

ENVIRONMENT PROTECTION ACT 1970

STATEMENT OF ENVIRONMENTAL AUDIT

I, Phil Sinclair of Coffey Environments Australia Pty Ltd, a person appointed by the Environment Protection Authority ('the Authority') under the *Environment Protection Act 1970* ('the Act') as an environmental auditor for the purposes of the Act, having:

- 1) been requested by Richard Bender of the Victorian Urban Renewal Authority (Places Victoria) to issue a Certificate of Environmental Audit in relation to the site referred to as Parcel 1.1 and Urban Square as defined on Figure S which is part of the land bounded by South Street, Smythe Road, Elgin Boulevard, High Street, Bond Street and Church Street, Wodonga (also known as Junction Place) owned by Places Victoria.
- 2) had regard to, among other things,
 - (i) guidelines issued by the Authority for the purposes of Part IXD of the Act,
 - (ii) the beneficial uses that may be made of the site, and
 - (iii) relevant State environment protection policies/industrial waste management policies, namely,
 - *State environment protection policy (Prevention and Management of Contamination of Land)*, No S95, 2002
 - *State environment protection policy (Groundwaters of Victoria)*, No S160, 1997
 - *State environment protection policy (Waters of Victoria)*, No. S13, 1988 as varied on 3 June 2003 No. S107
 - *State environment protection policy (Air Quality Management)*, No S240, 2001
 - *State environment protection policy (Ambient Air Quality)*, No S19, 1999
 - *Environment Protection (Industrial Waste Resource) Regulations 2009*

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

- 3) completed an environmental audit report in accordance with section 53X of the Act, a copy of which has been sent to the Authority and the relevant planning and responsible authority,

HEREBY STATE that I am of the opinion that

The site is suitable for the beneficial uses associated with high and medium density residential, recreational / open space, commercial and industrial land uses, subject to the following condition attached thereto:

- The owner / occupier of the site must develop and manage soil at the site in accordance with the auditor-endorsed Soil Contamination Management Plan attached to this statement.
- Groundwater is polluted and must not to be used for the extractive uses: potable use, primary contact recreation, stock watering, agriculture, parks and gardens and industrial water uses; unless verified by testing as being suitable for these uses.

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:

- Soil containing elevated concentrations of contaminants including TPHs and metals would need to be remediated and aesthetically unsuitable material removed such that all beneficial uses were restored.
- Residual groundwater impacts at the site would need to be remediated such that all protected beneficial uses of groundwater were restored.

Other related information

- Asbestos Containing Materials (ACM) were found on parts of the Junction Place site, remediated and these areas certified as being free of ACM in accordance with Victorian *Occupational Health and Safety Regulations*. It is possible that ACM could be encountered during development or occupation of the site. Disposal of any ACM encountered should be in accordance with relevant legislation and regulations.
- Pursuant to Section 13.6 of the *EPA Guidelines for Issue of Certificates and Statements of Environmental Audit*, the auditor has determined that groundwater has been cleaned-up to the extent practicable and that the site is a Groundwater Quality Restricted Use Zone (GQRUZ). The GQRUZ covers all of Precincts 1, 3 and 4.
- The Authority (EPA) may require periodic reassessment of the practicability of groundwater clean-up.
- Groundwater is presently suitable for buildings and structures. Other protected groundwater beneficial uses are presently precluded by the presence of arsenic, mercury, nickel, zinc, petroleum hydrocarbons, ammonia and nitrate from historical site activities and off-site sources.

This Statement forms part of environmental audit report (*Coffey Environments Australia Pty Ltd, Environmental Audit Report, Precincts 1, 3 and 4, Junction Place, Wodonga – 7 October 2014*). Further details regarding the condition of the site may be found in the environmental audit report.

Dated 7 October 2014

Signed



Phil Sinclair
Environmental Auditor
(Appointed Pursuant to the Environment Protection Act 1970)

Attachments: Figure S:- Proposed Precinct Plan

Soil Contamination Management Plan (Golder, 2014d)

ENVIRONMENT PROTECTION ACT 1970

STATEMENT OF ENVIRONMENTAL AUDIT

I, Phil Sinclair of Coffey Environments 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:

