

13 February 2012

Adam Bradley  
Senior Environmental Manager  
Land & Property Group  
Department of Treasury & Finance  
1 Treasury Place  
Melbourne Vic 3002

Dear Adam,

## Re: Review of Phase 1 Environmental Site Assessment Report 18 – 24 Robertson’s Road, Taylors Lakes VIC

### 1. Introduction

Senversa Pty Ltd (Senversa) was engaged by the Department of Treasury and Finance (DTF), to conduct a review of existing prepared Environmental Site Assessment (ESA) reports across nine Victorian Government Schools (by other consulting groups), for follow-up comment on site suitability for future sensitive land use.

The letter presented herein is a review of report: Meinhardt Infrastructure and Environment Pty Ltd, *18 -24 Robertson’s Road, Taylors Lakes – Phase 1 Environmental Site Assessment*, September 2010 (Meinhardt 2010b). The scope of work completed as part of the review included:

- Assessment of the report’s completeness with respect to the requirements of Phase 1 Environmental Site Assessments, as stipulated in the National Environment Protection Council, *National Environment Protection (Assessment of Site Contamination) Measure*, 1999 (NEPM 1999) and general industry best practice. A Senversa checklist was used in this review process to document report completeness and it is included as **Attachment A**.
- A summary of the key findings of the report reviewed.
- Accessed the Department of Education and Early Childhood Development (DEECD) *Schools Facilities Profile* website to check for available documentation that may assist in the review.
- Discussion of report findings and recommendations for further land contamination management with reference to the Department of Sustainability and Environment, *General Practice Note – Potentially Contaminated Land*, June 2005 (DSE 2005).
- Senversa did not conduct a site walkover visual inspection under the agreed scope of works.



## 2. Summary of Report

The following provides a summary of the key findings of the Meinhardt 2010b report:

- The site comprises vacant grassland and has never been developed as a school.
- The site was used as a harness racing training track from circa 1960 until at least 1991 (no longer used). Buildings associated with the track were evident in historical aerial photographs.
- There was evidence of what visually would appear to be relatively minor dumping of various domestic and construction waste. Dumped material included cement sheeting that may be asbestos-containing material (ACM - not tested/verified at this stage).
- The former Sydenham quarry (located approximately 1km south of the site) has been issued a Clean-Up Notice by the EPA. The quarry was backfilled as a landfill and was used for petroleum and other waste from 1948 to 1972. The former quarry was considered unlikely to have any potential impact on the site due to its distance from the site and it being located on the opposite side of Taylors Creek.
- Meinhardt considered that *"[since] there had been no development on the site, there potentially may be Volcanic Plains Grasslands located on the site, which is considered critically endangered under the federal Environment Protection and Biodiversity Conservation (EPBC) Act"*. Meinhardt recommended that a flora and fauna assessment should be conducted prior to site development.
- Meinhardt recommended that, in the event that soil removal is required, the material should be sampled and classified in accordance with EPA guidelines

## 3. Discussion and Recommendations

Based on our review of the available information, Senversa is of the opinion that the site has DSE 2005 'low potential' for contamination given that the site has never been developed (as a school or otherwise) and no current or historical potential sources of contamination were identified. Assuming a proposed 'Sensitive Use' (e.g. residential), the site should be classified 'C' as per 'Table 2 - Assessment Matrix' in DSE 2005.

Meinhardt noted minor illegal dumping of rubbish had occurred at the site. Prior to any development, any illegally dumped rubbish should be handled and disposed of from the site as per industry standard practice.

It should also be noted that a zoning change from 'Public Use Zone 2 – Education' will be required for the site to be used for future residential development. Such a zoning change can be the trigger for an Environmental Audit, though Senversa does not consider an Environmental Audit is warranted given the suggested assessment matrix ranking of level 'C' (DSE 2005).



If you have any comments or questions, please do not hesitate to contact the undersigned at [nathan.strazdins@senversa.com.au](mailto:nathan.strazdins@senversa.com.au) or [craig.barker@senversa.com.au](mailto:craig.barker@senversa.com.au) or on (03) 9606 0070.

Yours sincerely,

**Nathan Strazdins**  
Senior Environmental Scientist

**Craig Barker**  
Principal Environmental Engineer

**Enclosures:** Attachment A – Phase 1 Checklist for Assessment Completeness

**Reliance** – This document has been prepared solely for the use of the Department of Treasury and Finance (DTF) and the Department of Early Education and Childhood Development (DEECD). No responsibility or liability to any third party is accepted for any damages arising out of the use of this document by any third party.

