

INFORMATION REGARDING ENVIRONMENTAL AUDIT REPORTS

August 2007

VICTORIA'S AUDIT SYSTEM

An environmental audit system has operated in Victoria since 1989. The *Environment Protection Act* 1970 (the Act) provides for the appointment by the Environment Protection Authority (EPA Victoria) of environmental auditors and the conduct of independent, high quality and rigorous environmental audits.

An environmental audit is an assessment of the condition of the environment, or the nature and extent of harm (or risk of harm) posed by an industrial process or activity, waste, substance or noise. Environmental audit reports are prepared by EPA-appointed environmental auditors who are highly qualified and skilled individuals.

Under the Act, the function of an environmental auditor is to conduct environmental audits and prepare environmental audit reports. Where an environmental audit is conducted to determine the condition of a site or its suitability for certain uses, an environmental auditor may issue either a certificate or statement of environmental audit.

A certificate indicates that the auditor is of the opinion that the site is suitable for any beneficial use defined in the Act, whilst a statement indicates that there is some restriction on the use of the site.

Any individual or organisation may engage appointed environmental auditors, who generally operate within the environmental consulting sector, to undertake environmental audits. The EPA administers the environmental audit system and ensures its ongoing integrity by assessing auditor applications and ensuring audits are independent and conducted with regard to guidelines issued by EPA.

AUDIT FILES STRUCTURE

Environmental audit reports are stored digitally by EPA in three parts: the audit report (part A), report appendices (part B) and, where applicable, the certificate or statement of environmental audit and an executive summary (part C). A report may be in colour and black-and-white formats. Generally, only black-and-white documents are text searchable.

Report executive summaries, findings and recommendations should be read and relied upon only in the context of the document as a whole, including any appendices and, where applicable, any certificate or statement of environmental audit.

AUDIT REPORT CURRENCY

Audit reports are based on the conditions encountered and information reviewed at the time of preparation and do not represent any changes that may have occurred since the date of completion. As it is not possible for an audit 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 regarding the condition of a site changes from that at the time an audit report is issued, or where an administrative or computation error is identified, environmental audit reports, certificates and statements may be withdrawn or amended by an environmental auditor. Users are advised to check EPA's website to ensure the currency of the audit document.

PDF SEARCHABILITY AND PRINTING

EPA Victoria can only certify the accuracy and correctness of the audit report and appendices as presented in the hardcopy format. EPA is not responsible for any issues that arise due to problems with PDF files or printing.

Except where PDF normal format is specified, PDF files are scanned and optical character recognised by machine only. Accordingly, while the images are consistent with the scanned original, the searchable hidden text may contain uncorrected recognition errors that can reduce search reliability. Therefore, keyword searches undertaken within the document may not retrieve all references to the queried text.

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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/envaudit

Email: environmental.audit@epa.vic.gov.au
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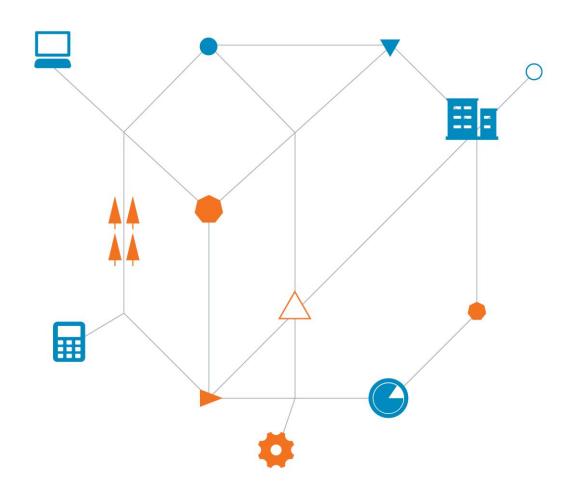
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Southern Rural Water 1 Tower Road, Werribee, CARMS 74953-1, SO 8005298

53X Environmental Audit Report

11 September 2018



Simplicity is complexity's only adversary

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1 Tower Road, Werribee, CARMS 74953-1, SO 8005298

Prepared for Southern Rural Water

Prepared by Coffey Services Australia Pty Ltd Level 1, 436 Johnston Street Abbotsford Vic 3067 Australia t: +61 3 9290 7000 f: +61 3 9290 7499 ABN 55 139 460 521