- 4) been requested by Richard Bender of the Victorian Urban Renewal Authority (Places Victoria) to issue a Certificate of Environmental Audit in relation to the site referred to as Parcel 3.3A as defined on Figure S which is part of the land bounded by South Street, Smythe Road, Elgin Boulevard, High Street, Bond Street and Church Street, Wodonga (also known as Junction Place) owned by Places Victoria.
- 5) 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,
 - *State environment protection policy (Prevention and Management of Contamination of Land)*, No S95, 2002
 - *State environment protection policy (Groundwaters of Victoria)*, No S160, 1997
 - *State environment protection policy (Waters of Victoria)*, No. S13, 1988 as varied on 3 June 2003 No. S107
 - *State environment protection policy (Air Quality Management)*, No S240, 2001
 - *State environment protection policy (Ambient Air Quality)*, No S19, 1999
 - *Environment Protection (Industrial Waste Resource) Regulations 2009*

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

- 6) completed an environmental audit report in accordance with section 53X of the Act, a copy of which has been sent to the Authority and the relevant planning and responsible authority,

HEREBY STATE that I am of the opinion that

The site is suitable for the beneficial uses associated with high and medium density residential, recreational / open space, commercial and industrial land uses, subject to the following condition attached thereto:

- The owner / occupier of the site must manage soil and groundwater at the site in accordance with the auditor-endorsed Soil Contamination Management Plan attached to this statement.
- Groundwater is polluted and must not to be used for the extractive uses: potable use, primary contact recreation, stock watering, agriculture, parks and gardens and industrial water uses; unless verified by testing as being suitable for these uses.

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:

- Soil containing elevated concentrations of contaminants including TPHs and metals would need to be remediated and aesthetically unsuitable material removed such that all beneficial uses were restored.
- Residual groundwater impacts at the site would need to be remediated such that all protected beneficial uses of groundwater were restored.

Other related information

- Asbestos Containing Materials (ACM) were found on parts of the Junction Place site, remediated and these areas certified as being free of ACM in accordance with Victorian *Occupational Health and Safety Regulations*. It is possible that ACM could be encountered during development or occupation of the site. Disposal of any ACM encountered should be in accordance with relevant legislation and regulations.
- Pursuant to Section 13.6 of the *EPA Guidelines for Issue of Certificates and Statements of Environmental Audit*, the auditor has determined that groundwater has been cleaned-up to the extent practicable and that the site is a Groundwater Quality Restricted Use Zone (GQRUZ). The GQRUZ covers all of Precincts 1, 3 and 4.
- The Authority (EPA) may require periodic reassessment of the practicability of groundwater clean-up.
- Groundwater is presently suitable for buildings and structures. Other protected groundwater beneficial uses are presently precluded by the presence of arsenic, mercury, nickel, zinc, petroleum hydrocarbons, ammonia and nitrate from historical site activities and off-site sources.

This Statement forms part of environmental audit report (*Coffey Environments Australia Pty Ltd, Environmental Audit Report, Precincts 1, 3 and 4, Junction Place, Wodonga – 7 October 2014*). Further details regarding the condition of the site may be found in the environmental audit report.

