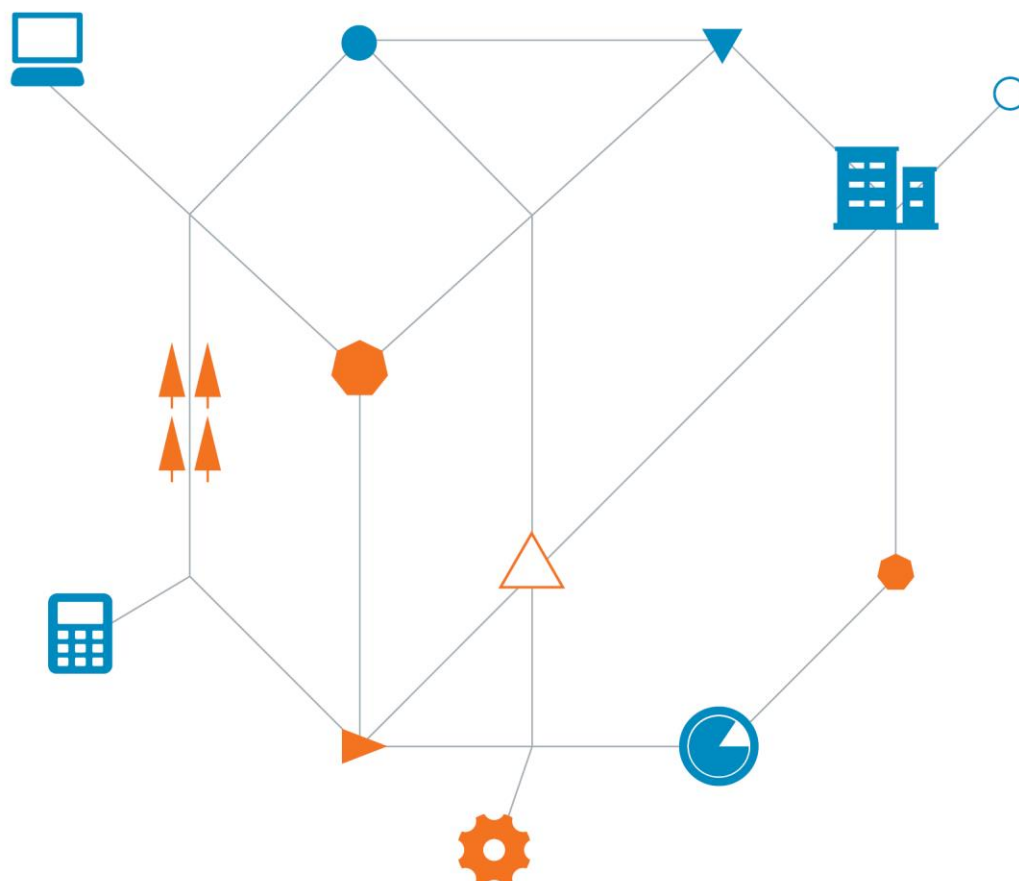




**Southern Rural Water**  
**1 Tower Road, Werribee, CARMS 74953-1, SO 8005298**  
**53X Environmental Audit Report**

11 September 2018



Simplicity  
is complexity's  
only adversary

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


Prepared for  
Southern Rural Water

Prepared by  
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ABN 55 139 460 521

11 September 2018

53X Environmental Audit Report

754-MELEN199381-R01

Signed	
	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

## Executive Summary

Table 1 - Summary of Audit Information

Summary 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 Rural Water Corporation ABN: 70 801 473 421 Phone: 03 9259 5051 CraigS@srw.com.au
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
Postcode	3030
GIS Coordinate of Site centroid	

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Latitude (GDA94)	-37.900523																
Longitude (GDA94)	144.668169																
Site area (in square metres)	9,630 m <sup>2</sup> (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 or requirements	nil																
Nature and extent 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	<p>e.g. including site-sourced and regional pollution.</p> <table border="1"> <thead> <tr> <th>Protected Use</th> <th>Precluded?</th> </tr> </thead> <tbody> <tr> <td>Maintenance of Ecosystems</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Potable Mineral Water Supply</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Agriculture, Parks and Gardens</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Stock Watering</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Primary Contact Recreation</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Industrial water use</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Buildings and Structures</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Protected Use	Precluded?	Maintenance of Ecosystems	<input type="checkbox"/>	Potable Mineral Water Supply	<input type="checkbox"/>	Agriculture, Parks and Gardens	<input type="checkbox"/>	Stock Watering	<input type="checkbox"/>	Primary Contact Recreation	<input type="checkbox"/>	Industrial water use	<input type="checkbox"/>	Buildings and Structures	<input type="checkbox"/>
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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	B
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 EPA Publication 1147.2 (December 2015) and Appendix 3 of EPA publication 759.3 (December 2015).

# 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

1. 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.
2. 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 waste soil classification for off-site disposal. If soil is proposed to be removed from the site during any future redevelopment, 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.
7. 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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