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**Limitations and Uncertainties** – This document was prepared to meet the objectives outlined in the Senversa proposal for the works. This peer review relies on information provided by third parties and Senversa has not undertaken additional or independent site assessment such as compilation of additional site history, sampling of environmental media or site inspection. Such additional works may yield different findings.

**Confidentiality** – This report was prepared for DTF and DEECD and may contain confidential information. If you receive this report in error, please contact Senversa and we will arrange collection of this document.



## **Attachment A – Phase 1 Checklist for Assessment Completeness**

**Attachment A: Phase 1 Checklist for Assessment Completeness**

<b>Site:</b>	Robertson Road, Taylors Lakes
<b>Address:</b>	18-24 Robertson Road, Taylors Lakes
<b>Phase:</b>	Phase 1
<b>Date:</b>	Nov-11
<b>Reviewer:</b>	Nathan Strazdins / Craig Barker

		Yes	No	N/A	Comment
<b>Current Site Features</b>					
<b>Property Information</b>	Current Certificate of Title	X			
	Current Aerial Photograph		X		High resolution Nearmap images were available but not used
	Dial before you dig search for drainage plans land.vic.gov.au - Basic Property Report		X		
	Area of Site identified	X			
	Landata Reports	X			
	Site demolition works completed?			X	Site has never been developed
	Current Site use identified	X			
	Site Features Plan		X		
<b>Potential on-site Pollution</b>	EPA Priority Sites Register Search		X		
	Dangerous Goods Search - Worksafe	X			While Dangerous Goods Searches may identify the presence of USTs, it is Senversa experience that USTs on school sites are typically NOT documented with WorkSafe
	Review of EPA records for Notice or License issues	X			
<b>Nearby Completed Audits</b>	Review of completed Audits on nearby sites			X	
	List of Notified Audits on nearby sites	X			Nearby Sydenham quarry/landfill, not considered a potential source of contamination due to location
<b>Site Planning &amp; Zoning</b>	Current site Zoning identified	X			Public Use Zone for Education (PUZ2)
	Does an Environmental Audit Overlay Exist for the site?		X		
	Review of Council planning scheme	X			
	Proposed land zoning/planning identified	X			States that DEECD intend to re-zone from Public Use to Residential 1
<b>Land Use</b>	Current on-site use identified	X			
	Current surrounding land use identified	X			

		Yes	No	N/A	Comment
<b>Site History</b>					
<b>Historical Titles Search</b>	Historical titles search	X			Earliest 1912, acquired by the Crown in 1993
<b>Historical Aerial photographs</b>	1930-1992 DSE Aerial Photography Register	X			Five photos, 1945 to 1991
	1992+ (city2see, qasco, Google earth, nearmap)		X		Several Nearmap images available but not included in report
<b>Historical Searches</b>	Local or Victorian Historical Society Search		X		A search was done with the DEWHA Australian Heritage Places Inventory
	Sands & McDougalls search		X		Considered an "industry best practice search" but not completed
	Review of Historical Council Planning and building records		X		
	Historical Council Rates Notices		X		
	Local Council Libraries		X		
<b>Historical Maps &amp; Plans</b>	State Library Victoria - MMBW Map Series online review		X		
	State Library Victoria - historical map collection review		X		
	Historical Melways Maps		X		
	Other historical site maps?		X		
<b>Environmental Setting</b>					
<b>Regional Geo</b>	Review of Geological Survey of Victoria Maps	X			
	Review of other geological maps			X	
	Potential for Acid Sulphate soils?		X		Site not within an area of potential acid sulphate soils
<b>Regional Hydro</b>	DNRE 1996 Aquifer maps	X			
	Regional Hydro within previous Audits		X		No audit reports were reviewed
	Review of Victorian Water Resources Data Warehouse	X			
	Review of SKM Groundwater Database			X	
	SEPP GoV Segment identified?	X			Identified as Segment C
	Inferred groundwater flow direction identified?		X		
<b>Topography &amp; Surface Waters</b>	Topography and fall of land identified	X			
	Nearest surface water and/or groundwater discharge locations identified?		X		
<b>Site Inspection</b>					
	Site Inspection completed	X			Vacant
	Evidence of fill material		X		
	Evidence of asbestos containing material	X			They found some minor cemented sheet fragments (possible ACM)
	Evidence of removal of asbestos		X		
	Other evidence of potentially contaminating material	X			Dumped rubbish including cement sheeting, not confirmed whether it was asbestos-containing
	Interviews with owner and/or other relevant persons			X	
	Surrounding sensitive receptors identified			X	