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Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)

Publication 2009.1 February 2024

Victoria's environmental audit system

The Environment Protection Act 2017 (EP Act) creates a system of preliminary risk screen assessments (PRSAs) and environmental audits to protect human health and the environment. These processes are used for planning, approvals, regulation and management of contaminated land or activities. The EP Act enables EPA to appoint environmental auditors to conduct, prepare reports and issue statements for environmental audits and PRSAs.

The purpose of a PRSA is to:

- assess the likelihood of the presence of contaminated land
- determine if an environmental audit is required, and
- if an environmental audit is required, recommend the scope for the environmental audit.

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.

EPA administers the environmental audit system and ensures an acceptable quality of environmental auditing is maintained. This is achieved by assessing environmental auditor applications and conducting a quality assurance program. These measures ensure that PRSAs and environmental audits are completed in accordance with the EP Act and guidelines issued by EPA or other government agencies.

File structures

EPA stores digital statements and reports from PRSAs and environmental audits in three parts:

- Part A, the PRSA or environmental audit statement and 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. This includes any appendices, and the PRSA statement or environmental audit statement.

epa.vic.gov.au

Environment Protection Authority Victoria
GPO Box 4395, Melbourne VIC 3001
1300 372 842



PDF searchability and printing

EPA publishes PRSA and environmental audit statements, reports and appendices on the EPA website. All statements and reports should be in a Portable Document Format (PDF) and searchable.

Currency of PRSAs and environmental audits

PRSAs and environmental audits address the conditions encountered and information reviewed at the time of preparation. They cannot anticipate changes that may occur beyond the issue date. It is also not possible, not specifically required, for the PRSA or environmental audit report to present all data that could be of interest to all readers. The inclusion of data and other considerations is informed by the purpose and scope for which the PRSA or audit was originally commissioned.

An environmental auditor may amend or withdraw the PRSA or environmental audit statement and/or reports when:

- Information about the site changes from what was available at the time the PRSA or environmental audit was completed, or
- An administrative error is identified.

Anyone accessing a PRSA or environmental audit statement is advised to check [EPA's website](#) to check if there has been an amendment or withdrawal.

General environmental duty and Duty to manage contaminated land

The environment protection laws include a general environmental duty (GED) and a duty to manage contaminated land (DtM). The GED requires a person who is engaging in an activity to minimise the risks of harm to human health or the environment from pollution and waste, so far as reasonably practicable.

The DtM means that a person in management or control of contaminated land must minimise the risks of harm to human health and the environment from contaminated land so far as is reasonably practicable.

The GED and DtM remain applicable even if a PRSA or environmental audit has been completed on a site. The findings of a PRSA or environmental audit may indicate ongoing management of a site is necessary to minimise risks of harm to human health and the environment in line with the GED and DtM. The information in a PRSA and environmental audit form part of the body of knowledge of risks of harm and how to minimise them associated with a site.

All recommendations made by an environmental auditor are important and a critical part of the audit report or PRSA. Recommendations are provided to protect the environment and users from contamination that may be present at that site.

EPA expects a person who owns, leases or is engaging in an activity at the site to read the auditor's recommendations to determine what actions they need to take to manage the risks from the contamination.

Further information

For more information on Victoria's environmental audit system and the environmental duties, visit EPA's website or contact EPA's Environmental Audit Unit.

