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## FACSIMILE

To: Peter Lyall

Fax No.: 9753 5429

cc:

Fax No.:

From: Vanessa Bryant

Date: 7/10/02

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Re: Darul Ulum College

Peter

Please find attached a copy of the  
exec summary and statement for 1 Roma St.

If you have any queries, please  
donot hesitate to contact me.

Regards

Vanessa Bryant

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Environmental Audit Report  
1 Roma Street, Fawkner, Victoria



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## Executive Summary

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Table 1: Audit Report Summary\*

(a)	Name of Auditor:	Mr David Lam
(b)	Date & Period of Appointment:	Appointed as accredited Environmental Auditor under EPA Act 1970 (Victoria), 17 April 2001 – 16 April 2004
(c)	Name of Person Requesting Site Audit:	Mr Mustafa Ceylan (Darul Ulum College of Victoria) PO Box 130 VICTORIA 3060
(d)	Authorisation for Access Where the Owner or Occupier is not the Person Requesting the Audit:	Not Applicable. Mr Ceylan is the principal (representative of site owner) Darul Ulum College of Victoria.
(e)	Date of Request to Issue Environmental Audit:	27 May 2002
(f)	Description of Site:	(a) City of Moreland (b) An existing school 1 Roma Street, FAWKNER, VIC 3060 (c) Lot 1 on plan of subdivision 402577B Part of Crown allotment 4 Folio 033, Volume 10304 Parish of Will Will Rook Copies of Certificate of Title Information are in Appendix A of this report. (d) Zoning is "Residential 1" Approximate AMG: E321040, N5825080
(g)	Completion Date of Audit:	2 October 2002
(h)	Documentation Reviewed:	<b>Environmental Site Assessment Report:</b> GeoPollution Management Pty Ltd (2 September 2002) Final Environmental Site Assessment Report – Darul Ulum College. 1 Roma Street, Fawkner (refer Appendix B).

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\* The above information is presented per the structure in Appendix 3 of Guidelines for Issue of Certificates and Statements of Environmental Audit. The audit report addresses these issues but not necessarily in the same format.

### Site Conditions

The final soil quality conditions show that shallow fill soils are generally within the adopted criteria for residential/school use, except for a single analytical result marginally above the TPH (C<sub>10+</sub>) criterion of 1,000mg/kg. Some of the samples exceeded the adopted criteria for unrestricted use, for a range of metals, including arsenic, manganese, nickel and vanadium.

Groundwater beneath the site has no detectable TPH or BTEX contaminants.

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### Site Auditor's Conclusions

This Site Audit is being undertaken to assess the suitability of the land for all potential uses. Based on the findings of this Audit the Auditor is of the opinion that the site in its current condition is not acceptable for all potential uses. The reasons the site is not considered suitable for all uses are as follows.

- There are two USTs known to be in place, and there is an area under a building where a UST is believed to have been removed without any formal investigation or validation sampling. These areas could contain some hydrocarbon contamination, which could affect the contamination status of soils in the area of the tanks. Although investigations show contamination is not prevalent, some minor TPHs were detected close to one of the tanks, and further contamination is possible for instance beneath the tanks. Any such possible contamination could in turn impact groundwater at the site.
- There is some minor metals contamination above EILs. Although this is not considered to affect the modified ecosystem in the context of the ongoing school use of the site, this could become an issue in the event that the site area was redeveloped with the intention of re-establishing a sensitive ecosystem. Whilst this is highly unlikely, it remains a possible site use.

A certificate of environmental audit therefore can not be issued. However, the site would be considered be suitable for the proposed ongoing mixed primary and secondary school use provided that the following conditions are met.

- Tanks 2 and 3 should be emptied, cleaned and filled with an inert material to remove the risk of collapse or of ongoing loss of contaminants to soils surrounding the tanks.
- Existing paving within a 20 m radius of Tank 2 and Tank 3 should be maintained in good condition and replaced if penetrated, in order to ensure that site users could not be exposed to any possible TPH contamination associated with these USTs. This condition should apply until such time as the USTs are removed and validated by an appropriately qualified environmental professional and the results accepted by an accredited Environmental Auditor.
- Any future excavations in the area of the USTs (within 20 m radius) at the site must be completed in accordance with a site-specific health and safety plan and the requirements of the relevant EPA Guidelines such as the IWMP "Prescribed Industrial Waste" and guidelines defining waste disposal and classification requirements. The intent of this requirement is to ensure protection of workers and proper management and disposal of any soil that needs to be excavated and removed from the site by conducting adequate sampling, testing and classification of any such soil. This condition should apply until such time as the USTs are removed and validated by an appropriately qualified environmental professional and the results accepted by an accredited Environmental Auditor.
- Wells MW1, MW2 and MW3 should be maintained, sampled and analysed on a yearly basis to ensure that while USTs remain in place, there is testing to ensure that no groundwater impact is occurring. This requirement is in the context that no groundwater impact by hydrocarbons has been detected, but that future impact remains possible unless and until all USTs are removed. It is recognised however that if the requirement to empty, clean and refill the tanks with inert material is adhered to, that the potential for TPH contamination of groundwater will diminish with time. It is therefore considered that if sufficient trend data can be gathered following the emptying of the tank to convince an accredited Auditor that there is negligible risk of future groundwater and a written opinion to this effect can be obtained from an Auditor, that ongoing groundwater monitoring could then cease. This is considered likely to require 3-5 years of groundwater monitoring, although this would ultimately depend on the opinion of the Auditor and the information available to the Auditor at the time.
- Should any site use be considered in which sensitive ecosystems may need to be sustained, further consideration and re-Auditing of the site would be required in order to ensure that the condition of the site was suitable for the specific site use.