Dated 7 October 2014

Signed

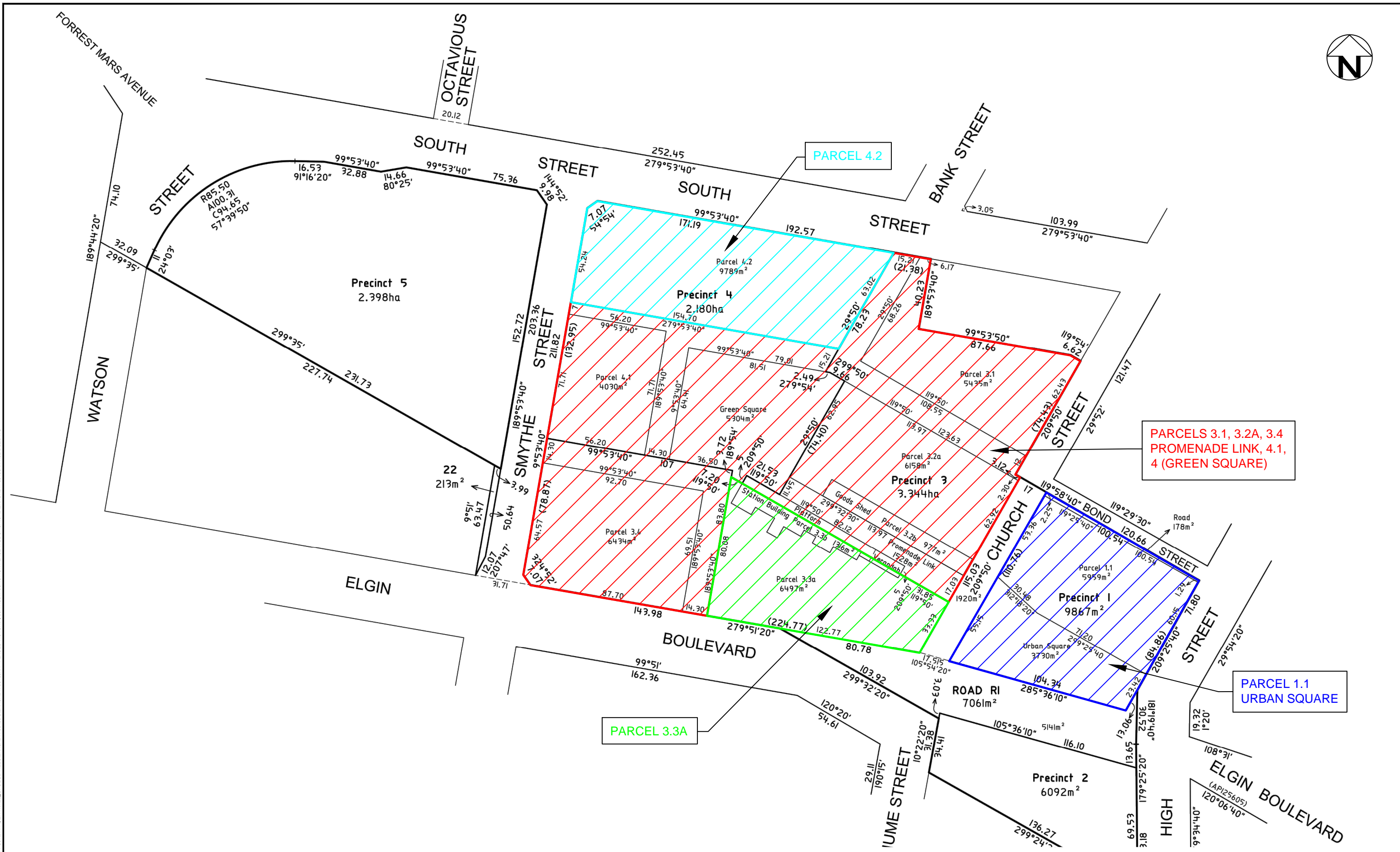




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Attachments: Figure S:- Proposed Precinct Plan

Soil Contamination Management Plan (Golder, 2014d)

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revision	no.	description	drawn	approved	date		drawn	HU		client:	PLACES VICTORIA				
	A	ORIGINAL ISSUE	HU	PS	03/10/14		approved	PS		project:	WODONGA CBD PRECINCTS 1, 3 & 4 ELGIN BOULEVARD, WODONGA, VICTORIA				
							date	03/10/14		title:	PROPOSED PRECINCT PLAN JUNCTION PLACE, WODONGA				
							scale	AS SHOWN		project no:	ENAUABTF00455AA	figure no:	FIGURE S	rev:	A
							original size	A3							

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STATEMENT OF ENVIRONMENTAL AUDIT

I, Phil Sinclair of Coffey Environments 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:

- 7) been requested by Richard Bender of the Victorian Urban Renewal Authority (Places Victoria) to issue a Certificate of Environmental Audit in relation to the site referred to as Parcels 3.1, 3.2A, 3.2B, 3.4, 4.1, 4 (Green Square), Promenade Link and roads as defined on Figure S which is part of the land bounded by South Street, Smythe Road, Elgin Boulevard, High Street, Bond Street and Church Street, Wodonga (also known as Junction Place) owned by Places Victoria.
- 8) 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,
 - *State environment protection policy (Prevention and Management of Contamination of Land)*, No S95, 2002
 - *State environment protection policy (Groundwaters of Victoria)*, No S160, 1997
 - *State environment protection policy (Waters of Victoria)*, No. S13, 1988 as varied on 3 June 2003 No. S107
 - *State environment protection policy (Air Quality Management)*, No S240, 2001
 - *State environment protection policy (Ambient Air Quality)*, No S19, 1999
 - *Environment Protection (Industrial Waste Resource) Regulations 2009*

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

- 9) completed an environmental audit report in accordance with section 53X of the Act, a copy of which has been sent to the Authority and the relevant planning and responsible authority,

HEREBY STATE that I am of the opinion that

The site is suitable for the beneficial uses associated with high and medium density residential, recreational / open space, commercial and industrial land uses, subject to the following condition attached thereto:

- The owner / occupier of the site must manage soil at the site in accordance with the auditor-endorsed Soil Contamination Management Plan attached to this statement.
- Groundwater is polluted and must not to be used for the extractive uses: potable use, primary contact recreation, stock watering, agriculture, parks and gardens and industrial water uses; unless verified by testing as being suitable for these uses.