Web: www.epa.vic.gov.au

e-mail: environmental.audit@epa.vic.gov.au

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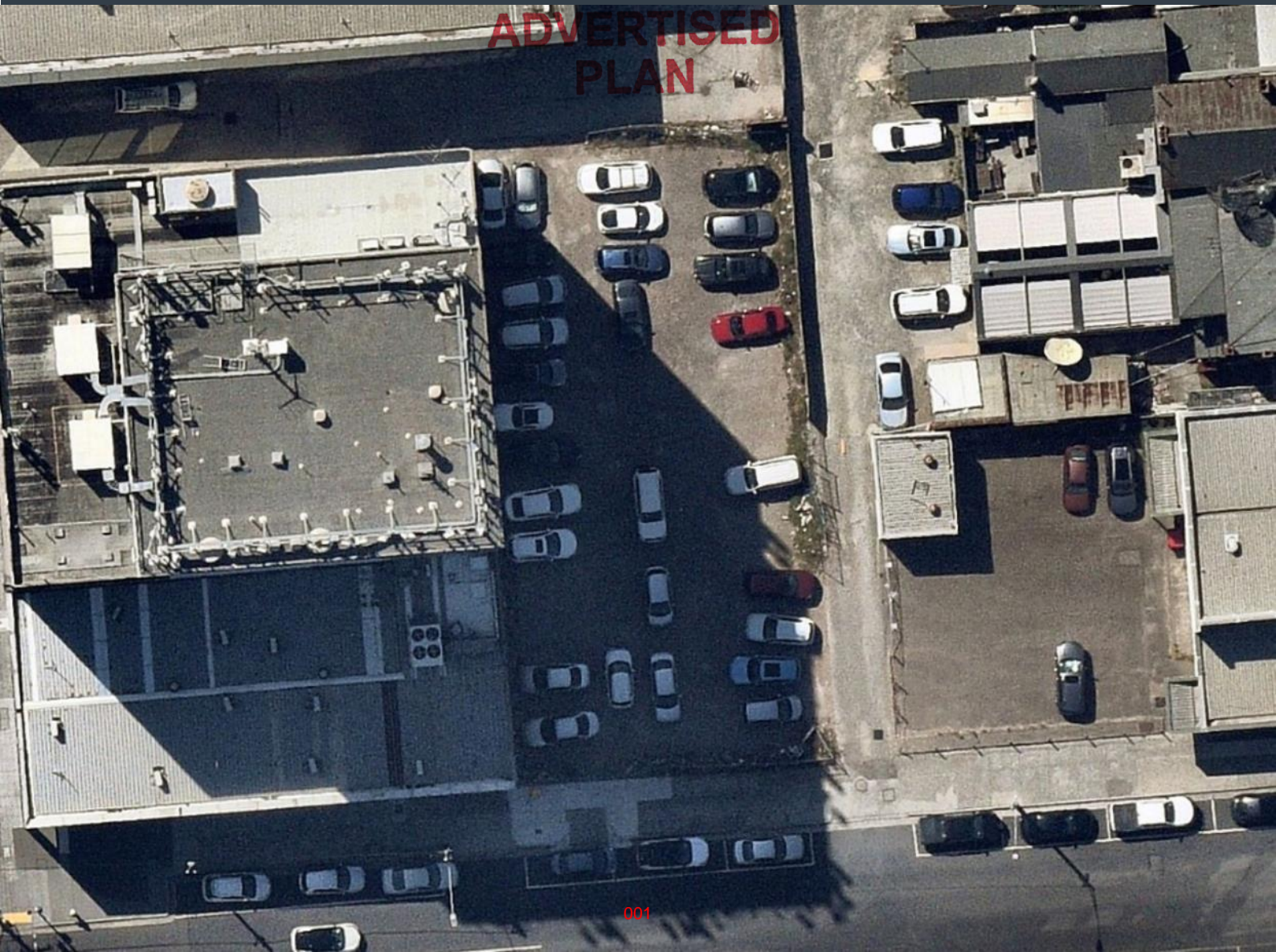
JACMAX Developments

May 2025

Preliminary Risk Screen Assessment

18 to 24 Scott Street,
Dandenong, Victoria

wsp



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Executive summary

Alex Blount of WSP Australia Pty Ltd, an Environmental Auditor appointed pursuant to the *Environment Protection Act 2017* was requested to undertake a Preliminary Risk Screening Assessment (PRSA) of the land located at 18 to 24 Scott Street, Dandenong, Victoria. This PRSA report and the enclosed PRSA Statement were prepared in accordance with Sections 204, 205, 206 and 207 of the *Environment Protection Act 2017*.

A summary of the subject site details and outcomes of the PRSA are provided in the following tables.

Table 1.1 Summary of PRSA Information

Auditor	Alex Blount
Auditor account number	EXT001258
Name of person requesting PRSA	Trent Skurrie (JACMAX Developments Pty Ltd)
Relationship of person requesting PRSA to site	Representative of owner/development business
Name of site owner	Scott St Dandenong Pty Ltd
Date of auditor engagement	31 March 2025
Completion date of the PRSA	21 May 2025
Reason for PRSA	Required for planning permit application
Elements of the environment assessed	Land; Water (surface and groundwater)
Planning permit number or requirement detail if applicable	PA2503483
EPA Region	Southern Metro
Municipality	City of Greater Dandenong
Dominant — Lot on plan	Lot 1 TP242817J
Additional — Lot on plan(s)	Lot 1 LP057871
Site/premises name	--
Building/complex sub-unit No.	--
Street/Lot — Lower No.	18
Street/Lot — Upper No.	24
Street Name	Scott
Street Type (for example road, court)	Street
Street suffix (for example North, South)	--
Suburb	Dandenong
Postcode	3175
Site area (square metres)	830
Plan of site/premises/location showing the PRSA boundary attached	Yes, Attached Figure A-1 (Appendix A)
Members and categories of support team utilised	None

Further work or requirements	<p>The site has a medium likelihood of being contaminated land from onsite source (as defined in Planning Practice Note 30 – Potentially Contaminated Land).</p> <p>The sources include potential past placement of fill material; past blacksmith use and potential soil contamination inferred from building demolition.</p> <p>An Environmental Audit pursuant to Part 8.3, Division 3 of the <i>Environment Protection Act 2017</i> is required.</p>
Nature and extent of continuing risk of harm	<p>No existing risk of harm was identified.</p> <p>Based on the past uses of the site there is a potential risk of harm to human health under sensitive land use if volatile contaminants are present in soil or groundwater onsite, or if organic or inorganic contaminants are present in soil onsite where direct contact and exposure may occur under future land use.</p>
Outcome of the PRSA report	Likely that contaminated land is present, and an environmental audit is required.

