



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](http://www.epa.vic.gov.au/envaudit) 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.

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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

ENVIRONMENT PROTECTION ACT 1970

STATEMENT OF ENVIRONMENTAL AUDIT

I, Roger Parker of Golder 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 Mr Andrew Williams of Pinnacle Property Group Pty Ltd to issue a Certificate of Environmental Audit in relation to the site located at 47 Lansell Street, Bendigo Victoria as defined in Lot 2 on PS4348105 and shown on the attached Figure 1 ('the site');
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:
 - SEPP (Waters of Victoria) 2003
 - SEPP (Air Quality Management) 1999
 - SEPP (Groundwaters of Victoria) 1997
 - SEPP (Prevention and Management of Contamination of Land) 2002
 - IWMP (Prescribed Industrial Waste) October 2000

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 STATE that I am of the opinion that

The site is suitable for the beneficial uses associated with residential use and less sensitive land uses, subject to the conditions which follow and are attached thereto.



42034-1-C

Part of and to be read
in conjunction with Golder Associates
Report Reference 00613558/042

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Final_Statement_05Dec05

- A. Prior to commencement of any development at the site, all buildings, footings, slabs, pavements and utilities must be removed from the site, other than:
- those buildings noted as "Remaining Buildings" on Figure 1; and
 - the footings noted as "Prestressing Slabs" on Figure 1, provided these footings are located under roads or public open space areas.
- If the buildings noted as "Remaining Buildings" are removed from the site, then the area occupied by those buildings must be subjected to an Environmental Audit in accordance with Section 53X of the Environment Protection Act 1970.
- B. Prior to commencement of any development of the site, all mullock and tailings sand outside the area noted on Figure 1 as "Remaining Buildings", must be removed from the site or placed in areas under roadway pavements and managed in accordance with the Site Environmental Management Plan (SEMP) attached as Appendix C in the Environmental Audit Report.
- C. All development must be undertaken in accordance with the Development Environmental Management Plan (DEMP) attached as Appendix C in the Environmental Audit Report. The DEMP documents requirements for:
- a. Removal of all structures and in ground infrastructure as required under Condition A above;
 - b. Removal of all mullock and tailings sand from areas other than under paved roadways, as required by Condition B above;
 - c. Further remediation of the area referenced as Location 8 on Figure 6 of the Environmental Audit Report, where access is not possible until after the existing gas pipeline is removed.
 - d. Measures required to confirm successful completion of items a to c.
- D. Prior to occupation of the site, an Environmental Auditor (appointed pursuant to the Environment Protection Act 1970) must be engaged to conduct an Environmental Audit under s.53V of the Environment Protection Act 1970 to confirm that the DEMP has been satisfactorily implemented and that the SEMP will be suitable to manage the risk of harm or detriment to relevant beneficial uses of the environment.

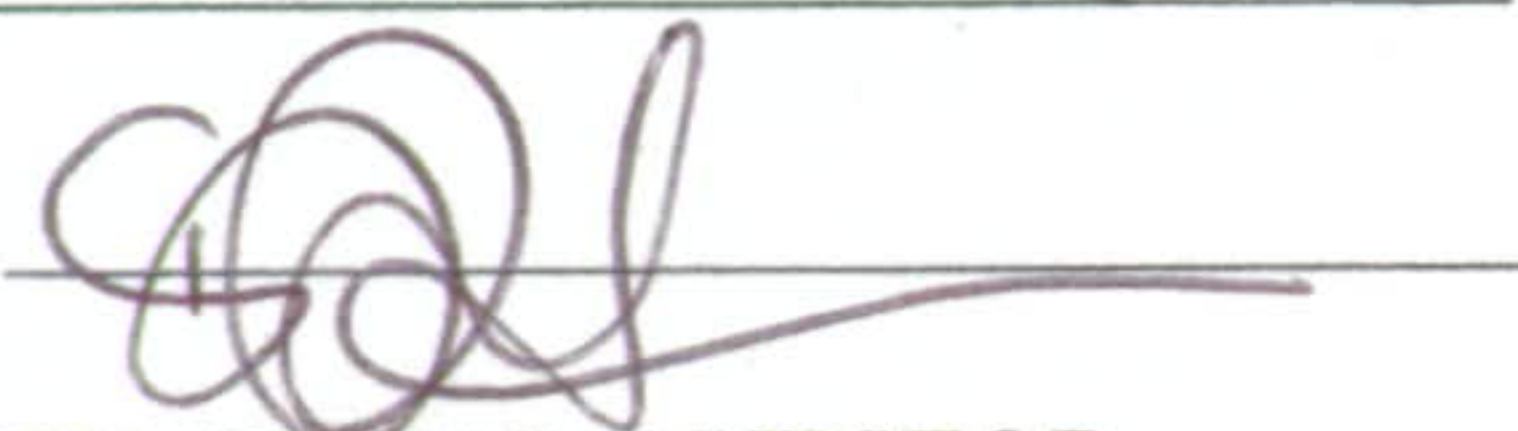
The condition of the site is detrimental or potentially detrimental to any (one or more) beneficial uses of the site. Accordingly, I have not issued a Certificate of Environmental Audit for the site in its current condition, the reasons for which are presented in the Environmental Audit Report. The terms and conditions that need to be complied with before a Certificate of Environmental Audit may be issued are set out as follows:

- All buildings, footings, slabs, pavements and utilities must be removed from the site.
- All mullock and mine tailings sands must be removed from the site.
- Residual contamination must be removed from the site to the extent that all beneficial uses are protected in accordance with the objectives of the State Environment Protection Policy (Prevention and Management of Contamination of Land).

This Statement forms part of Environmental Audit Report (Golder Associates, Statutory Environmental Audit, *47 Lansell Street Bendigo, Victoria*, Report Number *00613558/042*, *November 2005*). Further details regarding the condition of the site may be found in the Environmental Audit Report.

Other related information: Some residual hydrocarbon odours remain in areas of the site. These include odourous or stained soils or bedrock. These areas are identified in Figure 6 in the Environmental Audit Report.

DATED 8 December 2005

Signed 

ENVIRONMENTAL AUDITOR

Appointed pursuant to the Environment Protection Act 1970