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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.

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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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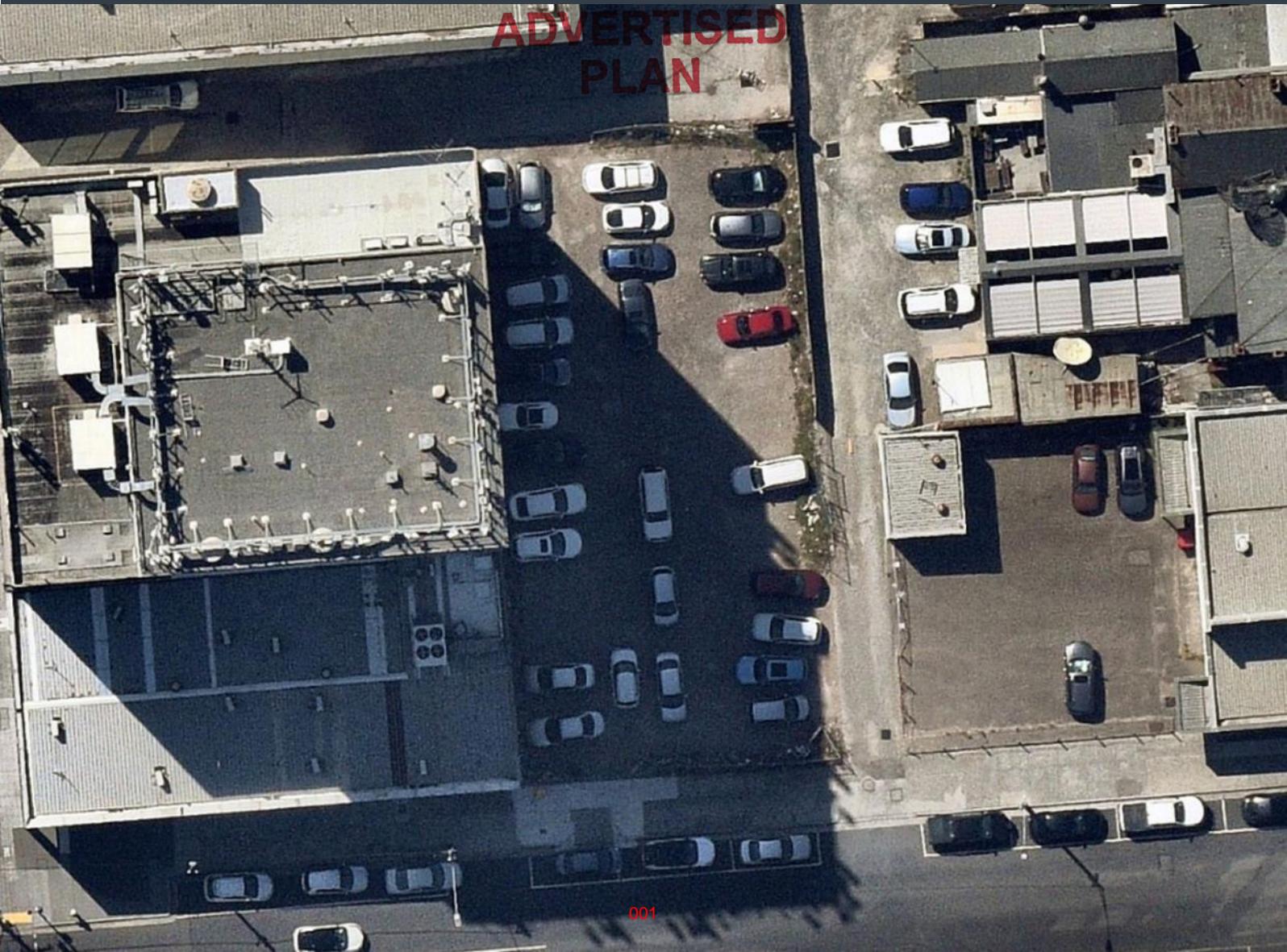
JACMAX Developments

May 2025

Preliminary Risk Screen Assessment

18 to 24 Scott Street,
Dandenong, Victoria

wsp



Question today *Imagine tomorrow* Create for the future

Preliminary Risk Screen Assessment
18 to 24 Scott Street, Dandenong, Victoria

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REV	DATE	DETAILS
B	21 May 2025	Final

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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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1 Introduction

1.1 Engagement

Alex Blount of WSP Australia Pty Ltd (WSP), an Environmental Auditor appointed pursuant to the *Environment Protection Act 2017* was requested by JACMAX Developments Pty Ltd (JACMAX Development) (via email request from Cera Stribley, architects) to undertake a Preliminary Risk Screening Assessment (PRSA) of the land located at 18 to 24 Scott Street, Dandenong, Victoria (Lots 1 LP57871 and 1 TP242817) (the site). The approximate boundary of the site subject to the PRSA is shown in Figure 1 (below).

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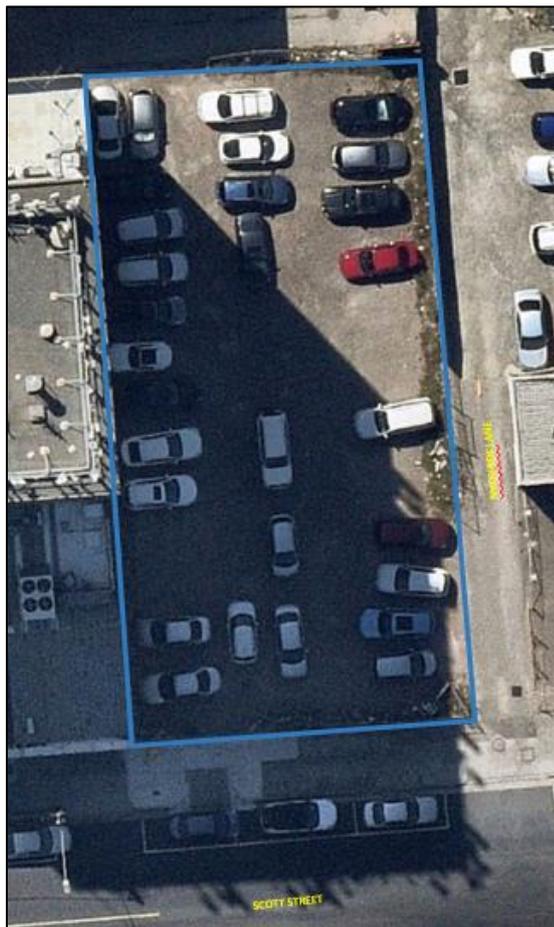


Figure 1. PRSA boundary shown in blue (Source: Nearmap, April 2025).