Table 1.2 Physical Site Information

Historical land use	Vehicle garage/stables, blacksmith, bakery, used furniture/second-hand dealer
Current land use	Vacant land used as uncontrolled public car parking.
Proposed land use	Residential (i.e. multi-level (12) dwellings) with no basement proposed and no ground-level residents.
Current land use zoning	Comprehensive Development Zone (CDZ)
Proposed land use zoning	Comprehensive Development Zone (CDZ) (no change)
Surrounding land use – north	Commercial (office/retail) properties including Dandenong Market (200 m north).
Surrounding land use – south	Commercial (civic centre, office/retail, car parking).
Surrounding land use – east	Commercial (office/retail) including localised power substation.
Surrounding land use – west	Commercial (office), vacant land, further commercial and general residential land use.
Has EPA been notified about the site under Section 40 of the <i>Environment Protection Act 2017</i> ?	No
Nearest surface water receptor and direction	Dandenong Creek is located approximately 750 m to the south of the site (at its closest point).
Site aquifer formation	Brighton Group aquifer
Groundwater segment	Information from desktop sources indicates groundwater quality concentrations of between 1,001 mg/L to 3,500 mg/L which characterises groundwater conservatively as within Segment A2.

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Appendix A

PRSA Statement

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Preliminary risk screen assessment statement

Under Part 8.3 of the Environment Protection Act 2017

Publication F1031.3 published October 2023



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 is not an environmental audit statement or an environmental audit report. It should not be misconstrued as an environmental audit conducted to assess the suitability of a site for a proposed land use, or as a statement by the auditor on the extent of contamination, if present.

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:	Alex Blount
Company:	WSP Australia Pty Ltd
Address:	Level 11, 567 Collins Street, Melbourne, VIC 3000
Phone:	(03) 9861 1111
Email:	alex.blount@wsp.com

Site owner or occupant

Name:	Not provided
Company:	Scott St Dandenong Pty Ltd

Environmental auditor engaged by

Name:	Trent Skurrie
Company:	JACMAX Developments Pty Ltd
Relationship to site owner:	Representative of owner/development business

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Reason for preliminary risk screen assessment:

Planning scheme:	--
Permit details (if applicable):	Planning Permit Application PA2503483
Other:	--
<input type="checkbox"/> Permit is attached (if applicable):	--

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Section 2: Assessment scope

Site details:

Address:	18 to 24 Scott Street, Dandenong, Victoria, 3175
Title details:	Lot 1 TP242817J (Volume 10785 Folio 917) Lot 1 LP057871 (Volume 10785 Folio 918)
Area (m ²):	830
<input checked="" type="checkbox"/> 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.

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, children's playgrounds and secondary schools also trigger *Ministerial Direction No. 1* (MD No.1) and are therefore considered similarly to sensitive land uses.

Sensitive:

☒ High density: ☐ Other (lower density):

- ☒ Residential land use
- ☐ Child care centre
- ☐ Pre-school
- ☐ Primary school
- ☐ Secondary school

- ☐ Children's playground (indoor)
- ☐ Children's playground (outdoor)

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Other:

- ☐ Recreation/open space
- ☐ Parks and reserves
- ☐ Agricultural
- ☐ Commercial
- ☐ Industrial
- ☐ Other land uses not captured by the above as described here:
Sporting facility including sports ground and stadium seating, athletics track and clubhouse/amenities buildings, as indicated in attached concept plan.

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:
- ☒ 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 2013
PFAS National Environmental Management Plan, Version 3.0, 2025

Assumptions made during the assessment or any limitations:

The assessment was made for land uses of the site in consideration of the proposed redevelopment concept plan attached to this Statement.

Exclusions from the assessment and the rationale for these:

None

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

Title:	Preliminary Risk Screen Assessment, 18 to 24 Scott Street, Dandenong, Victoria (WSP Australia Pty Ltd)
Report no:	PS222544-CLM-REP-001 RevB
Date:	21 May 2025

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Section 3: Assessment outcome

☒ Environmental Audit Required

☐ Environmental Audit Not Required

Based on my assessment, I am of the opinion that an environmental audit is **required** for the following land uses, **including** the use or proposed use for which the site has been assessed.

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, children's playgrounds and secondary schools also trigger *Ministerial Direction No. 1* (MD No.1) and are therefore considered similarly to sensitive land uses.

Sensitive:

☒ High density: ☒ ~~Other (lower density):~~

☒ Residential land use

☐ ~~Child care centre~~

☐ ~~Pre-school~~

☐ ~~Primary school~~

☐ ~~Secondary school~~

☐ Children's playground (indoor)

☐ Children's playground (outdoor)

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Other:

☐ Recreation/open space

☐ Parks and reserves

☐ Agricultural

☐ Commercial

☐ Industrial

☐ Other land uses not captured by the above as described here:

Other information:

Due to the age of the previously existing buildings and the presence of fill materials of unknown origin at the site, hazardous materials such as asbestos may be present in soil. Such materials were considered unlikely to indicate the presence of contaminated land at the site under the proposed development plan and where appropriately managed and removed by development works. The presence of such materials should be assessed by a suitably qualified professional and management recommendations provided.

