

10<sup>th</sup> June 2014

Our Ref: 1094B Cranbourne South

Watsons Pty Ltd  
Attn: Mr. Scott Torrington  
5 Main Street, Mornington

Via e-mail: [smt@watsons.net.au](mailto:smt@watsons.net.au)

Dear Mr. Torrington;

**Re: Requirement for Environmental Audit -  
Brompton Lodge, 980-1050 Dandenong-Hastings Rd, Cranbourne South.**

This letter is in response to Council's request that the proponent (Urban Development Investments Australia Pty Ltd) provide evidence of an expert opinion on the evaluation of whether an Environmental Audit Overlay (EAO) is required for the above site. Atma Environmental is a member of the Australian Contaminated Land Consultants Associations (ACLCA).

Coffey Environments Australia Pty Ltd (Coffey) has previously completed Phase 1 and Phase 2 Environmental Site Assessments at this property (15 November 2012 and 8 May 2013 respectively) and Atma Environmental is currently completing further assessment and site remediation works.

In accordance with the DSE Planning General Practice Note '*Potentially Contaminated Land*' (2005) the past use of the site for sand quarrying presents a possible high potential for contamination ('*extractive industries*'); however, an assessment of this potential for contamination by Coffey did not identify unacceptable contamination which may preclude a sensitive land use. In our opinion, sand quarrying presents a lower potential for contamination than other mining/extractive industries, such as gold mining.

The previous investigations also identified several localised areas presenting a possible medium potential for contamination, particularly in the vicinity of the former poultry farm, horse agistment area and farm area. Identified areas of concern have been assessed and Atma Environmental is currently completing more detailed assessment at areas where contamination has been identified, with the objective of undertaking any required remediation to satisfy sensitive land use assessment guidelines.

The DSE Planning General Practice Note '*Potentially Contaminated Land*' (2005) states that "*An environmental audit should be required unless the proponent can demonstrate to the satisfaction of the responsible authority that the site has never been used for a potentially contaminating activity, or that other strategies or programs are in place to effectively manage any contamination*".

In this regard, Atma Environmental has been engaged by the proponent to complete a program of assessment and remediation to effectively manage any identified contamination (unsuitable for sensitive land use) and a contaminated land audit is therefore not considered requisite.

Best regards,

ATMA ENVIRONMENTAL PTY LTD



Rory McPhillips, B.Sc. (Hons.), Env.Sci.  
Operations Manager & Senior Environmental Scientist