11 September 2018

53X Environmental Audit Report

754-MELEN199381-R01

Signed	Eggæn.
	David Lam
	Environmental Auditor (appointed pursuant to the Environment Protection Act, 1970)

Distribution

Report Status	No. of copies	Format	Distributed to	Date
Final	1	PDF and hard copy	EPA Victoria	11/09/2018
Final	1	PDF and hard copy	Southern Rural Water	11/09/2018
Final	1	PDF and hard copy	Wyndham City Council	11/09/2018
Final	1	PDF	Coffey Services Australia Pty Ltd	11/09/2018

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Executive Summary

Table 1 - Summary of Audit Information

Summ	nary information required	
Auditor	Mr David Lam	
Auditor account number	75695	
Auditor appointment end date	17 May 2014 - 16 May 2019	
Audit Type	53X	
Date EPA notified of audit	16/02/2017	
Audit service order number	8005298	
Name of person requesting audit	Mr Craig Smith	
Relationship of person requesting audit to site	Manager Sustainability for Southern Rural Water	
Name of premises owner	Gippsland and Southern Ru ABN: 70 801 473 421 Phone: 03 9259 5051 CraigS@srw.com.au	ral Water Corporation
Date of auditor engagement	13/02/2017	
Completion date of the audit	11/09/2018	
Reason for Audit	Voluntary	
Audit Categorisation	Risk	
Environmental Segments	Air, Land, Groundwater, Surface water	
If the audit was required by an EPA notice, licence or other, please provide EPA reference number	N/A	
Current land use zoning	Public Use Zone 1 (PUZ1)	
EPA Region	Metro	
Municipality	Wyndham City Council	
Dominant Lot on title plan	Lot 2 on PS821101R	
Additional Lot on title plan(s)	N/A	
Site / Premises name	N/A	
Building / complex sub-unit No		
Street / Lot – Lower No.	1	
Street / Lot – Upper No.		
Street Name	Tower	
Street type (road, court, etc)	Road	
Street suffix (North, South etc)		
Suburb	Werribee	WYNDHAM CITY COUN
Postcode	3030	Town Planning
GIS Coordinate of Site centroid		Advertised Documen

Coffey, A Tetra Tech Company 53X Environmental Audit Report 11 September 2018

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		I		
Latitude	(GDA94)	-37.900523		
Longitude (GDA94)		144.668169		
Site area (in square metres)		9,630 m ² (approximately)		
Plan of site/premises showing the audit site 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		nil		
Further works o	or requirements	nil		
Nature and exte	ent of continuing risk	Nil		
Outcome of the	audit	Certificate of Environmental Audit		
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?		NA		
Please indicate which of the Protected Beneficial Uses of groundwater are precluded due to pollution		e.g. including site-sourced and regional pollution.		
		Protected Use	Precluded?	
		Maintenance of Ecosystems		
		Potable Mineral Water Supply		
		Agriculture, Parks and Gardens		
		Stock Watering		
		Primary Contact Recreation		
		Industrial water use		
		Buildings and Structures		

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Table 2 - Physical Site Information

Summary information required				
Historical land use	Land at the site was formerly associated with storage and maintenance for a rural water authority depot. Prior to that use the site was a hydraulic testing/modelling facility.			
Current land use	Vacant			
Proposed future land use	Commercial / residential			
Surrounding land use – north	Residential over Princes Highway			
Surrounding land use – south	Residential			
Surrounding land use – east	Residential			
Surrounding land use – west	Commercial and residential over Tower Road			
Proposed land use zoning	Activity Centre Zone (ACZ)			
Nearest surface water receptor – name	Werribee River			
Nearest surface water receptor – distance (m)	700			
Nearest surface water receptor – direction	West			
Likely point of groundwater discharge	Werribee River			
Site aquifer formation	Quaternary aged fluvial deposits of gravel, sand and silt (Qrc).			
Groundwater flow direction	South West			
Groundwater TDS range (mg/L)	1,060 to 1,600			
Groundwater Segment	В			
Are there multiple aquifers impacted by pollution at the site	No			
Perched groundwater depth – upper (metres below ground level (mbgl))	NA			
Perched groundwater depth – lower (mbgl)	NA			
Regional groundwater depth – upper (mbgl)	10.7			
Regional groundwater depth – lower (mbgl)	11.1			
Number of bores within 2 km	252			
Closest extractive use (distance in m)	96 m in the upgradient direction or 255 m in the down gradient direction			
Zone of groundwater plume influence (m from site boundary)	NA			
Year groundwater last monitored	2017			
Have you attached electronic copies of Current Groundwater Analytical Results presented as a summary table?	NA			