Reason for environmental audit:

Past uses of the site (including a blacksmith and furniture maintenance/polishing); potential industrial uses of land in offsite areas (including dry cleaning, motor garage and service station); and potential presence of uncontrolled fill placement onsite may pose a potential risk of harm to human health under sensitive land use if volatile contaminants are present in soil or groundwater onsite.

Proposed scope of environmental audit

Site to be audited:	
Site/premises name	
Address	18-24 Scott Street, Dandenong, 3175
Title details	Lot 1 TP242817J and Lot 1 LP057871
Area (m ²)	830
Use or proposed use of the site to be audited:	<p>Sensitive uses:</p> <p><input checked="" type="checkbox"/> High density: <input type="checkbox"/> Other (lower density):</p> <p><input checked="" type="checkbox"/> Residential land use <input type="checkbox"/> Child care centre <input type="checkbox"/> Pre-school <input type="checkbox"/> Primary school <input type="checkbox"/> Secondary school <input type="checkbox"/> Children's playground (indoor) <input type="checkbox"/> Children's playground (outdoor)</p> <p>Other uses:</p> <p><input type="checkbox"/> Recreation/open space <input type="checkbox"/> Parks and reserves <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other land uses not captured by the above as described here (if applicable):</p>
Elements of the environment to be assessed in the environmental audit:	<input checked="" type="checkbox"/> Land <input checked="" type="checkbox"/> all environmental values that apply to the land use category to be considered OR <input checked="" type="checkbox"/> all environmental values that apply to the land use category, other than the following, to be considered: Land dependent ecosystems and species; Buildings and structures; Production of food, flora and fibre.
	<input checked="" type="checkbox"/> Water Surface water <input type="checkbox"/> all environmental values that apply to the segment to be considered OR <input checked="" type="checkbox"/> all environmental values that apply to the segment, other than the following, to be considered: All environmental values excluded. Groundwater <input checked="" type="checkbox"/> all environmental values that apply to the segment to be considered OR <input type="checkbox"/> all environmental values that apply to the segment, other than the following, to be considered:

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Standards and reference documents to be considered:	<p>Environment Reference Standard 2021</p> <p>National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended from time to time.</p> <p>National Environment Protection Council (NEPC) (2004). National Environment Protection (Air Toxics) Measure 2004. April 2004</p> <p>Guidance for the human health risk assessment of volatile chlorinated hydrocarbon vapour intrusion. Environmental Health Standing Committee (enHealth), 2023.</p> <p>Petroleum hydrocarbon vapour intrusion assessment: Australian guidance. CRC CARE Technical Report no. 23, 2013.</p>
Exclusions from the environmental audit and rationale for these:	<p>The purpose of the audit is to assess potential risks of harm due to potential volatile contaminants in soil, groundwater or soil vapour in consideration of the proposed high-density residential development. The potential for the site to have acted as a source of groundwater contamination will also be assessed under the audit.</p> <p>The audit scope will therefore include the following environmental values of Land: Human health; and Aesthetics. Other environmental value of Land will be excluded.</p> <p>The audit scope will exclude the environmental values of Water (Surface water), on the basis that there are no surface water bodies on the site or in the immediate offsite vicinity.</p>
Assumptions made or limitations on the environmental audit:	The Auditor has assumed that development of the site would proceed in accordance with the proposed concept plan attached to this PRSA Statement

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>).

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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: 21 May 2025

Signed:



Name:

Alex Blount

Environmental Auditor

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For languages other than English, please call **131 450**.

Visit epa.vic.gov.au/language-help for next steps.

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SOURCE: Nearmap 2025

<div><div></div><div>PRSA SITE BOUNDARY (APPROX)</div></div> <div>SITE AREA: 830 sq.m</div>	<div><div><div>WSP</div></div></div>	Client: JACMAX Developments Pty Ltd	
		Project: 18-24 Scott Street, Dandenong, Victoria	
		Title: Site Location	
	Scale: NTS	Project no: PS222544	FIGURE 1

