



INFORMATION REGARDING ENVIRONMENTAL AUDIT REPORTS

August 2007

VICTORIA'S AUDIT SYSTEM

An environmental audit system has operated in Victoria since 1989. The *Environment Protection Act 1970* (the Act) provides for the appointment by the Environment Protection Authority (EPA Victoria) of environmental auditors and the conduct of independent, high quality and rigorous environmental audits.

An environmental audit is an assessment of the condition of the environment, or the nature and extent of harm (or risk of harm) posed by an industrial process or activity, waste, substance or noise. Environmental audit reports are prepared by EPA-appointed environmental auditors who are highly qualified and skilled individuals.

Under the Act, the function of an environmental auditor is to conduct environmental audits and prepare environmental audit reports. Where an environmental audit is conducted to determine the condition of a site or its suitability for certain uses, an environmental auditor may issue either a certificate or statement of environmental audit.

A certificate indicates that the auditor is of the opinion that the site is suitable for any beneficial use defined in the Act, whilst a statement indicates that there is some restriction on the use of the site.

Any individual or organisation may engage appointed environmental auditors, who generally operate within the environmental consulting sector, to undertake environmental audits. The EPA administers the environmental audit system and ensures its ongoing integrity by assessing auditor applications and ensuring audits are independent and conducted with regard to guidelines issued by EPA.

AUDIT FILES STRUCTURE

Environmental audit reports are stored digitally by EPA in three parts: the audit report (part A), report appendices (part B) and, where applicable, the certificate or statement of environmental audit and an executive summary (part C). A report may be in colour and black-and-white formats. Generally, only black-and-white documents are text searchable.

Report executive summaries, findings and recommendations should be read and relied upon only in the context of the document as a whole, including any appendices and, where applicable, any certificate or statement of environmental audit.

AUDIT REPORT CURRENCY

Audit reports are based on the conditions encountered and information reviewed at the time of preparation and do not represent any changes that may have occurred since the date of completion. As it is not possible for an audit to present all data that could be of interest to all readers, consideration should be made to any appendices or referenced documentation for further information.

When information regarding the condition of a site changes from that at the time an audit report is issued, or where an administrative or computation error is identified, environmental audit reports, certificates and statements may be withdrawn or amended by an environmental auditor. Users are advised to check [EPA's website](#) to ensure the currency of the audit document.

PDF SEARCHABILITY AND PRINTING

EPA Victoria can only certify the accuracy and correctness of the audit report and appendices as presented in the hardcopy format. EPA is not responsible for any issues that arise due to problems with PDF files or printing.

Except where PDF normal format is specified, PDF files are scanned and optical character recognised by machine only. Accordingly, while the images are consistent with the scanned original, the searchable hidden text may contain uncorrected recognition errors that can reduce search reliability. Therefore, keyword searches undertaken within the document may not retrieve all references to the queried text.

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FURTHER INFORMATION

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

Web: www.epa.vic.gov.au/envaudit

Email: environmental.audit@epa.vic.gov.au

AUDIT REPORT EXECUTIVE SUMMARY

Table 1: Summary of audit information

Summary information required		53V	53X
EPA file reference no	49095-2	✓	✓
Auditor	Phillip Hitchcock	✓	✓
Auditor term of appointment	20 July 2008	✓	✓
Name of person requesting audit	Alan Mihaljevic	✓	✓
Relationship to premises/location	Owner of site	✓	✓
Date of request	20/09/2006	✓	✓
Date EPA notified of audit	20/09/2006	✓	✓
Completion date of the audit	23/10/2007	✓	✓
Reason for audit	Compliance with EAO	✓	✓
Current land use zoning	Residential Mixed Use		✓
EPA region	South West Region	✓	✓
Municipality	Ballarat		✓
Dominant - Lot on plan	Lot S2	✓	✓
Additional - Lot on plan(s)	None	✓	✓
▪ Street -	Rear No. 37	✓	✓
▪ Street Name	Orion	✓	✓
▪ Street type (road, court, etc)	Street	✓	✓
▪ Street suffix (North, South etc)	None	✓	✓
▪ Suburb	Sebastopol	✓	✓
▪ Postcode	3356	✓	✓
GIS coordinate of site centroid		✓	✓
▪ Longitude/Northing (GDA94)	5 836 170N	✓	✓
▪ Latitude/Easting (GDA94)	751 260E	✓	✓
Site area (hectares)	2.8370ha		✓
Members and categories of support team utilised	None	✓	✓