The above information is presented per the structure in Appendix A of EVA PUBLICATION 47.2Y COUNCIL (December 2015) and Appendix 3 of EPA publication 759.3 (December 2015). **Town Planning**

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Appendix A Certificate of Environmental Audit

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ENVIRONMENT PROTECTION ACT 1970 CERTIFICATE OF ENVIRONMENTAL AUDIT

I, David Lam of Coffey Services 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 Mr Craig Smith on behalf of Southern Rural Water to issue a certificate of environmental audit in relation to the site located at [part of] 1 Tower Road, Werribee, also known as Lot 2 of PS821101R ('the site') owned by Gippsland and Southern Rural Water Corporation
- 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 Groundwaters of Victoria

SEPP Waters of Victoria

SEPP Ambient Air Quality and Air Quality Management

IWMP Prescribed Industrial Waste

SEPP Prevention and Management of Contamination of Land

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

- At the time of completion of this Certificate of Environmental Audit, several above ground structures are present at the site (main workshop and storage shed) and connected underground services will be present (and potentially redundant services). These structures and services likely contain ACM.
- Asbestos containing material has been reported on the site as part of existing above ground structures and below ground infrastructure. As part of future development, it is likely these structures will be removed from the site. The removal must be conducted in accordance with the Occupational Health & Safety Regulations 2007 (Part 4.3 Asbestos), including the use of an appropriately licensed contractor.
- 3. Asbestos containing material fragments were found on the site and have been removed as far as practicable. Small quantities of bonded asbestos cement (AC) fragments may remain within the soil and be uncovered during excavation works. These AC fragments are not anticipated to represent a health risk to occupiers of the completed development. If encountered during future development or use of the site, any fragments must be handled and disposed in accordance with the relevant regulations.
- 4. There is the potential for USTs (decommissioned or removed) to be present on the land to the west of the audit site, but impacts from possible USTs have been assessed on the audit site and found not to exist such that there is any observed detrimental impact to beneficial uses.
- 5. There may be soil at the site that exceeds the Fill Material criteria for washing that include GOUNCIL off-site disposal. If soil is proposed to be removed from the site during any future redeplarment the classification of the soil should be assessed.

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- 6. There is paving and crushed rock present at the surface in some parts of the site. A former concrete dam may contain some concrete rubble at a depth of approximately 4 m. As these conditions are typical for parts of typical residential and other sensitive use sites, it is not considered to compromise any beneficial uses (including aesthetics) of the site.
- Groundwater monitoring bores present on and adjacent to the site [MW01, MW02, MW03 and MW04] should be decommissioned within 12 months of cessation of use in accordance with the requirements of "Minimum Construction Requirements for Water Bores in Australia", published by the Land and Water Biodiversity Committee [Third Edition, February 2012].
- 8. Groundwater at the site contains naturally elevated concentrations of copper, nickel, zinc and manganese, and returned low pH readings. The levels are considered typical of the natural groundwater quality surrounding the site and do not constitute pollution in accordance with clause 10(2)(c) of State environment protection policy (Groundwaters of Victoria).
- 9. Not all land uses for which the land is considered suitable by this audit may be allowed under the existing zoning of the Wyndham Planning Scheme.

This certificate forms part of environmental audit report (Coffey Services Australia Pty Ltd, 53X Environmental Audit Report, 1 Tower Road, Werribee, Victoria, CARMS: 74953-1, SO: 8005298; ref. 754-MELEN199381-R01 dated 11 September 2018). Further details regarding the condition of the site may be found in the environmental audit report.

DATED

11 September 2018

Signed:

David Lam

ENVIRONMENTAL AUDITOR

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