PROJECT
18 - 24 SCOTT ST, DANDENONG

PROJECT PHASE
TOWN PLANNING

DATE
DECEMBER 2024

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A CONCEPT BY
CERA
STRIBLEY



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NOTES

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REV DATE REVISION BY CHK

PROJECT

SCOTT ST
18 - 24 SCOTT ST, DANDENONG

MULTI-RESIDENTIAL

DRAWING STATUS

TOWN PLANNING

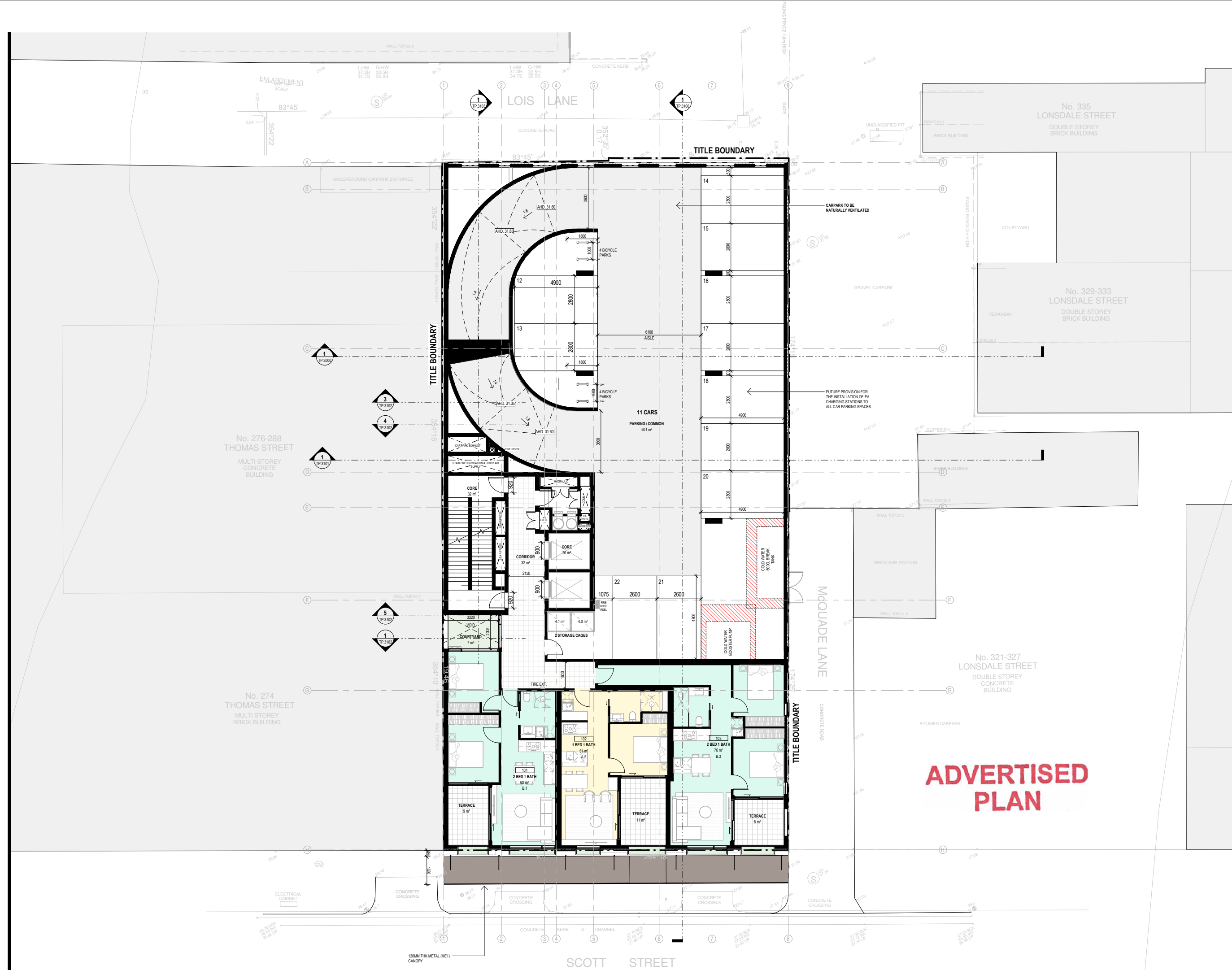
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LEVEL 01 PLAN