1.2 Reason for PRSA

We understand that that a planning permit application (PA2503483) has been lodged with the Department of Transport and Planning (DTP) seeking a planning permit to build multi-story affordable and sociable-housing residential dwellings on the abovementioned lots. DTP in response to the application (letter dated 11 February 2025) as part of a preliminary review of the application have requested further information including:

“A Preliminary Risk Screen Assessment (PRSA) is undertaken prior to lodgement of your application to assess the land for potential contamination and determine whether an environmental audit is required before commencement of the sensitive use (i.e. dwellings).

The PRSA is therefore required to address DTP’s advice in support of the planning permit application.

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1.3 Objectives

The objectives of the PRSA are as follows:

- Assess the nature of previous and existing uses of land;
- Assess the potential for contamination on the land;
- Provide an Auditor’s opinion of the likelihood of contaminated land based on a Preliminary Site Investigation (PSI) level of assessment; and
- Determine whether an Environmental Audit is required to assess land suitability for the proposed use.

1.4 PRSA Scope and Methodology

The *Environment Protection Act 2017* (Section 206(1)(a)) specifies the requirements of the scope of a PRSA. The scope items are presented in Table 1.1

Table 1.1 PRSA Scope

Scope Item	Details
The site in respect of which the assessment was conducted	18 to 24 Scott Street, Dandenong, Victoria Parcel identifiers: — Lot 1 LP057871 — Lot 1 TP242817
The use or proposed use for which the site is being assessed	Residential, as indicated in the concept plan attached to the PRSA Statement (Appendix A).
The elements of the environment assessed	Land – All environmental values that apply to the land use category were considered Water (Surface water) – All environmental values that apply to the relevant surface water segment were considered. Water (Groundwater) – All environmental values that apply to the relevant groundwater segment were considered.
The standards considered in the assessment	Environment Reference Standard 2021 National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013
Any assumptions made by the environmental auditor during the assessment or any limitations in the assessment	The assessment was based on uses of the site currently existing and under the proposed redevelopment concept plan attached to the PRSA Statement (Appendix A).
Any exclusions from the assessment and the rationale for these exclusions	The ambient air and ambient noise elements of the environment were not considered in the assessment. The objective of the assessment was to consider the likelihood of contaminated land and potential impact on the existing or proposed use of the land. The ambient air and ambient noise elements were not relevant to the assessment of likelihood of contaminated land. Ambient air is not defined as being part of the ‘land’ (<i>Environment Protection Act 2017</i>). However, the potential for the land or adjacent land to impact upon air environmental values was considered.

1.5 Documentation Reviewed

No site-specific environmental, contamination or engineering assessments were provided to the Auditor for review.

Supporting documentation was provided to the Auditor including the concept plan prepared by Cera Stribley architects (dated December 2024) and a letter from DTP *Re: Application for Planning Permit PA2503483, 18-24 Scott Street, Dandenong VIC 3175*, dated 11 February 2025 that notes a planning permit application has been lodged with DTP seeking a planning permit to build multi-story affordable and sociable-housing residential dwellings on the abovementioned lots. DTP in response to the application as part of a preliminary review of the application have requested a PRSA is undertaken prior to lodgement of the planning application, to determine whether an environmental audit is required before commencement of the sensitive use (i.e. dwellings).

These documents (where considered relevant), along with other publicly available sources of environmental, geological and contamination data and a site inspection completed by the Auditor were utilised by the Auditor to form his opinions for the PRSA.

Copies of relevant information is provided in Appendix B.

1.6 Auditor Support Team

The Auditor did not utilise any of his expert support team in the completion of this PRSA.

1.7 Completion of the PRSA

The PRSA Statement and Report were completed on 21 May 2025.

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2 Site Description and Environmental Setting

2.1 Site Details

Key details are summarized below in Table 2.1.

Table 2.1 Site Location and Setting

Item	Description
Address	18 to 24 Scott Street, Dandenong, Victoria, 3175
Legal Description	Parcel identifiers: — Lot 1 LP57871 — Lot 1 TP242817
Approximate Site Area	830 m ²
Council	Greater Dandenong Council
Current Zoning	Comprehensive Development Zone (CDZ)
Planning Overlays	Design and Development Overlay (DDO) – Schedule 2 (DDO2) Heritage Overlay (HO) – Schedule HO63 (south-eastern portion only) and HO64 (south-western portion only)
Current Site Use	Recent aerial imagery, confirmed by a site inspection (02 May 2025), indicated the site is used for uncontrolled car parking purposes likely associated with surrounding businesses. It is noted that at the time of the inspection, former infrastructure (e.g. buildings) associated with historic uses had been demolished and removed with bare earth remaining.
Buildings or Structures on the Site	None.
Surrounding Land Use	North: Lois Lane followed by commercial (office/retail) properties, then Clow Street and further commercial properties (including Dandenong Market, approximately 200 m distant). South: Scott Street, followed by commercial (civic centre, office/retail, car parking) properties, then Walker Street and further commercial properties. East: McQuade Lane, followed by commercial (office / retail including local power substation), then Lonsdale Street and further commercial properties. West: Commercial (office), followed by Thomas Street, vacant land, commercial (including churches and then general residential land use.
Proposed Future Land Use	Residential (i.e. multi-level dwellings).
Proposed Development (where known)	Based on the concept plan provided to the Auditor, it is understood that a 12-level building with no basement is proposed to be constructed. Residence apartments are proposed for levels 1 through to 12 i.e. no residence is proposed on the ground floor, with the ground floor proposed to be used for car parking, storage, substation, communal lounge etc. A below-ground rainwater storage tank (13,000 litre capacity) and lift wells were noted by the Auditor as potential subsurface infrastructure.

