

LOTSEARCH REFERENCE
VICPSSAMPLE

REPORT DATE
16 Apr 2025 12:26:21

CLIENT ID
1234456

ADDRESS
3-21 Kent St Richmond VIC 3121 AU

COUNCIL
Yarra City



LOTSEARCH
Spatial Intelligence | Mapping Risk

LOT/PLAN
Lot 3-21

EPA Priority Sites Register Plus+

Disclaimer:

The purpose of this report is to provide a summary of some of the publicly available environmental risk information, based on the site boundary shown on the maps within this report. The report does not constitute an exhaustive set of all repositories or sources of information available.

You understand that Lotsearch has defined the site boundary by reference to information supplied in the order.

You accept that Lotsearch may amend some of the information supplied in the order to identify the relevant site for the report.

The report is not a substitute for an on-site inspection or review of other available reports and records.

The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

A link to the detailed terms applicable to the use of this report is available at the end of this report.



EPA Priority Sites Register Plus+

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- This report contains the Priority Sites Register and additional publicly available records currently held by the Environmental Protection Authority (EPA).
- Land contamination can contain substances that harm human health and the environment and these may migrate across property boundaries.
- Records identified are categorised below, with search results and a site map provided on the following pages.



1. Contaminated Land Registers



Records Identified

The sites listed on contaminated land registers are those that pose the greatest risk, and are managed or regulated.



2. Regulated Activities

No Records Identified

Regulated activities include environmental licences, permits, registrations, or authorisations, issued to owners or operators that undertake activities which have a potential risk to human health or the environment. Conditions on these licences can relate to pollution prevention, control, and monitoring.



3. Contamination Investigations



Records Identified

Contamination investigations include environmental audits, preliminary risk screen assessments, and investigations into suspected PFAS contamination.



4. Other Contamination Issues



Records Identified

Other contamination issues include the location of landfills and records that indicate restrictions on the use of groundwater.

HOW THIS REPORT HELPS

- Be informed of potential contamination issues - this search simplifies access to government information sources
- Contamination risk is an important consideration in land-use planning, development matters and property valuations and transactions
- Delays and clean-up costs from land contamination can be high - be prepared with early information that supports your due diligence
- Be aware of potential problems from neighbouring properties - contamination ignores property boundaries

WHAT NEXT?

This information in this report is only part of the picture. Other records are held by government agencies, councils and Lotsearch.

- Visit our website or contact our support team to access more Lotsearch products & additional government searches
- Contact an environmental consultant for additional advisory services. Consultants are listed by industry bodies [ALGA](#) , [ACLCA](#) & [EIANZ](#).



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Site Map

3-21 Kent St Richmond VIC 3121 AU

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LEGEND

-  Site Boundary
-  Search Area
-  Search Results

Data Source Aerial Imagery:
© Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,
and the GIS UserCommunity





Search Results

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The following table contains records that were identified specifically for your property, or areas or features covering your property:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
1	Contaminated Land Priority Site	1		3-21 Kent St Richmond VIC 3121 AU, Richmond	Former Industrial Site. Requires ongoing management		Current EPA List	EAN-00001064-1
2	Groundwater quality restricted use zone - area of remaining groundwater contamination	4		1-21 KENT STREET & 10-16 LITTLE BUCKINGHAM STREET RICHMOND VIC 3121	Dyeworks	Drinking water Irrigation of crops (including domestic gardens) and parks Livestock water supply Water used for recreational purposes (e.g. swimming) Document Link	Current	48620-1,2,3 & 4
3	Environmental Audit Report	3		1-21 KENT STREET & 10-16 LITTLE BUCKINGHAM STREET, RICHMOND			53X Statement	0008001522

The following table contains records that were identified in the surrounding search area:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
	No records were identified							

The following table contains records that could not be located to a specific property, feature or area. These records have been mapped to a road corridor or suburb within this report's search area, but may relate to a more specific property including the property in this report:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
	No records were identified							



Data Sources

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The results in this report are based upon the following datasets only:

Dataset Name	Data Source	Lotsearch Update Date
Current EPA Priority Sites	Environment Protection Authority Victoria	16/04/2025
EPA Site Management Orders	Environment Protection Authority Victoria	25/03/2025
EPA Register of Permissions	Environment Protection Authority Victoria	28/03/2025
EPA Preliminary Risk Screening Assessments	Environment Protection Authority Victoria	25/03/2025
EPA Environmental Audit Reports	Environment Protection Authority Victoria	25/03/2025
EPA PFAS Site Investigations	Environment Protection Authority Victoria	25/03/2025
EPA Groundwater Zones with Restricted Uses	Environment Protection Authority Victoria	21/03/2025
EPA Victorian Landfill Register	Environment Protection Authority Victoria	20/02/2025

Useful Contacts

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