

File No: 16/3783
Reference No: RC19/17697



Thursday 29 August 2019

To whom it may concern
c/o Rod Devlin
Devlin Estate Agents
1/75 Ford Street
Beechworth VIC 3747

Dear Rod

RE: DISCLOSURE STATEMENT FOR 1 HARPER AVENUE, BEECHWORTH

Council wishes to detail the current status of the Environmental Contamination at the above address.

The Former Beechworth Gasworks, located on the corner of Albert Road and Harper Avenue, Beechworth (the site), was previously subject to a 53X Environmental Audit. The Audit was completed and Statement of Environmental Audit (SoEA) issued by Dr Wayne Drew on 1 August 2006.

In order to meet the requirements of the SoEA, Indigo Shire Council engaged Bureau Veritas Pty Ltd as the assessment consultant to conduct the 2018 environmental investigation works and associated reporting.

Council engaged Sally Bonham of Prensa (now of VicAudits), an environmental auditor (appointed pursuant to the Environment Protection Act 1970) to undertake a review of the Bureau Veritas (2018) report. Based on this review, the Auditor considered that the requirements of the existing Contamination Management Plan (CMP) have generally been met for the 2018 annual monitoring period, with minor exceptions that are proposed to be addressed as part of an upcoming CMP Review.

This audit report was provided to the EPA on 12 June 2018, and the EPA responded on 27 July 2018.

As a requirement of the EPA, a Human Health Risk Assessment was prepared in September 2018 by EnRiskS. This report provided the following conclusions:

- Where the site separation layer is maintained in accordance with the CMP, and there is no change to the commercial/industrial use of the site with layout of existing buildings, risks posed to users of the site are acceptable;

- Where the site is re-developed for commercial/industrial use that includes the construction of a new slab on ground building or building with a basement car park, risks posed to users of the site are potentially unacceptable; and
- Soil disturbance works that penetrate the site separation layer may encounter NAPL, and if direct contact with NAPL occurs health risks will be unacceptable.

Ongoing annual testing, updating of the CMP, installation of additional ground water wells are ongoing responsibilities of Council in managing the contamination of the site.

For further queries relating to the above, please contact me on 1300 365 003.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul McLachlan', with a long horizontal flourish extending to the right.

Paul McLachlan
MANAGER ASSETS & PROPERTY