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2.2 Environmental Setting

Key background environmental information is summarized below in Table 2.2.

Table 2.2 Environmental Setting

Item	Description
Topography	<p>The site topography is characterised as relatively flat with a slight slope overall from west (29 m AHD) to east (28 m AHD).</p> <p>Regionally, the broader area (including the site) slopes from the north/west towards a gully to the east/southeast.</p>
Nearest Surface Water Bodies	<p>The nearest named water body is Dandenong Creek located approximately 750 m to the south of the site (at closest point). The creek drains southward.</p>
Regional Geology	<p>Review of the Department of Energy, Environment and Climate Action (DEECA) GeoVic database indicates the majority of the site is underlain by Tertiary aged Brighton Group comprising Red Bluff Sands of fine to coarse sands, with minor poorly sorted gravels, poorly consolidated.</p>
Potential Acid Sulfate Soils	<p>The site is not in an area recognised for having potential acid sulfate soils. The CSIRO National Acid Sulfate Soil Atlas indicates a “extremely low probability” of occurrence.</p>
Regional Hydrogeology	<p>The site does not fall within a designated groundwater management area (GMA).</p> <p>Based on Visualising Victoria’s Groundwater (VVG) mapping, depth to groundwater is expected to be in the order of 5 m to 10 m below ground level. Groundwater flow direction is anticipated to be southerly/southwest direction towards Dandenong Creek.</p> <p>A review of Audit reports for nearby properties (within 500 m of the site) indicated regional groundwater flow direction to be in a southerly to south-westerly direction.</p>
Regional Groundwater Use	<p>A search of the DEECA Water Measurement Information System database identified multiple groundwater bores within a 2 km radius of the site, noting none were located onsite. Of these:</p> <ul style="list-style-type: none"> — 64 were identified for groundwater investigation/observation purposes (including the closest bore to site 257 m east); — 6 were listed for stock and domestic use; and — 46 did not have a use listed and/or further details. <p>The bores were drilled to various depth for each listed use being groundwater investigation (4 m to 30 m), stock and domestic (approximately 5 m to 15 m) and wells with no details (9 m).</p>
Expected Groundwater Segment	<p>A Groundwater Resource Report obtained for the site suggests regional groundwater salinity at the site ranges between 1,001 mg/L to 3,500 mg/L total dissolved solids (TDS) (Segment A2 to Segment C).</p> <p>Site specific information available through groundwater investigations completed for an Audit at a property located approximately 256 m south of the site indicated a TDS concentration range of 8,240 mg/L to 8,370 mg/L TDS, which characterises groundwater as Segment E. A review of an additional more recent Audit report (completed in 2024), for a property located 445 m southwest of the site indicated a TDS concentration of 3,800 mg/L, which characterises groundwater as Segment C.</p>

2.3 Environmental Values

Environmental values are the uses, attributes and functions of the environment that are to be protected and maintained in Victoria. The Environment Reference Standard (ERS) 2021 identifies the relevant environmental values of the ambient air, ambient sound, land and water environment and the objectives to support those values. For the purposes of the PRSA, environmental values applicable to the site are summarised in the following sections.

2.3.1 Land

For the proposed future use, which includes sensitive use (high-density residential) the environmental values applicable to the site are:

- Land dependent ecosystems and species – modified ecosystems and highly modified ecosystems
- Human health
- Buildings and structures
- Aesthetics and
- Production of food, flora and fibre (unlikely to be realised under the proposed land use).

2.3.2 Water – Groundwater

The applicable segment of the groundwater environment is defined by the (natural) salinity of groundwater as represented by its total dissolved solids (TDS). No confirmed site groundwater data was available. Groundwater salinity data was based on desktop information, however as noted previously, groundwater salinity data from an Audit completed at a property located 256 m to the south (EPA CARMS No.: 66691-1) indicated salinity concentrations significantly higher than predicted in desktop information (i.e. Segment E). A second Audit completed at a property located 445 m to the southwest (Environmental Audit ID: EA001659) indicated site-derived salinity concentrations consistent with the range of values predicted in desktop information (i.e. Segment C).

Groundwater salinity was indicated to potentially be within Segments A2 to Segment C, therefore as a conservative measure the lowest Segment was adopted for the site. The environmental values applicable to Segment A2 are:

- Water dependent ecosystems and species
- Potable water supply (acceptable)
- Potable mineral water supply
- Agriculture and irrigation (irrigation)
- Agriculture and irrigation (stock watering)
- Industrial and commercial use
- Water-based recreation (primary contact recreation)
- Traditional Owner cultural values
- Buildings and structures
- Geothermal properties (in applicable areas/conditions)

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2.3.3 Water – Surface

The site is located within the Central Foothills and Coastal Plains segment (geographic region) of the surface water environment. The environmental values applicable to this segment are:

- Water dependent ecosystems and species (slightly to moderately modified)
- Human consumption after appropriate treatment (subject to method of sourcing waters)
- Agriculture and irrigation
- Human consumption of aquatic foods
- Aquaculture (if the environmental quality is suitable and an aquaculture licence has been approved)

- Industrial and commercial
- Water-based recreation (primary contact; secondary contact; and aesthetic enjoyment)
- Traditional Owner cultural values

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3 Site history review

A site history review was completed by the Auditor via a review of a Lotsearch report and publicly available online information, and included:

- Review of completed environmental audits surrounding the site.
- Review of Sands & McDougall historical business directories.
- Review of historical aerial photographs from 1951, 1956, 1962, 1968, 1974, 1978, 1984, 1991, 2005, 2014 and 2025.
- Review of historical online images (Nearmap, Google Earth etc.) between 2005 and 2025
- Review of EPA regulatory records, including landfill and priority site registers.
- Review of current and historical certificates of title.
- Review of geological and topographical maps.
- Review of potential acid sulphate soils probability maps.
- Review of data and other records maintained by regulatory authorities (i.e. local Council, EPA etc.).

