

Memo: “Site Redevelopment – Environmental Advice” Report, Resolve 2025

Project No. 002188_001

1 Purpose

Resolve Environmental (Resolve) were engaged by Darebin City Council (council) to provide environmental advice in the context of redevelopment of the site located at 2 Wingrove Street, Alphington (the site). The site is located on a historical quarry and landfill, and as such, any redevelopment of the land requires additional oversight by EPA Victoria and potentially an EPA Appointed Environmental Auditor to ensure that the development considers the environmental and human health risks and implements appropriate management practices to minimise these risks. An environmental audit is at the discretion of the Council, unless the land is rezoned to allow a sensitive use (residential use, child care centre, kindergarten, pre-school centre or primary school), children’s playground or secondary school, when it becomes a mandatory requirement.

2 Background

The site sits on the former Alphington Legacy Landfill. The footprint of the landfill extends under Darebin Parklands, located to the north of the site. The Darebin Parklands and 2 Wingrove St were formally used as a bluestone quarry from 1890 to 1965. Subsequently the quarry was used as a municipal waste landfill (Alphington tip) from 1967 to 1975.

The following was noted regarding the site:

- During the inspection in May 2022, buildings with asbestos roofing were present on the site.
- Some structures (sheds) within the footprint of the former landfill were observed to be sinking and some doors were observed not to be closing. This may indicate ground subsidence associated with the former landfill waste.
- Transformers were previously processed in the industrial area.

The age of the waste is considered to be >45 years old. As such, it is considered that peak production of landfill gas has passed and that the site is moving towards a state of functional stability.

3 Current Site Management and Monitoring

Council is following EPA Guidelines in managing this legacy landfill site. Council has management and monitoring plans in place to ensure the site and its users are safe. Risks and advice to users in terms of what is permissible, restricted and prohibited at the site has been shared. Where conditions on the site change management and monitoring plans will be updated or replaced.

Environmental monitoring is undertaken that includes monitoring of landfill gas, surface water, groundwater and leachate. All monitoring is undertaken by Council (or its contractors). In addition to environmental monitoring, site inspections are undertaken regularly to assess the landfill cap integrity and identify any issues such as subsidence.

4 Summary of Environmental Planning Advice

Resolve was instructed that legal advice from Russell Kennedy to the Council provided:

- Planning controls and legislation regulate how the site may be redeveloped. This process will involve community notification and engagement with referral to appropriate Victorian Government departments and authorities. The

Planning and Environment Act 1987 and the Darebin Planning Scheme provide the planning framework with various policy documents providing further guidance to be considered, where appropriate. If the site is rezoned then Ministerial Directions will also apply.

- If the site is rezoned to allow a sensitive use (residential use, child care centre, kindergarten, pre-school centre or primary school), children's playground or a secondary school, then an environmental audit will be required either prior to rezoning or prior to commencement of the development or sensitive use by application of the Environmental Audit Overlay. This is a longstanding requirement introduced by Ministerial Direction No.1, which first came into effect in 1989 and has been amended multiple times since.

In that context, Resolve was requested by Council to provide advice regarding redevelopment of the land in the context of development on a landfill and on a contaminated site. Other relevant guidance for development on contaminated land includes:

- Planning Practice Note 30 (PPN30): Potentially Contaminated Land
- EPA Publication 1950: Landfill Buffer Guidelines
- Environment Protection Act 2017 and Environment Reference Standard (ERS 2021)

The most relevant EPA guidance for development on or within the buffer of a landfill is EPA Publication 1950: Landfill Buffer Guidelines. As the site is on a former landfill, then there is an initial requirement to contact EPA for site specific advice regarding any proposed development to understand the obligations and overall risk.

Redevelopment of the site may include a sensitive or non-sensitive site.

With the exception of the current use (including no changes to the site layout), it is likely that the redevelopment would be informed by an Environmental Audit which will be undertaken by an Independent EPA Appointed Environmental Auditor. An Audit determines if a site is suitable for a proposed use. It assesses the nature and extent of the risk of harm to human health and the environment from contaminated land. The environmental audit statement and accompanying environmental audit report can include recommendations to manage the risk of harm from contaminated land. The EPA Audit system involves accredited Auditors reviewing site contamination assessors' reports. The Environmental Audit is a reliable and high quality report that ensures regulatory integrity and environmental protection. Environmental Auditors are bound by legislation and the Audit system is overseen by EPA Victoria.

An Environmental Audit will also include risk mitigation measures (where required) to manage any identified risks. Dependent on the proposed re-development of the site, the type of audit (risk of harm or suitability of land-use) and audit area (i.e. limited to development area or sensitive use zone) may be limited; however, the scope of the assessment will need to be confirmed with EPA and/ or the environmental auditor prior to any works undertaken.

Any site redevelopment works will also need to be undertaken in accordance with a Construction Environmental Management Plan (CEMP). The purpose of the CEMP is to manage the risks to human health and the environment during the construction phase.

5 Conclusions

The site at 2 Wingrove Street, Alphington, is located on a historical quarry and landfill. The site is currently managed in accordance with EPA requirements. In the event of site redevelopment, the EPA should be contacted for site specific advice. Redevelopment is likely to include the requirement for an Environmental Audit. The Environmental Audit process is a robust system undertaken by independent EPA Appointed Auditors, with oversight by EPA to ensure any risk to human health and the environment is appropriately assessed and managed.

Statement of Limitations

Resolve Environmental Pty Ltd (Resolve) has prepared this "Site Redevelopment – Environmental Advice" Report, Resolve 2025 (Memo) in accordance with generally accepted industry practices and standards prevailing at the time this Memo was prepared. In preparing this Memo, Resolve has applied the level of care and degree of skill ordinarily exercised by reputable members of the Environmental Consulting Profession in the preparation of environmental assessment and remediation reports.

This Memo has been prepared for the exclusive use by Darebin City Council.

The Memo is made without any warranty by Resolve either express or implied.

Findings, statements, and conclusions provided in this Memo are based on the Site Redevelopment – Environmental Advice" Report, Resolve 2025..

This Memo does not purport to provide legal advice.