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:

- Soil containing elevated concentrations of contaminants including TPHs and metals would need to be remediated and aesthetically unsuitable material removed such that all beneficial uses were restored.
- Residual groundwater impacts at the site would need to be remediated such that all protected beneficial uses of groundwater were restored.

Other related information

- Asbestos Containing Materials (ACM) were found on parts of the Junction Place site, remediated and these areas certified as being free of ACM in accordance with Victorian *Occupational Health and Safety Regulations*. It is possible that ACM could be encountered during development or occupation of the site. Disposal of any ACM encountered should be in accordance with relevant legislation and regulations.
- Pursuant to Section 13.6 of the *EPA Guidelines for Issue of Certificates and Statements of Environmental Audit*, the auditor has determined that groundwater has been cleaned-up to the extent practicable and that the site is a Groundwater Quality Restricted Use Zone (GQRUZ). The GQRUZ covers all of Precincts 1, 3 and 4.
- The Authority (EPA) may require periodic reassessment of the practicability of groundwater clean-up.
- Groundwater is presently suitable for buildings and structures. Other protected groundwater beneficial uses are presently precluded by the presence of arsenic, mercury, nickel, zinc, petroleum hydrocarbons, ammonia and nitrate from historical site activities and off-site sources.

This Statement forms part of environmental audit report (*Coffey Environments Australia Pty Ltd, Environmental Audit Report, Precincts 1, 3 and 4, Junction Place, Wodonga – 7 October 2014*). Further details regarding the condition of the site may be found in the environmental audit report.