In addition to the review of the information provided in the reports, the Auditor also reviewed the primary sources of information provided in the reports.

The Auditor’s assessment of the site history, based on review of the source material, is provided below. Review of EPA records is provided in Section 4.

3.1 Historical information review

3.1.1 *Aerial photographs*

Observations for individual photographs contained in the Lotsearch report and obtained from a search of photographic collections held by the State Library of Victoria (SLV) are provided in Table 3.1 below.

Table 3.1 Aerial photograph review

Image	Observations
	<p>1951</p> <p>A large or several buildings appear to exist covering the majority of the southern and north-western portions of the site.</p> <p>Surrounding land generally consists of residential to the north, west and south with commercial buildings visible to the immediate east of the site along both sides of Lonsdale Street, and further south of the site. A football oval is visible to the northeast of the site.</p>

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Image	Observations
	<p>1956</p> <p>No significant changes to the site are visible. Vehicles appear present within the north-eastern corner of the site.</p> <p>Minor residential development appears to have occurred within the broader surrounding areas with further commercial development to the east along Lonsdale Street and surrounding blocks immediately to the north and south of the site.</p>
	<p>1962</p> <p>No significant changes to the site are visible.</p> <p>Further residential development appears to have occurred within the broader surrounding areas. Several residential buildings have been removed to allow for further commercial development to the north and south of the site and broader areas. Additional commercial development has occurred to the east along Lonsdale Street.</p>
	<p>1968</p> <p>No significant changes to the site are visible.</p> <p>Further commercial development has occurred immediately adjacent to the west and north of the site and surrounding areas. A portion of the football field to the northeast of the site has been removed with construction of several buildings adjoining.</p>

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Image	Observations
	<p>1974</p> <p>No significant changes to the site are visible.</p> <p>Removal of several buildings have occurred on adjacent land to the site.</p>
	<p>1978</p> <p>No significant changes to the site are visible.</p> <p>Several high-rise buildings have been constructed in the immediate vicinity of the site, including immediately adjacent property to the west with further commercial development to the south and east.</p>
	<p>1984</p> <p>No significant changes to the site are visible.</p> <p>Further off-site commercial development appears to have occurred.</p>

Image	Observations
	<p>1991</p> <p>No significant changes onsite appear visible.</p> <p>Further commercial development appears visible within nearby surrounding areas of the site.</p>
	<p>2005</p> <p>Presence of a rectangular structure inferred shipping container appears visible within north-eastern portion of site to the rear of the eastern building structure.</p>
	<p>2012 (January) – NearMap</p> <p>Demolition works appear to be in progress with the rear portion of the western building partially demolished.</p> <p>The site was clear of all above-ground infrastructure by February 2013.</p>

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Image	Observations
	<p>2014</p> <p>The site appears vacant with all above-ground infrastructure removed and comprises grass vegetation cover.</p>
	<p>2025</p> <p>The site appears to be used for car parking purposes consistent with the current site configuration and use.</p>
	<p>1932</p> <p>(C. D. Pratt, photographer, State Library of Victoria collection.)</p> <p>The site and buildings are visible and broadly consistent with observations from 1951 aerial (vertical) image. No chimney or other emission stacks are visible from the site buildings.</p> <p>No additional (to those already noted for vertical imagery) indication of industrial or other potentially contaminating land use is noted in the immediate vicinity of the site.</p>

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Image	Observations
	<p>1953 (C. D. Pratt, photographer, State Library of Victoria collection.)</p> <p>The site and buildings are visible and broadly consistent with observations from 1950s aerial (vertical) images. No chimney or other emission stacks are visible from the site buildings. Yard visible behind the building on Lot 1 LP57871 (eastern parcel).</p> <p>No additional indication of industrial or other potentially contaminating land use is noted in the immediate vicinity of the site.</p>

3.1.2 Certificates of Title

The site comprises two parcels:

- Lot 1 LP57871
- Lot 1 TP242817

A summary of the site ownership is provided below:

Table 3.2 Site ownership

Volume / Folio	Date	Ownership
Township of Dandenong (TP29) Parishes of Dandenong and Eumemmerring	November 1928	R.Kidd (12/06/55) A.W Bowman (12/06/55)
Lot 1 PS057871 (formerly known as part of Crown Allotment 8 Section 6 Parish of Dandenong)		
10785 / 918	December 2023	Scott St Dandenong Pty Ltd
Northern portion		
10284 / 790 (portion of)	November 1995	Deidre Mary McQuade
Southern Portion		
8255 / 400	February 1996	Deidre Mildred Mary McQuade
	June 1973	Deidre Mildred Mary McQuade (Nurse) and Phillip John Ramsay (Real Estate Agent)
	August 1963	Catherine Agnes McQuade (Spinster) as surviving executrix to Agnes McQuade
	No date included	(Inferred from subsequent ownership) Agnes McQuade (deceased August 1929)

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Volume / Folio	Date	Ownership
Lot 1 TP242817J (formerly known as part of Crown Allotment 8 Section 6 Parish of Dandenong)		
10785 / 917	December 2023	Scott St Dandenong Pty Ltd
8255 / 401	February 1996	Deidre Mildred Mary McQuade
	June 1973	Deidre Mildred Mary McQuade (Nurse) and Phillip John Ramsay (Real Estate Agent)
	August 1963	Catherine Agnes McQuade (Spinster) as surviving executrix to Peter James McQuade
	No date included	Inferred Peter James McQuade (deceased April 1945)

The majority of the two lots have been registered to one or more members of the McQuade family since 1963. No further information was obtained within the historical titles prior to 1963 however a review of the 1928 Township of Dandenong plan indicated that the site was listed (inferred owned) individually for R. Kidd and A.W Bowman.

No historical information was available for the northern portion of Lot 1 PS057871 although it appears from the review of available information that it formed part of a greater property to the east (across McQuade Street).

3.1.3 *Historical Business Directory Records 1905 – 1991*

A review of the historical business directories indicated the following pertinent listings onsite:

18-20 Scott Street:

- In 1960 and 1970, the portion of the site was listed as Tin Shed (used furniture, upholsters, second-hand dealers, French polishers).
- In 1984, the portion of the site was listed as Dandenong Auctions, as Second-hand Dealers.
- In 1991, the portion of the site was listed as Tin Shed Showrooms, as Second-hand Dealers.

