

11 September 2023
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Darrell Fraser
OCC Secretary
Victorian Distillery and Silos Owners Consortium
21 Northumberland and 26 Wellington Streets
Collingwood, Victoria

Subject: Environmental Auditor verification of the implementation of the Site Management Plan – 21 Northumberland and 26 Wellington Streets, Collingwood, Victoria

As requested by the Victorian Distillery and Silos Owners Consortium (VDSOC), Stephen Cambridge of Pivot Environmental Pty Ltd (Pivot Environmental), as an EPA Victoria appointed Environmental Auditor, has been engaged to review and verify the remediation works conducted for the property located at 21 Northumberland and 26 Wellington Streets, Collingwood, Victoria ('the site').

Background

The site was historically used as a distillery from the mid-1800s to 1992, and was redeveloped in 1997 for commercial and high density residential land use. The site is currently zoned Commercial 2 Zone (C2Z) in accordance with the Yarra Planning Scheme, which does not allow for the occupation of dwellings for residential purposes (other than as a caretakers residence). It is understood that Best Hooper Lawyers (on behalf of VDSOC) has requested an amendment to the Planning Scheme to allow the site to be permitted for its current use which includes both commercial and high-density residential use.

The Auditor had previously conducted a verification (letter report reference AUS##C03190_2021_L01, dated 28 September 2021) of a Vapour Risk Assessment and Site Management Plan (SMP) for the site in response to the requirements outlined in a letter from the Yarra City Council (Council) to Best Hooper Lawyers (representing VDSOC) dated 7 February 2020 (Reference: F18/400). The Vapour Risk Assessment concluded that there was no unacceptable vapour risk at the site, however due to the presence of contaminated soil present at the site including within the central courtyard area of the site (see **Figure A** below), the previous Auditor verification included a recommendation that:

*'the requirements of the Site Management Plan (SMP) are implemented at the site. One of the requirements of the SMP is to include a barrier across the soils which were reported to contain elevated lead concentrations. The SMP includes measures to prevent access to these soils, and it is recommended that the completion of these barrier measures is verified by an EPA Appointed Environmental Audit, by way of an **inspection and confirmation letter** that these works have been adequately completed'.*

To meet this recommendation, VDSOC opted to remove the contaminated soils down to a depth of 0.5 m below the pavement level in the accessible garden beds within the central courtyard area and replace

the contaminated soils with clean fill. This current letter report includes the Auditor's review and assessment of the works undertaken at the site to implement the above noted Auditor Recommendations. The soil remediation works are documented in the Helia-EHS Pty Ltd (Helia, previously Edge Group Pty Ltd) report, which is referenced in this Auditor verification letter (Helia, 29 August 2023, Report reference 20230181-R-02).

Scope of Works

The scope of works undertaken by the Auditor included:

- Review of the soil disposal documentation for the impacted soils at the site.
- Conduct an inspection on 14 August 2023 of the final site condition after the garden beds had been backfilled with clean soils
- Review the letter report provided by Helia EHS Pty Ltd (previously Edge Group), who oversaw the remediation works (Helia, 29 August 2023, Report reference 20230181-R-02).
- Preparation of this Auditor verification letter.

Summary of Works Undertaken and Residual Risk

The Site Management Plan (SMP) was prepared to manage and reduce the potential risk to site occupants (including residents and workers), and any maintenance workers who may conduct excavation works at the site, due to elevated concentrations of contaminants in soils (lead and benzo(a)pyrene) in isolated areas of the site. An extract from the SMP of the soil contamination identified at the site is shown on **Figure A** below.



Figure A: Soil Assessment Criteria Exceedances

The lead contamination identified in the central courtyard area as shown on **Figure A** above, has now been remediated. Some contamination still remains at the site (i.e., benzo(a)pyrene (B(a)P) located in the carpark area in the south-eastern part of the site), and it is possible that additional contaminated fill is present in other sealed areas of the site.

The remediation works removed the lead contaminated soils to a depth of approximately 0.5 m below the surrounding pavement level in the garden beds, and replaced the soil with imported clean fill from a garden supplies retailer. The contaminated soils and 'hydro mud' which were excavated during the remediation works were disposed of appropriately to EPA Licensed facilities, as demonstrated by the waste disposal documentation included in Appendix B of the attached Helia Report.

Based on the remediation works conducted, the Auditor considers that the currently accessible soils in the garden beds in the main central courtyard area of the site are of suitable quality to conclude that the potential risk to human health of occupants or workers at the site, through exposure to soils, is low and acceptable under the current land use scenario (high density residential) and the current site layout.

Recommendations

The Auditor recommends that the entity in control of the site (VDSOC) can meet its Duty to Manage residual contaminated soil at the site by continuing to implement the Site Management Plan (SMP) where sub-surface maintenance works are required at the site. That is, if in future any soil is required to be excavated at the site, VDSOC should implement the requirements of the SMP, such as making any construction workers aware of the potential for the presence of soil contamination, and appropriately testing and disposing of any soils which are to be removed from the site. This does not apply to the areas of the garden beds in the central courtyard area where remediation works have been completed for the uppermost 0.5 m depth of soils.

Closing

If you need any further information or wish to discuss, please contact the undersigned.

Yours Sincerely,

Pivot Environmental Pty Ltd



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Limitations

Pivot Environmental Pty Ltd (Pivot Environmental) has prepared this report in accordance with the usual care and thoroughness of the consulting profession for the use of Victorian Distillery and Silos Owners Consortium, EPA, and only those third parties who have been authorised in writing by Pivot Environmental to rely on the report. It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report.

It is prepared in accordance with the scope of work and for the purpose outlined in this report. The methodology adopted and sources of information used by Pivot Environmental are outlined in this report. Pivot Environmental has made no independent verification of this information beyond the agreed scope of works and Pivot Environmental assumes no responsibility for any inaccuracies or omissions. No indications were found during our investigations that information contained in this report as provided to Pivot Environmental was false.

This report was prepared in September 2023 and is based on the conditions encountered and information reviewed at the time of preparation. Pivot Environmental disclaims responsibility for any changes that may have occurred after this time. This report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners. This report contains information obtained by inspection, sampling, testing or other means of investigation. This information is directly relevant only to the points in the ground where they were obtained at the time of the assessment. The precision with which conditions are indicated depends largely on the frequency and method of sampling, and the uniformity of conditions as constrained by the project budget limitations.

The behaviour of water and some aspects of contaminants in soil and groundwater are complex. Our conclusions are based upon the analytical data presented in this report and our experience. Future advances in regard to the understanding of chemicals and their behaviour, and changes in regulations affecting their management, could impact on our conclusions and recommendations regarding their potential presence on this site.

Where conditions encountered at the site are subsequently found to differ significantly from those anticipated in this report, Pivot Environmental must be notified of any such findings and be provided with an opportunity to review the recommendations of this report. Geotechnical risks associated with ground subsidence or other geotechnical issues associated with the site are not within the scope of this report, and have not been assessed. Whilst to the best of our knowledge information contained in this report is accurate at the date of issue, subsurface conditions, including groundwater levels, can change in a limited time. Therefore, this document and the information contained herein should only be regarded as valid at the time of the investigation unless otherwise explicitly stated in this report.