TP.1101



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DRAWING STATUS

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REVISION N°

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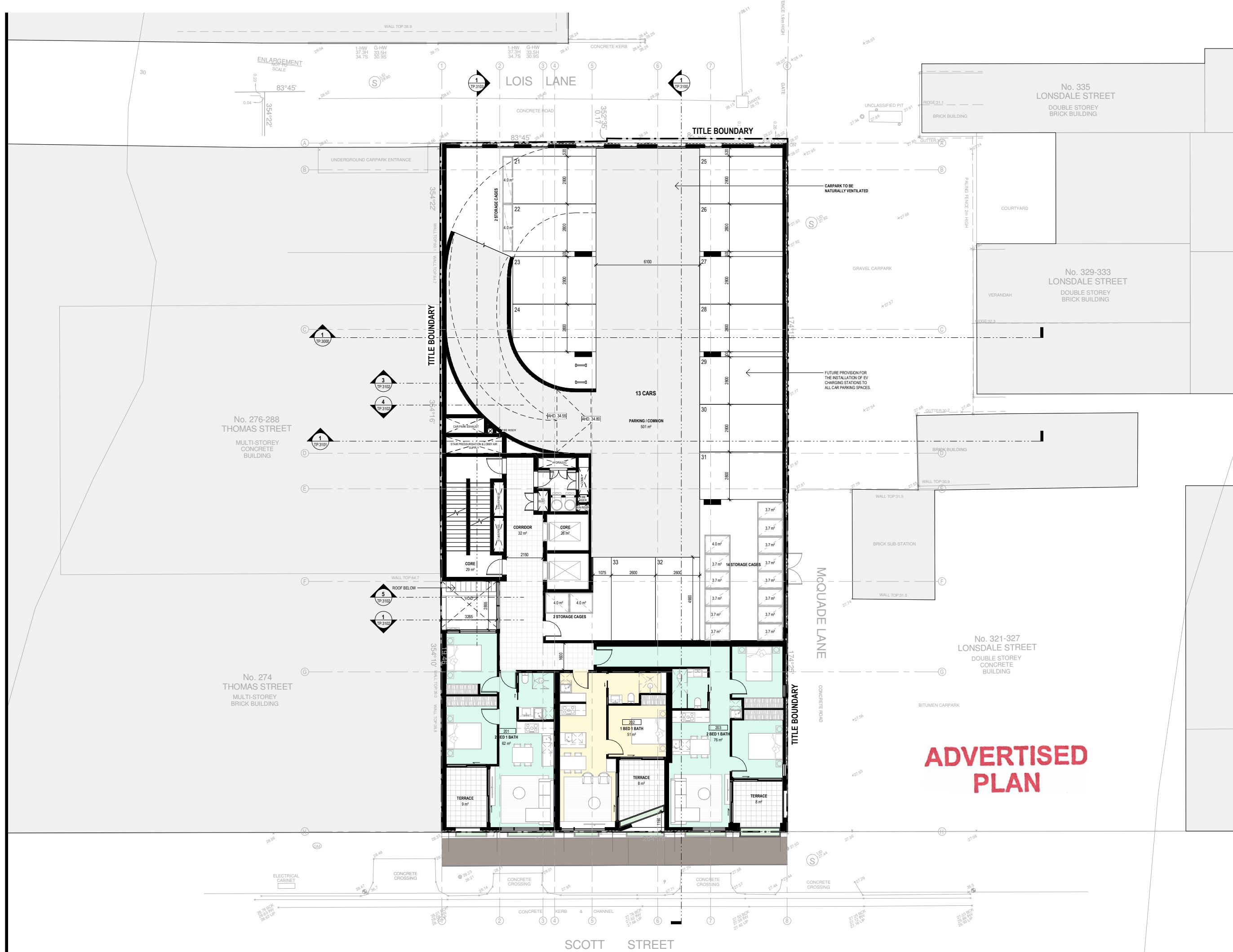
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LEVEL 02 PLAN



TP.1102



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LEVEL 03-12 PLAN



TP.1103

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SCOTT STREET

ADVERTISED PLAN

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Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