24 Scott Street:

- In 1945, the portion of the site was listed to Hussey, J, as Blacksmiths.
- In 1955 and 1965, the portion off the site was listed to Martin, R.T, as Blacksmiths

It is noted that the Lotsearch report notes Central Motors / Standard & Ferguson Dealers (listed as Motor Garage & Service Station) were located at the site, however these premises are listed as being located at 4 Scott Street, and not the site (18-24 Scott Street, Dandenong).

Offsite:

Several motor garages/car dealers, services station and dry-cleaning business activities were listed between 1950s and 1990s as being located within a 200 m radius of the site. The majority of these properties were either located down/cross-gradient (south and east) of the site. However, a motor garage, dry cleaner and service station were listed as historically being located to the northwest of the site (up-gradient) between during the 1960s and 1980s with the closest being located 40 m (Ruston Motors, 306 Thomas Street).

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3.1.4 Review of online sources (internet)

An internet search of the site identified the following information, extracted and presented in Table 3.3

Table 3.3 Online Sources Summaries

Source and information	Images
<p>Old Dandenong Blog (Old Dandenong: McQuade’s Garage and Stables and Walker’s Bakehouse, 18-20, 22-24 Scott Street, Dandenong, https://olddandenong.blogspot.com/), dated 11 April 2016.</p> <p>Note the following information.</p> <ul style="list-style-type: none"> — McQuade’s Garage and Stables, 18-20 Scott Street, Dandenong — Walker’s Bakehouse, 22-24 Scott Street, Dandenong — Before demolition the site was occupied by Raux & Sons, known as the Tin Shed. <p>Between 1917 and 1925 allotment:</p> <ul style="list-style-type: none"> — 18-20 was owned by P. McQuade (Licensed victualler) with a garage and stables present. Max Oldmeadow speculated that this may have been where McQuade, who was licensee of the Albion Hotel round the corner on Lonsdale Street, provided accommodation for hotel guest’s horses and cars. — 22-24 were owned by E. P. Walker with the land having a house, bakehouse and outbuildings. — In 1931, the ratebooks indicate Scott Street was rated as belonging to the Electricity Commission who had 8.5 acres. In 1957, 18-20 and 22-24 were occupied by and used as a garage belonging to Central Motors. — Before demolition, the site was listed as being occupied by Raux & Sons. A red brick wing appears to have been added in front of the western building (22-24), sometime in the inter-war period. The interior was still partly unlined; there were timber ledge & braced doors across the eastern building’s entry (18-20); and some early brick flooring (possibly the stable area). 	 <p>Image date unknown (inferred 1990s) showing 18-24 Scott Street.</p>  <p>Image date unknown showing 18-20 Scott Street.</p>  <p>Image date unknown showing 22-24 Scott Street.</p>
<p>The Star Journal (Tin Shed and window shopping Dandenong Star Journal), dated 21 September 2017</p> <p>The article includes reference to a farrier working in what is now called the “The Tin Shed” on the corner of Scott Street and McQuade lane, where horses would have worn-out shoes replaced by the farrier and blacksmith.</p> <p>No details were included as to what period this occurred.</p>	

3.2 Previous Site Investigations

As noted previously in Section 1.5, the Auditor is not aware of any previous environmental site investigations having been undertaken at the site.

3.3 Site History Summary

In summary, the site was developed prior to 1925, with the site between 1917 and 1925 being occupied as a garage with stables present (potentially associated with the nearby Albion Hotel for accommodation of hotel guests horses and cars) and a bakehouse with residence. Records indicate during the 1940's to 1960's a portion of site was used by a blacksmith. Subsequent years, the site appears to have been used primarily as used furniture / second-hand dealer up until demolition of the site, with the site currently used by the public as an uncontrolled car park.

Minimal changes appear to have occurred to the buildings onsite between 1951 and pre-2012, with demolition works commencing in late 2011/early 2012. The site is currently void of any structures/buildings with the exception of a small portion of a brick wall within the north-east corner of the site and some brick footings along the western boundary.

Surrounding land has primarily been used for commercial city-center purposes (e.g. retail, office, car parking etc.), with residential land use to the west.

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4 Regulatory information review

A review of published regulatory information was completed by the Auditor with reference to information provided by Lotsearch in Appendix C. The Auditor has reviewed the information provided and conducted a review of sources for any recent changes.

4.1 Sources of Information

The following sources of information were included in the Lotsearch report:

Environment Protection Authority (EPA) Priority Sites Register

Priority Sites are sites which the Environment Protection Authority (EPA) Victoria has issued a remedial notice relevant to land and/or groundwater including the following:

- Clean-Up Notice pursuant to section 62A of the *Environment Protection Act 1970* (now superseded)
- Pollution Abatement Notice pursuant to section 31A or 31B of the *Environment Protection Act 1970* (now superseded)
- Environment Action Notice pursuant to Section 274 of the *Environment Protection Act 2017*
- Site Management Order pursuant to Section 275 of the *Environment Protection Act 2017*
- Improvement Notice pursuant to Section 271 of the *Environment Protection Act 2017*
- Prohibition Notices pursuant to Section 272 of the *Environment Protection Act 2017*

Typically, these are sites where pollution of land and/or groundwater presents a potential for risk to human health or the environment where active management is required or where EPA believes it is in the community interest to be notified of a potential contaminated site.

EPA Victoria maintains the Priority Sites Register as a listing of all priority sites and the register is available to the public. It is important to note that the Priority Sites Register is not a listing of all contaminated sites in Victoria, nor is it a list of all contaminated sites of which EPA Victoria has knowledge.

The register can provide an indication of whether the site or surrounding sites have been identified as contaminated.

EPA PRSA and Environmental Audit Statements and Certificates Register

EPA provides an online interactive portal for sites that are or have been under environmental audit. A review of Environmental Audit reports for premises in the vicinity of the site can provide information on area and site history, regional and local geology and hydrogeology, and potential for the site or surrounding sites to be contaminated or pose a risk of contamination.