Dated 7 October 2014

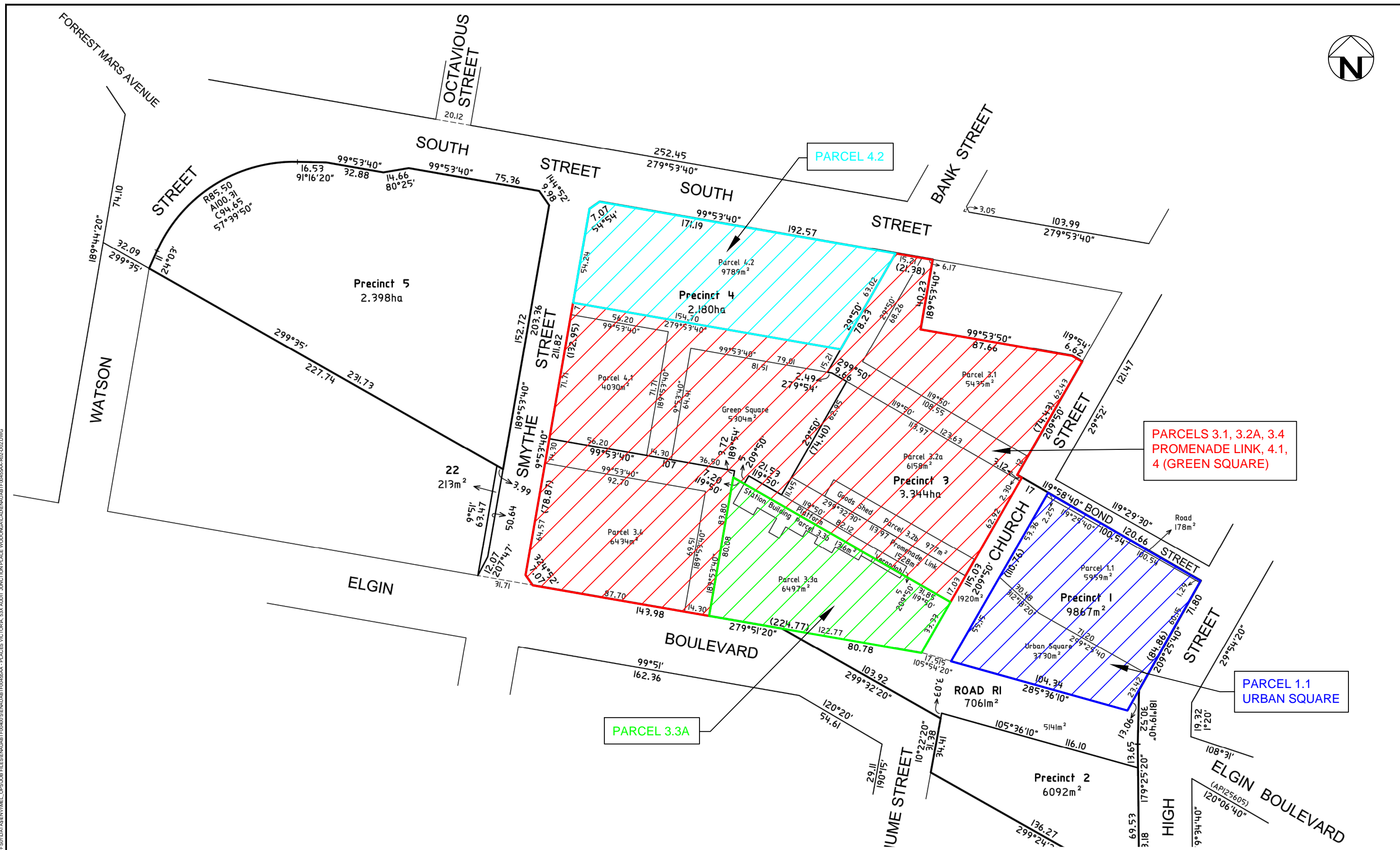
Signed





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Environmental Auditor
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Attachments: Figure S:- Proposed Precinct Plan

Soil Contamination Management Plan (Golder, 2014d)



revision	no.	description	drawn	approved	date		drawn	HU		client:	PLACES VICTORIA		
	A	ORIGINAL ISSUE	HU	PS	03/10/14		approved	PS		project:	WODONGA CBD PRECINCTS 1, 3 & 4 ELGIN BOULEVARD, WODONGA, VICTORIA		
							date	03/10/14		title:	PROPOSED PRECINCT PLAN JUNCTION PLACE, WODONGA		
							scale	AS SHOWN		project no:	ENAUABTF00455AA	figure no:	FIGURE S
							original size	A3		rev:	A		

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STATEMENT OF ENVIRONMENTAL AUDIT

I, Phil Sinclair of Coffey Environments 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:

10) been requested by Richard Bender of the Victorian Urban Renewal Authority (Places Victoria) to issue a Certificate of Environmental Audit in relation to the site referred to as Parcel 4.2 as defined on Figure S which is part of the land bounded by South Street, Smythe Road, Elgin Boulevard, High Street, Bond Street and Church Street, Wodonga (also known as Junction Place) owned by Places Victoria.

11) 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,
 - *State environment protection policy (Prevention and Management of Contamination of Land)*, No S95, 2002
 - *State environment protection policy (Groundwaters of Victoria)*, No S160, 1997
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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

12) completed an environmental audit report in accordance with section 53X of the Act, a copy of which has been sent to the Authority and the relevant planning and responsible authority,

HEREBY STATE that I am of the opinion that

The site is suitable for the beneficial uses associated with agricultural, residential, (including high, medium and low density), recreational / open space, commercial and industrial land uses, subject to the following condition attached thereto:

- Groundwater is polluted and must not to be used for the extractive uses: potable use, primary contact recreation, stock watering, agriculture, parks and gardens and industrial water uses; unless verified by testing as being suitable for these uses.

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:

- Residual groundwater impacts at the site would need to be remediated such that all protected beneficial uses of groundwater were restored.

Other related information

- Asbestos Containing Materials (ACM) were found on parts of the Junction Place site, remediated and these areas certified as being free of ACM in accordance with Victorian *Occupational Health and Safety Regulations*. It is possible that ACM could be encountered during development or occupation of the site. Disposal of any ACM encountered should be in accordance with relevant legislation and regulations.
- Pursuant to Section 13.6 of the *EPA Guidelines for Issue of Certificates and Statements of Environmental Audit*, the auditor has determined that groundwater has been cleaned-up to the extent practicable and that the site is a Groundwater Quality Restricted Use Zone (GQRUZ). The GQRUZ covers all of Precincts 1, 3 and 4.
- Groundwater is presently suitable for buildings and structures. Other protected groundwater beneficial uses are presently precluded by the presence of arsenic, mercury, nickel, zinc, petroleum hydrocarbons, ammonia and nitrate from historical site activities and off-site sources.
- The Authority (EPA) may require periodic reassessment of the practicability of groundwater clean-up.