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Richmond VIC 3121 AUS

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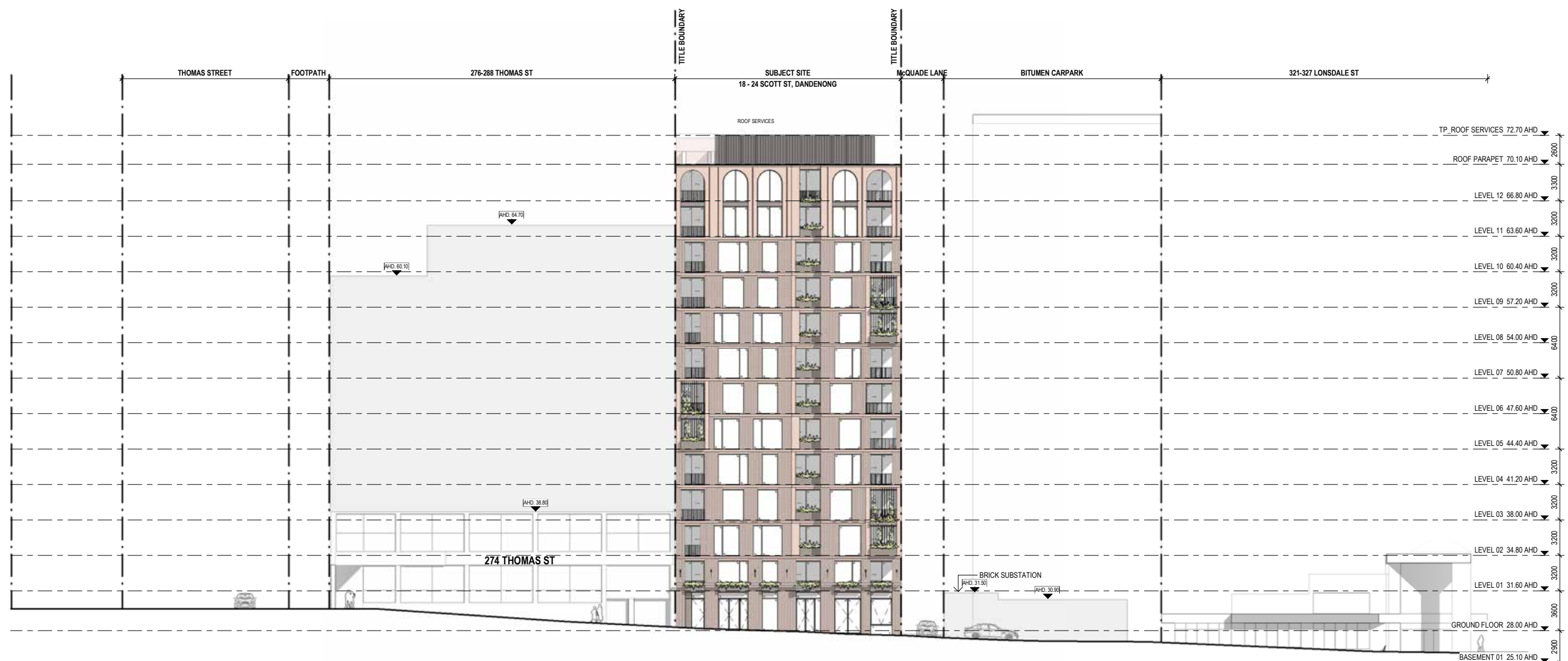
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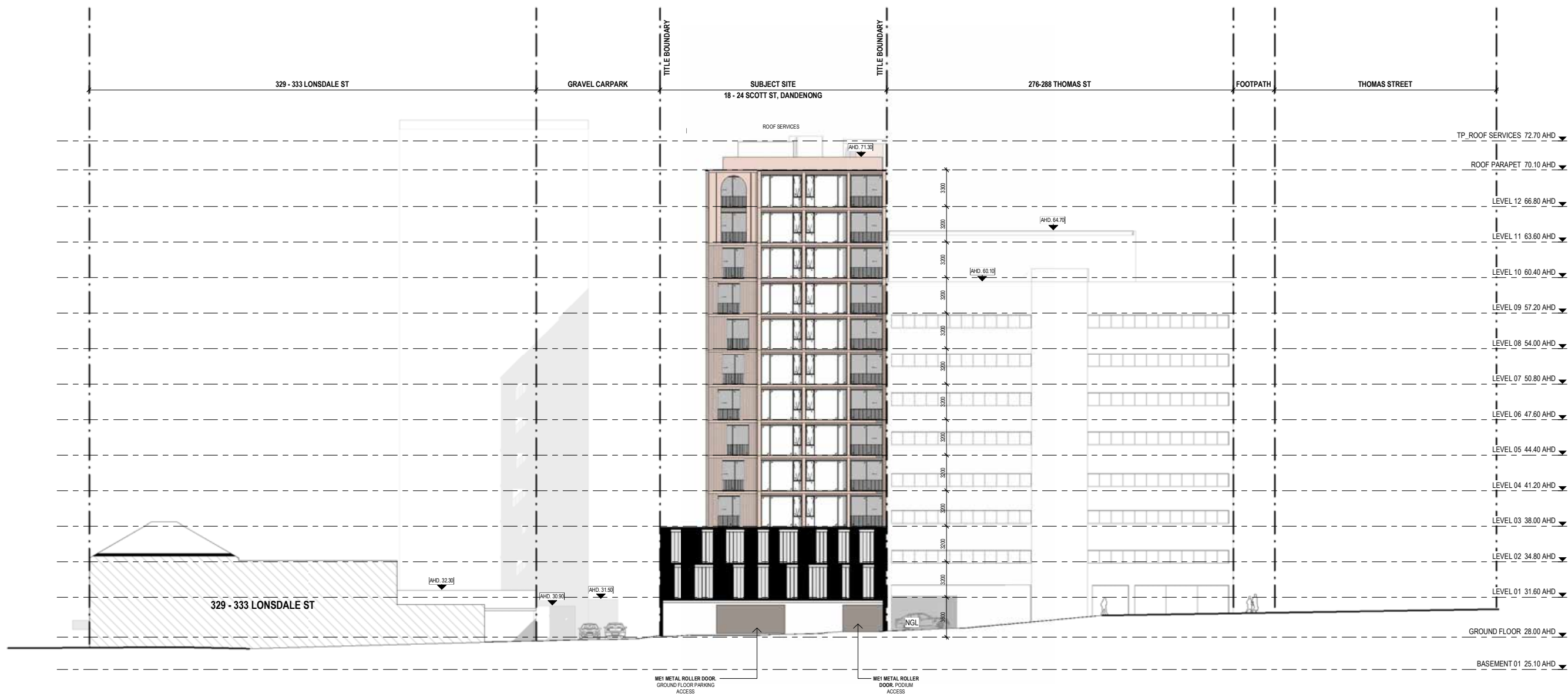
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**STREETSCAPE
ELEVATION 01**