The Environmental Audit System was established in Victoria by EPA Victoria as a means by which planning authorities, site owners, purchasers and others are provided with assurance regarding the condition of the property and its suitability for use, frequently in the context of site redevelopment.

An Environmental Audit completed under Section 53X of the (former) *Environment Protection Act 1970* will have a Certificate or Statement attached. A Preliminary Risk Screen Assessment (PRSA) completed under Section 204 of the *Environment Protection Act 2017*, or an Environmental Audit completed under Section 208 of the *Environment Protection Act 2017* will have a Statement attached. A public register is maintained for completed audits, PRSA and their respective Certificates and Statements.

It is important to note that the list of audits and PRSA is not a register of contaminated or clean sites but rather is a list of properties that have been assessed (in some cases subject to certain conditions) as to suitability for a proposed land use or

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assessed for potential risk of contaminated land. The list of audits and PRSA is also not a current register of all such activity as it will not include assessments that are in progress and may not include recently completed assessments that are yet to be added to the register.

Groundwater quality restricted use zones

Groundwater quality restricted use zones (GQRUZ) were declared under the *Environment Protection Act 1970* (rescinded) where groundwater quality had been impacted such that relevant beneficial uses could not be realised and further remediation was not considered practicable to restore the use. Typically, declaration of a GQRUZ was linked with completion of an environmental audit of a site.

Permitted premises

Under the *Environment Protection Act 2017*, various classes of permissions have been introduced to manage operation of commercial/industrial activities that may cause harm to the environment. The various permissions are based on perceived risk associated with various activities and include:

- Licences for high-risk prescribed activities.
- Permits for medium risk prescribed activities.
- Registrations for low risk prescribed activities.

Victorian landfill register

EPA is no longer updating the register (from 2021). However, data is still available for review and lists known historical landfills. The list is not comprehensive, and additional information on former landfills may be available from the PSR (historical sites requiring ongoing management) or other sources.

4.2 Observations

Based on the review of relevant information sources:

- No Priority site was identified at the site, three nearby properties within 500 m of the site were identified.
- The site was not identified on the landfill register, no other properties were identified within 500 m of the site.
- The site was not identified as a permitted premise, three properties were identified within 500 m of the site.
- No licenced premises were identified at or within 500 m of the site.
- Seven completed environmental audits were identified within 500 m of the site.

The audited properties are inferred to be located down-gradient (or cross-gradient) of the site. A summary of the closest audited property is provided below (Section 4.2.1).

The closest property previously included on the Priority Sites Register due to the issue of previous pollution notice is located 78 m to the southwest with an Information Gathering Notice issued in 2023. A further property approximately 134 m southwest of the site (27 Scott Street) was previously included on the Priority Sites Register due to the issue of a Notice requiring the former service station site undertake assessment and/or cleanup. The site is currently subject to an Environmental Action Notice issued in April 2024. The property is considered to be located hydraulically down-gradient with regional groundwater flow direction inferred to the southwest.

In addition, the former Dandenong Gasworks (that has been subject to an Environmental Audit resulting in the issue of a statement of environmental audit, suitable for medium/high density residential) was located approximately 270 m to the southwest, considered to be located hydraulically down-gradient.

4.2.1 34 to 50 Walker & Thomas Street (256 m south of site)

The property located approximately 256 m to the southwest of the site was subject to a statutory environmental audit under the former *Environment Protection Act 1970*. The property is not listed as having been subject to any pollution notices.

Since the early 1930s, the property or parts of the property have primarily been subject to commercial activities such as showgrounds, caretaker, aquarium and restaurant with some portions of the site formerly containing residential properties. Site infrastructure included a number of underground storage tanks, interceptor traps and an electrical substation that were removed during the process of the audit. Surrounding properties have been mainly used for industrial activities (such as service stations, factories, railway etc.). Groundwater at the property was reported to have been encountered at depths approximately between 7 m and 13 m with groundwater flow inferred to be in a south/south-easterly direction. Groundwater contained elevated concentrations of several metals above ecosystem protection and were considered by the auditor to be indicative of groundwater conditions beneath the audit property and surrounds, naturally occurring.

A Certificate of Environmental Audit was issued for the property in 2010.

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5 Site Inspection

A site inspection/walkover was conducted by the Auditor's representative on 2 May 2022. Photographs taken during the site walkover are presented in Appendix D and observations are summarized in the following sections.

5.1 On-site Observations

The site layout status was consistent with that observed from recent aerial photographs i.e. vacant land used for car parking purposes. All surface buildings at site had been demolished. Residual building footprint (brick, corrugated metal sheeting) along the western site boundary adjoining the adjacent building was evident. Evidence of disconnection and removal of services such as water was noted in the southern portion of the site with remnant metal piping observed on the surface (inferred to have been sourced from the site).

- Refer to Appendix D, Photographs and associated notes.
- The majority of the land comprised of an exposed sandy gravel fill surface with vegetation (i.e. weeds and grass) limited to the boundaries either adjacent to the temporary/timber fencing erected in places or at the base of the buildings to the west. Anthropogenic waste (i.e. fragments of brick, glass, tiles) were visible within the surface fill, with surficial waste (i.e. consisting of various materials such as tyres, plastic, metal, paper, fabric, bricks, concrete etc.) observed across the site. No suspected asbestos containing material (ACM) was observed.
- “Glen Iris” stamping observed on the bricks indicates that they were obtained from the Glen Iris Brick Company. Subsequent online research indicates the bricks were consistent with the ‘bar frog’ type produced during the 1960s.
- No evidence of underground or aboveground fuel or chemical storage was noted. No chemical odour, evidence of distressed vegetation or surface spills or other indicators of contamination were noted.

