STEP 1

Land Use Sensitivity

STEP 2

Investigation

STEP 3

Assessment/ EPA Referral

STEP 4

Site Suitable

Site is a former retail showroom

Proposed land use change to a residential flat building



Commercial class 1 (land use no. 5#)



START

due diligence/

pre-lodgement



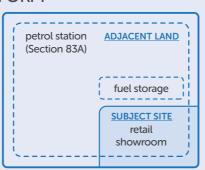
Change to a 'more sensitive use'.

Potential site contamination needs to be investigated

Preliminary site investigations (PSI) finds potentially contaminating activities on 'adjacent land'¹ only

Adjacent petrol station site (class 1 PCA) subject of a Section 83A⁺ notification with known offsite impacts

FORM[^]



On 'adjacent land'

- fuel storage (high risk activity)
- petrol station (high risk activity)

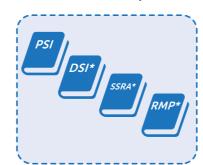
FORM states evidence of possible offsite impacts from adjacent high risk activity

FORM + PSI referred to EPA due to high risk activity on 'adjacent land'

EPA requests DSI* – no audit required due to adjacent site being under audit

DSI unable to be finalised due to limited site access

Planning Consent granted with EPA Direction to complete DSI and provide statement of site suitability prior to Development Approval (or prior to CoO[~] if remediation required)



DSI finds evidence of vapour and groundwater issues on portion of site

SSRA* and RMP* submitted by site contamination consultant

Development Approval granted.

Works commence in line with RMP*



Statement of site suitability issued by site contamination consultant prior to CoO~

DESTINATION (development)

Major residential infill development - Road map

Example #7: Seven storey residential flat building

Note

- # as identified on the 'Land Use Sensitivity Hierarchy'
- s.83A Environment Protection Act 1993
- Site Contamination Declaration FORM completed by site contamination consultant
- * Detailed Site Investigation (DSI), Site Specific Risk Assessment (SSRA) and Remediation Management Plan (RMP) prepared by site contamination consultant
- Management Plan (RMP) prepared by site contamination consu Certificate of Occupancy
- 1 As defined in the Planning, Development and Infrastructure Act 2016