TP.2000



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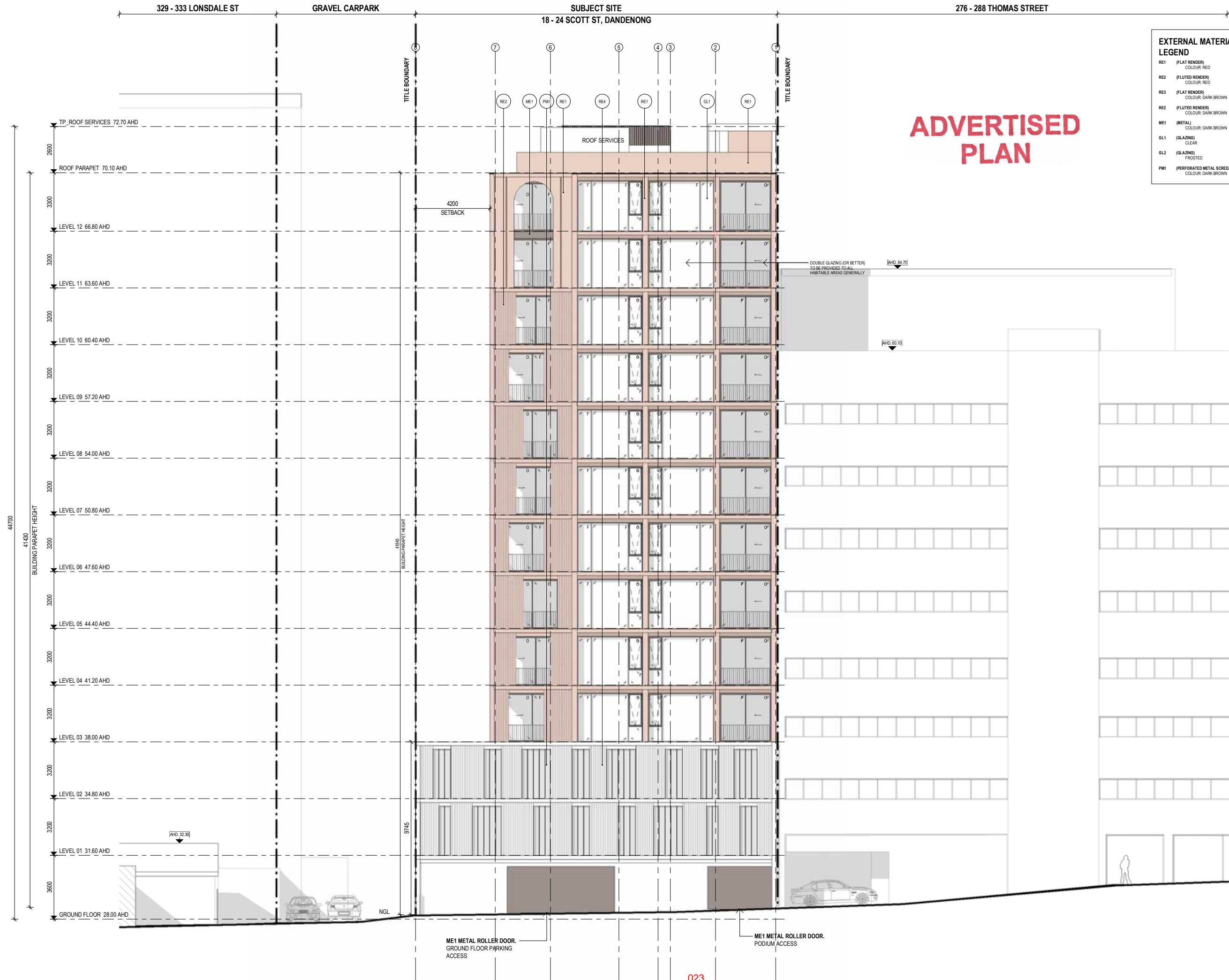
TOWN PLANNING

JOB N° 23196
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DRAWING TITLE

**STREETSCAPE
ELEVATION 02**

TP.2001



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PROJECT

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18 - 24 SCOTT ST, DANDENONG

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TOWN PLANNING

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DATE	
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DRAWING TITLE

NORTH ELEVATION

TP.2100

RE1	(FLAT RENDER) COLOUR: RED
RE2	(FLUTED RENDER) COLOUR: RED
RE3	(FLAT RENDER) COLOUR: DARK BROWN
RE2	(FLUTED RENDER) COLOUR: DARK BROWN
ME1	(METAL) COLOUR: DARK BROWN
GL1	(GLAZING) CLEAR
GL2	(GLAZING) FROSTED
PM1	(PERFORATED METAL SCREENING) COLOUR: DARK BROWN



TP.2101

RE1	(FLAT RENDER) COLOUR: RED
RE2	(FLUTED RENDER) COLOUR: RED
RE3	(FLAT RENDER) COLOUR: DARK BROWN
RE2	(FLUTED RENDER) COLOUR: DARK BROWN
ME1	(METAL) COLOUR: DARK BROWN
GL1	(GLAZING) CLEAR
GL2	(GLAZING) FROSTED
PM1	(PERFORATED METAL SCREENING) COLOUR: DARK BROWN

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SOUTH ELEVATION

TP.2102