5.1.1 Other Information

During the site inspection, anecdotal information was obtained from a current staff member of the Albion Hotel located to the east of the site:

- Albion Hotel previously leased the property for approximately 3 years for additional hotel car parking. No specific details were provided as to when this leasing commenced.
 - During this lease period, the surface of the site was excavated numerous times with gravel/fill added to allow use of the site for car parking during wet periods. The excavated surface material contained a significant quantity of horseshoes. No information was provided as to where the source of the imported material was obtained from.
 - They were not aware of any historical underground storage tanks having been present or encountered during surface improvement works.
-

5.2 Off-site Observations

Immediately adjacent properties included commercial office buildings (north beyond Lois Lane); Albion Hotel, Cash Converters and an electrical substation (east beyond McQuade Lane); Players Hotel, educational institute and several retail (bakery, café, pizza takeaway) (south beyond Scott Street); and commercial office buildings (law firm etc.) (west). Observed offsite land use and activities were consistent with those indicated in recent aerial photographs.

No obvious sources of potential contamination that were anticipated to impact the site were observed, based on inferred topographical gradient and inferred groundwater flow direction.

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6 Initial Conceptual Site Model

A conceptual site model (CSM) presents the respective sources of contamination, pathways for movement or exposure of contaminants, and receptors which may be impacted by the contamination. The CSM can then assess the linkages between these three elements and consider whether the exposure pathways are likely to occur.

For the PRSA an initial CSM was prepared. As no site contamination has been identified either quantitatively such as through sampling and analysis, or qualitatively such as through visual observations, the CSM is based on the results of the site history review and site inspection.

6.1 Potential Sources

Onsite

The site in part has been primarily used as a blacksmith (1940s and 1960s) and used furniture / second-hand dealer (1960s onwards) prior to demolition (2012). Prior to this the site was used as a combined garage/stables and bakehouse with residence. Potential sources of contamination at the site include:

- Chemicals/waste associated with blacksmith / farrier works.
- Potential for hazardous impacted building materials (e.g. asbestos containing material, lead-based paint) inferred to have existed in the former buildings, to be present within surficial soils following demolition of site infrastructure. Noted that no suspected asbestos containing materials were observed during the site inspection across the surface of the site.
- Fill placement in parts of the site such as during the leasing of the site by adjacent hotel business for car parking purposes, and variable fill material observed on the surface of the site.

Offsite

Potential off-site sources included:

- Former motor garages/dealers, service stations, dry cleaners located in proximity to the site to the northwest (inferred up/cross-gradient).

A summary of potential sources of contamination and associated potential substances or chemicals of interest (COI) is provided in Table 6.1.

Table 6.1 Potential Sources of Contamination

Potential Source	Substances and Chemicals of Interest
Onsite	
Blacksmith	Metals, PAHs, TRHs
Controlled/uncontrolled imported fill	Metals, other contaminants depending on source (e.g. PAHs, TRH/BTEX, OCP, cyanide, ACM).
Offsite	
Service stations	TRH, BTEX, PAHs, metals
Automotive repair/service, dry cleaners	Broad range of contaminants e.g. chlorinated hydrocarbons, TPH/BTEX, phenols, metals, alkalis, acids

OCP – Organochlorine pesticides TRH – Total recoverable hydrocarbons; PAH – Polycyclic aromatic hydrocarbons, BTEX – benzene, toluene, ethyl benzene, xylenes; PFAS – per and poly fluorinated substances, ACM – asbestos containing materials.

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6.2 Potential Receptors

The proposed future land use includes “sensitive uses” (high-density) with no access to underlying soil such as garden or playground areas.

The potential future human receptors at the site include:

- Future site occupants (residents) and visitors – adults and children
- Future site occupants (workers) - adults
- Maintenance personnel including utility and construction workers – adults
- Groundwater and users of extracted groundwater under the following environmental values:
 - Water dependent ecosystems and species
 - Potable water supply (acceptable)
 - Potable mineral water supply. The site (Dandenong city area) was not within a recognised mineral springs or mineral water supply zone. The likelihood that groundwater would be extracted for potable mineral water supply was considered to be low.
 - Agriculture and irrigation (irrigation)
 - Agriculture and irrigation (stock watering)
 - Industrial and commercial use
 - Water-based recreation (primary contact recreation)
 - Traditional Owner cultural values
 - Buildings and structures
 - Geothermal properties. The site was not within a recognised region for shallow geothermal resources. The likelihood that shallow groundwater would be extracted or otherwise utilized as a geothermal resource was considered to be low.
- Surface water (noting there are no surface receptors on site or in the immediate off-site vicinity of the site) including:
 - Water dependent ecosystems and species (slightly to moderately modified)
 - Human consumption after appropriate treatment
 - Agriculture and irrigation
 - Human consumption of aquatic foods
 - Aquaculture – if the environmental quality is suitable and an aquaculture licence has been approved
 - Industrial and commercial
 - Water-based recreation – primary contact recreation; secondary contact recreation; and aesthetic enjoyment
 - Traditional Owner cultural values

The potential environmental (non-human) receptors at or in the immediate off-site vicinity of the site include:

- Natural flora and fauna including soil organisms, terrestrial animals, domestic pets and stock species (e.g., chickens), garden plants, and natural, landscaping, and agricultural plant species.
- Surface water ecosystems of off-site adjacent creeks including plant and animal species.
- Groundwater dependent ecosystems.

6.3 Potential Exposure Pathways

For a risk to occur from contamination, the exposure pathway to the receptor must be complete. Exposure pathways with the potential to be complete under the existing and proposed land use include:

- Ingestion, dermal contact and inhalation of contaminated soil – site occupants, visitors (where soil is accessible) and maintenance/construction workers. [Not Complete Pathway – Proposed Development]
- Dermal contact, incidental ingestion and inhalation of extracted contaminated groundwater – site occupants, visitors and maintenance/construction workers. [Not Complete Pathway – Proposed Development]
- Inhalation of vapours from contaminated groundwater or soils from volatile organic compounds. [Potentially Complete – Proposed Development]
- Natural flora and fauna, domestic animals direct contact and ingestion of contaminated soil or extracted groundwater. [Not Complete Pathway – Proposed Development]
- Secondary consumption by fauna (predator species and plant consumers) of other species that have adsorbed contaminants through prior exposure, e.g., birds consuming earthworms in contaminated soil. [Not Complete Pathway – Proposed Development]

6.4 Summary of Conceptual Site Model

From the available current and historical site information, sources of potential contamination were identified, and pathways for exposure are therefore potentially complete for future occupants under the proposed development land use.

