

ENVIRONMENT PROTECTION ACT 1970

STATEMENT OF ENVIRONMENTAL AUDIT

I, [REDACTED] of Lane Piper Pty Ltd, Building 2, 154 Highbury Rd, Burwood, Victoria, 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 [REDACTED] to issue a Certificate of Environmental Audit in relation to the site located at *Rippleside Development, Liverpool St, Geelong as shown in Certificates of Title Allotment 60A TP 73266L, Allotment 60B TP 829950L and Lots 1 to 4 TP 006249Q ("the site")* which was previously occupied by *Port of Geelong as a boat slipway and maintenance depot (see attached audit site plan)*.
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:
 - *SEPP Groundwaters of Victoria*
 - *SEPP Waters of Victoria*
 - *SEPP Prevention and Management of Contamination of Land*
 - *IWMP Waste Acid Sulphate Soils*
 - *IWMP Prescribed Industrial Waste*

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 CERTIFY that I am of the opinion that the site is suitable for the beneficial uses associates with:

- *Sensitive Use (High Density Residential)*
- *Recreation/Open Space*
- *Commercial*
- *Industrial*

subject to the following conditions attached thereto:

- Condition 1 Soil / fill remaining on site in Area A (slipway) and Area B (Building E) shall be covered by permanent barriers such as concrete slabs and / or pavement constructed during site development. Such barriers shall be maintained at all times, otherwise replaced with equivalent barriers.*
- Condition 2 Any activities (such as excavations for underground services) which may expose contaminated soil shall be conducted in accordance with a health, safety and environment management plan (HS&E Plan) to minimise human exposure to contaminants in the soil. Such plans must be prepared by an appropriately qualified professional practitioner and be endorsed by a person*

appointed as an Environmental Auditor under Part IXD of the Environment Protection Act 1970.

Condition 3 All groundwater monitoring bores remaining on site should be decommissioned in accordance with EPA guidelines.

Condition 4 The groundwater is contaminated and unsuitable for stock watering uses. Consequently, no groundwater shall be extracted at this site for such 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:

- *Groundwater and soil has been cleaned up such that the protection of all protected beneficial uses is restored.*
- *Following clean-up of soil and groundwater, a further audit would be required if a Certificate of Environmental Audit is to be issued.*

Other related information:

- *The HS&E Plan presented in Appendix K of the Audit Report prepared with this Statement is considered an appropriate plan complying with condition 2, and is endorsed by this Auditor.*
- *The groundwater quality is suitable for limited industrial and primary contact recreation extractive uses.*
- *The groundwater has been cleaned up to the extent practicable.*

This statement forms part of the environmental audit report (Environmental Audit Report, Rippleside Quay, North Geelong, Vic, September 2008 - Lane Piper, Doc. Ref. 0879Report01.1). Further details regarding the conditions of the site may be found in the Environmental Audit Report.

Dated: 5 SEP 2008


Environmental Auditor