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Environmental Audit Report  
1 Roma Street, Fawkner, Victoria



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The site may qualify for a Certificate of Environmental Audit in the event that:

- all tanks are removed from the site, and excavations appropriately validated,
- groundwater is confirmed as not being impacted following that tank removal, and
- slightly elevated metals are considered in the context of possible sensitive ecological receptors (which are not considered relevant for a school site) and if this is required a further audit of the site would be required.

Based on the site history and on the analytical data obtained during this audit the Auditor considers there to be negligible risk of contamination migrating from the site.

The Auditor is of the opinion that clean-up is not required, but that removal of USTs would ideally be undertaken at some future time.

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**ENVIRONMENT PROTECTION ACT 1970  
STATEMENT OF ENVIRONMENTAL AUDIT**

I, David Lam of IT Environmental (Australia) Pty Ltd, a person appointed by the Environment Protection Authority (the Authority) under the *Environment Protection Act 1970* (the Act) as an environmental auditor for the purposes of the Act, having:

been requested by Mr Mustafa Ceylan to issue a certificate of environmental audit in relation to the site located at 1 Roma Street, Fawkner, Victoria, Lot 1 on plan of subdivision 402577B, Part of Crown Allotment 4, Folio 033, Volume 10304, Parish of Will Will Rook (the site) owned/occupied by Darul Ulum College of Victoria.

1. had regard to, among other things,
  - (i) guidelines issued by the Authority for the purposes of Part IXD of the Act,
  - (ii) the beneficial uses that may be made of the site, and
  - (iii) relevant State environment protection policies/industrial waste management policies, namely

SEPP	<u>Groundwaters of Victoria</u>
SEPP	<u>Waters of Victoria</u>
SEPP	<u>The Air Environment</u>
IWMP	<u>Prescribed Industrial Waste</u>
SEPP	<u>Prevention and Management of Contamination of Land</u>

in making a total assessment of the nature and extent of any harm or detriment caused to, or the risk of any possible harm or detriment which may be caused to, any beneficial use made of the site by any industrial processes or activity, waste or substance (including any chemical substance), and

2. completed an environmental audit report in accordance with section 53X of the Act, a copy of which has been sent to the Authority.

HEREBY STATE that I am of the opinion that

The site is suitable for the following beneficial uses subject to the conditions attached thereto:

Sensitive use (primary school), conditional upon the following:

- Tanks 2 and 3 should be emptied, cleaned and filled with an inert material to remove the risk of collapse or of ongoing loss of contaminants to soils surrounding the tanks.
- Existing paving within a 20 m radius of Tank 2 and Tank 3 should be maintained in good condition and replaced if penetrated, in order to ensure that site users could not be exposed to any possible TPH contamination associated with the USTs. This condition should apply until such time as the USTs are removed and validated by an appropriately qualified environmental professional and the results accepted in writing by an accredited Environmental Auditor.
- Wells MW1, MW2 and MW3 should be maintained, sampled and analysed on a yearly basis to ensure that while USTs remain in place, there is testing to ensure that no groundwater impact is occurring. This requirement is in the context that no groundwater impact by hydrocarbons has been detected, but that future impact remains possible unless and until all USTs are removed. It is recognised however that if the requirement to empty, clean and refill the tanks with inert material is adhered to, that the potential for TPH contamination of groundwater will diminish with time. It is therefore considered that if sufficient trend data can be gathered following the emptying of the tank to enable an accredited Auditor to determine that there is negligible risk of future groundwater and a written opinion to this effect can be obtained from an Auditor, that ongoing groundwater monitoring could then cease. This is considered likely to require 3-5 years of groundwater monitoring, although this would ultimately depend on the opinion of the Auditor and the information available to the Auditor at the time.
- Should any site use be considered in which sensitive ecosystems may need to be sustained, further consideration and re-Auditing of the site would be required in order to ensure that the condition of the

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site was suitable for the specific site use.

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

- all tanks are removed from the site, and excavations appropriately validated,
- groundwater is confirmed as not being impacted following that tank removal, and
- slightly elevated metals are considered in the context of possible sensitive ecological receptors (which are not considered relevant for a school site) and if this is required a further audit of the site would be required.

**Other related information**

- Any future excavations in the area of the USTs (within 20 m radius) at the site must be completed in accordance with a site-specific health and safety plan and the requirements of the relevant EPA Guidelines such as the IWMP "Prescribed Industrial Waste" and guidelines defining waste disposal and classification requirements. The intent of this requirement is to ensure protection of workers and proper management and disposal of any soil that needs to be excavated and removed from the site by conducting adequate sampling, testing and classification of any such soil. This condition should apply until such time as the USTs are removed and validated by an appropriately qualified environmental professional and the results accepted by an accredited Environmental Auditor.

This Statement forms part of environmental audit report (IT Environmental (Australia) Pty Ltd, 1 Roma Street, Fawkner, J306913A-R01, 2 October 2002). Further details regarding the condition of the site may be found in the environmental audit report.

DATED

2<sup>nd</sup> October 2002

Signed

David Lam  
ENVIRONMENTAL AUDITOR

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