Potential on-site sources of soil and groundwater contamination (historical industrial activity and soil impacts due to fill material) were identified which may pose potential for vapour generation and risk to occupants of future overlying buildings.

Potential onsite sources of groundwater contamination (historical industrial activity and soil impacts due to fill material) were identified which may render groundwater unsuitable for extractive use.

Off-site potential sources of contamination were identified (historical industrial activity) although typically at a distance from the site or located hydraulically downgradient. Overall, the likelihood of these off-site sources impacting upon the site and resulting in contamination of land or water environments that would pose a risk to health or the environment under the proposed development and land use was considered to be low. The inferred direction of groundwater flow was towards the south/southwest and identified offsite sources of contamination were either down-gradient to the south, east or across-gradient to the northwest.

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7 Outcome – Assessment of Condition of the Site

7.1 Likelihood of the Presence of Contaminated Land

Based on the history of land use and other information reviewed in this PRSA, the Auditor is of the opinion the likelihood of on-site activities having resulted in the site being contaminated land is medium.

For the purposes of the PRSA, the definition of *land* as stated in the *Environment Protection Act 2017* includes:

- Any buildings or other structures permanently affixed to the land; and
- Groundwater.

Based on the history of land use and other information reviewed in this PRSA, the Auditor is of the opinion the likelihood of off-site activities having resulted in the site being contaminated land is low.

7.2 Impact Upon Environmental Values from Use of the Site

Based on the conclusion that the likelihood of the site being contaminated land is medium, there is potential for the site to present an impact to the applicable environmental values as listed in Section 2.3. However, in consideration of the nature of the indicated potential contamination and contamination sources and the proposed development land use, the potential for impact upon environmental values applicable to the development (i.e. environmental values likely to be realised under the proposed high-density development) was considered low.

7.3 Determination of Environmental Audit Requirement

Based on the history of land use and other information reviewed in this PRSA, and the conclusion that the likelihood of the site being contaminated land is medium, the Auditor is of the opinion that in consideration of the proposed development and associated land use further assessment is required and an environmental audit is **required**.

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8 Limitations

This report represents a review of certain information relating to the site at 18 to 24 Scott Street, Dandenong, Victoria as described in Section 2.1) that was obtained from the sources noted by methods described in this report. The PRSA report and PRSA Statement have been prepared in accordance with Part 8.3, Division 2 of the *Environment Protection Act 2017*. The PRSA Statement and PRSA Report represent the Auditor's opinion of the environmental condition of the site and the likelihood of the presence of contaminated land applicable to the existing and/or proposed land use at the date the PRSA Statement is signed.

It is acknowledged that the PRSA report has been prepared at the request of and for the use of JACMAX Developments Pty Ltd and Scott St Dandenong Pty Ltd and for the use of Environment Protection Authority Victoria and relevant planning authorities in reaching conclusions about the site. The scope of work performed in connection with the PRSA may not be appropriate to satisfy the needs of any other person. Any other person's use of, or reliance on, the PRSA Statement and Report, or the findings, conclusions, recommendations or any other material presented to them, is at that person's sole risk.

In forming an opinion, the Auditor has relied on information presented in publicly accessible databases and records. The Auditor has taken this information to represent a fair and reasonable characterisation of the sites and environment, within the limitations of the investigations or information stated herein. No investigation, in practice, can be thorough enough to preclude the presence of materials on the subject property that presently or in the future, may be considered hazardous. The actual characteristics of sub-surface and surface materials may vary significantly between adjacent test points and sample intervals and at locations other than where direct observation, measurement or exploration have been made. Due to often-changing regulatory evaluation criteria, concentrations of contaminants present and considered to be acceptable may, in the future, become subject to different regulatory standards.

Opinions and judgements expressed herein, which are based on the Auditor's understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

In the event that changes in conditions on or near the site either exist or occur after the date of signing of a PRSA Statement, the Auditor disclaims responsibility for the occurrence of ownership or effects of such conditions or materials, whether they are hazardous or otherwise.

Furthermore, the reader's attention is drawn to Section 214 of the *Environment Protection Act 2017* which states:

- (1) If a preliminary risk screen assessment statement or an environmental audit statement has been issued in respect of a site, the person in management or control of the site must provide a copy of the preliminary risk screen assessment statement or the environmental audit statement (as the case requires) to any person who proposes to become the person in management or control of the site.

If a person who previously had management or control of a site fails to comply with subsection (1), the person who currently has management or control of the site may, within 12 months of becoming the person in management or control, recover in a Court from the person who previously had management or control, any reasonable costs incurred in complying with the preliminary risk screen assessment statement or the environmental audit statement.

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9 References

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- Department of Environment, Land, Water and Planning (DELWP) (2021). *Potentially Contaminated Land, Planning Practice Note 30, July 2021*.
- Department of Transport and Planning (DTP) (2025). *Application for Planning Permit PA2503483, 18-24 Scott Street Dandenong VIC 3175*. 11 February 2025. Ref: PA2503483.
- EPA Victoria (2021a). *Environmental Auditor Guidelines – Provision of Statements and Reports for Environmental Audits and Preliminary Risk Screen Assessments*. EPA Publication 2022, August 2021.
- EPA Victoria (2021b). *Guidance for the Cleanup and Management of Contaminated Groundwater*. EPA Publication 2001.2, October 2024.
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- EPA Victoria (2022b). *Guidelines for Conducting Environmental Audits*. EPA Publication 2041.1, September 2023.
- EPA Victoria (2022c). *Guidelines for Conducting Preliminary Risk Screen Assessments*. EPA Publication 2021.1. September 2023.
- Ministerial Direction No. 1 – Potentially Contaminated Land 2021.
- National Environment Protection Council (NEPC) (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013*. April 2013.
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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 (m²): 830

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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SOURCE: Nearmap 2025

— PRSA SITE BOUNDARY (APPROX)
 SITE AREA: 830 sq.m



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
STRIBBLEY



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