary risk screen assessment statement

Permit details (if applicable):

MPS/2022/275

Other:

☐ Permit is attached (if applicable):

Section 2: Assessment scope

Site details

Address:

87 - 91 South Street, Hadfield, Victoria 3046

Title details:

Volume 07505 / Folio 016; Volume 07573 / Folio 163; Volume 08076 / Folio 264 (three titles)

Area (m²):

1,596m²

☒ 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 from time to time

Assumptions made during the assessment or any limitations

Proposed use and in particular building construction, layout and surface cover for this proposed development are assumed to be consistent with the plans provided by the developer and included in this PRSA.

Exclusions from the assessment and the rationale for these

The following elements of the environment were not considered as part of the auditor's assessment –

Ambient air.

Water (surface water) assessment was confined to the following:-

- As no surface water bodies exist either onsite or in the vicinity of the site, surface water was considered in the context of receiving waters (defined as surface waters which receive discharges from groundwater, pursuant to section 4, Environment Reference Standard 2021).

This statement is accompanied by the following preliminary risk screen assessment report

Title:	<i>Preliminary Risk Screening Assessment, 87- 91 South Street, Hadfield VIC.</i>
Report no:	7004
Date:	23 March 2023

Preliminary risk screen assessment statement

Section 3: Assessment outcome

Based on my assessment, I am of the opinion that an environmental audit is **not 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.

- | | |
|---|--|
| ☒ High density | ☒ Residential land use |
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| ☒ 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: |

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 March 2023

Signed:



Name:

Steven Jon Kirsanovs

Environmental Auditor



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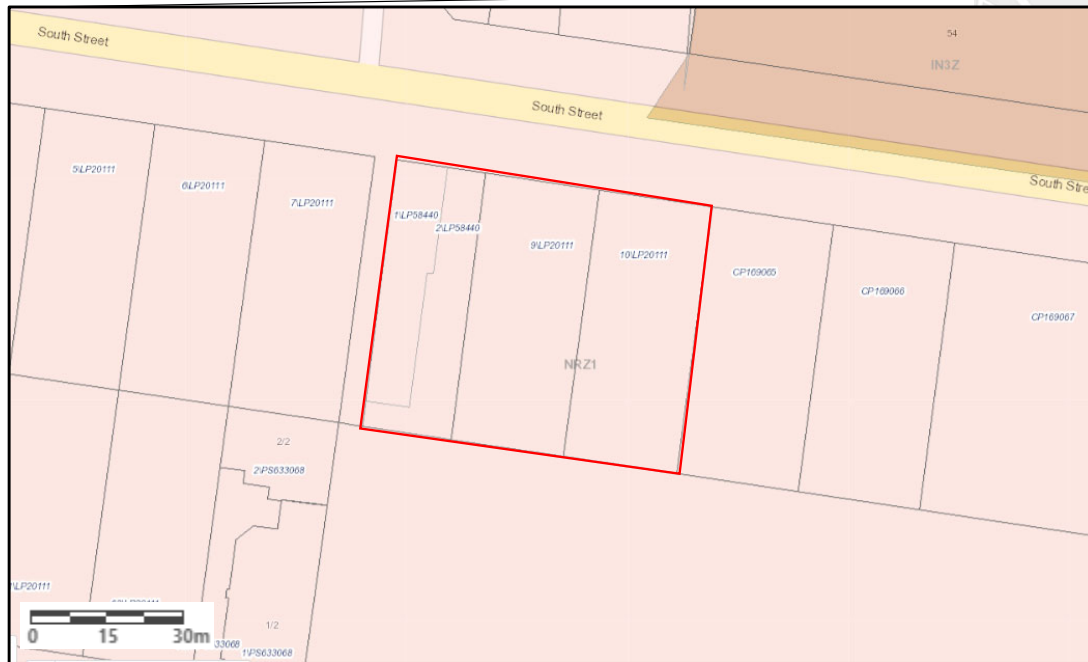
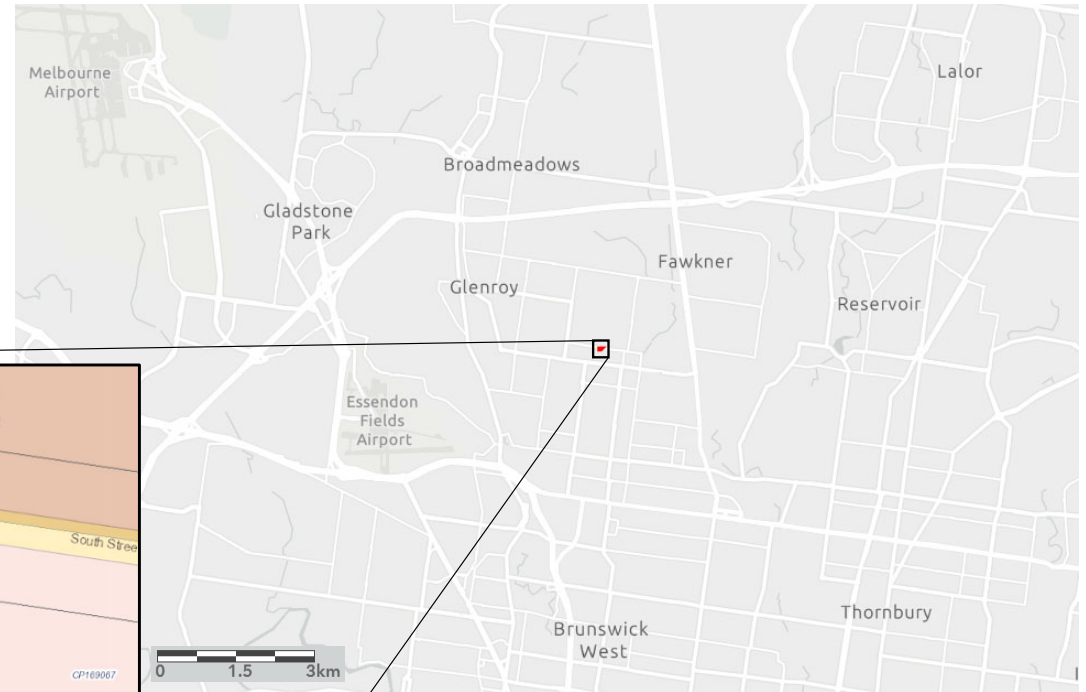
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FIGURES

Figure 1 PRSA Site Boundary Plan





LEGEND

 SITE BOUNDARY

RKH 02 / 03 / 2023
7004 Rev.01



Adapted from:
Victoria Plan (March 2023)
ArcGIS (March 2023)

PRSA SITE BOUNDARY PLAN
87 – 91 SOUTH STREET, HADFIELD, VIC