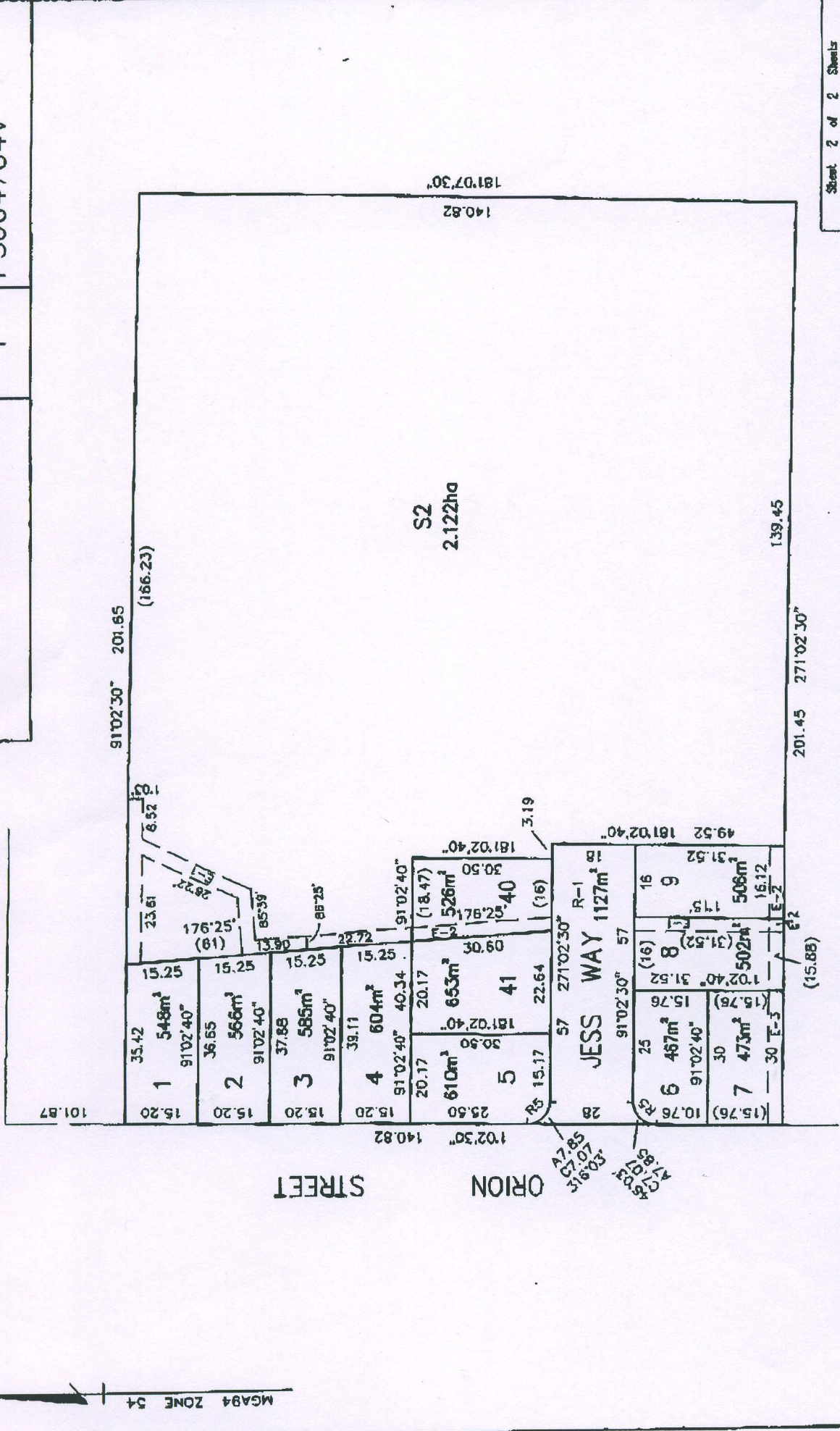
Outcome of the audit	Certificate	✓	✓
Further works or requirements	Nil	✓	✓
Nature and extent of continuing risk	Nil		✓
		✓ = Mandatory information required	

Table 2: Physical site information			
Summary information required		53V	53X
Site aquifer formation	Basalt		✓
Average depth to groundwater	9 – 10m		✓
Groundwater segment	Segment A2	✓	✓
Groundwater flow direction	South West		✓
Past use/site history	Vic Roads Depot and Plant Hire		✓
Surrounding land use	Residential	✓	✓
Proposed future use	Residential		✓

PLAN OF SUBDIVISION

Stage No. 1

Plan Number PS604704V



Sheet 2 of 2 Sheets

DATE 19/07/2007

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

LICENSED SURVEYOR (PRINT) RICHARD PURNSTEILE

SIGNATURE

DATE 09/02/2007

VERSION 1

SCALE

0 8 16 24 32

Metres

LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE

1800 A3

STEELE SURVEYING PTY LTD

Land Surveyors

6 Dawson Street North

Ballarat 3350

Phone (03) 5333 2699

7.03

0 10 20 30 40 50 60 70 80 90 100m