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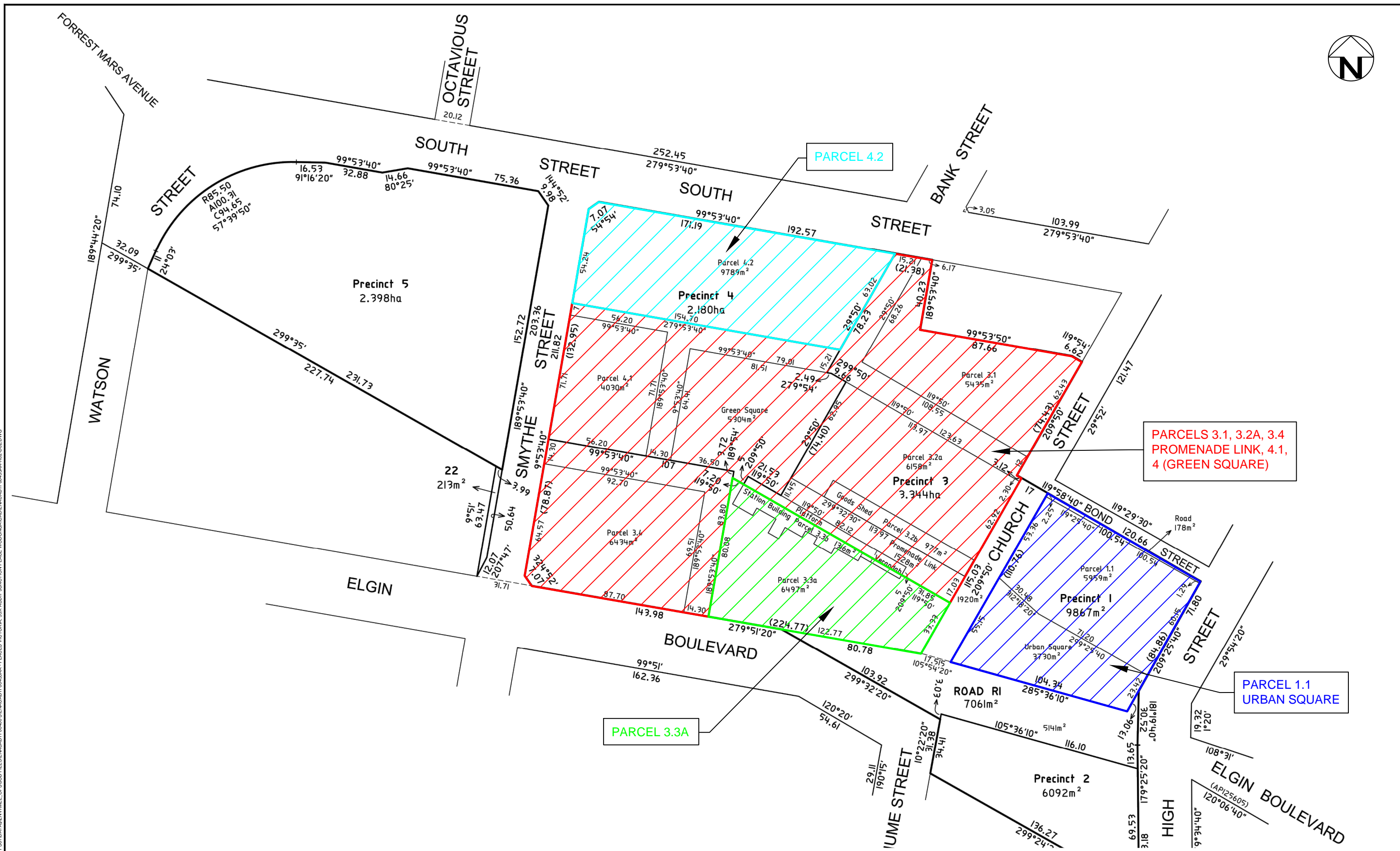
Dated 7 October 2014



Signed



Phil Sinclair
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Attachment: Figure S:- Proposed Precinct Plan



revision	no.	description	drawn	approved	date		drawn	HU		client: PLACES VICTORIA		
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							date	03/10/14		title: PROPOSED PRECINCT PLAN JUNCTION PLACE, WODONGA		
							scale	AS SHOWN		project no: ENAUABTF00455AA figure no: FIGURE S rev: A		
							original size	A3				