STEP 1

Land Use Sensitivity

STEP 2

Investigation

STEP 3

Assessment/ EPA Referral

STEP 4

Site Suitable

Site is a former mushroom farm.

There is a proposed land use change to a 'more sensitive use'.



Primary Production (land use no. 6#)



START

due diligence/

pre-lodgement

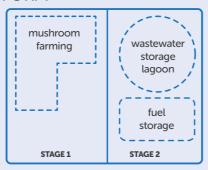


Potential site contamination needs to be investigated.

Preliminary Site Investigations (PSI) are staged to align with land division release.

PSIs find potentially contaminating activities:

FORM[^]



- mushroom farming (low risk activity)
- wastewater storage (medium risk activity)
- fuel storage (high risk activity)

Stage 1 FORM states no evidence of offsite impacts from Stage 2 land

Stage 1 FORM + PSI provided to relevant authority. [no EPA referral required]

Site Contamination consultant provides statement of site suitability.

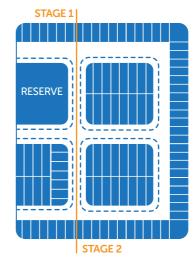
Stage 2 FORM + PSI referred to EPA due to high and medium risk activities.

EPA directs audit commencement



Stage 2 Development Approval granted on receipt of Interim audit advice Stage 1 works commence.

Stage 2 works commence in line with auditor-endorsed CEMP.



Final Site Contamination Audit Report issued prior to Stage 2 land division clearance.

DESTINATION

(land division clearance)

Large scale land division - Road map

Example #1: 150 lot residential land division (10 hectares)

Notes

- # as identified on the 'Land use Sensitivity Hierarchy'
- ^ Site Contamination Declaration Form completed by site contamination consultant
- * Detailed Site Investigation (DSI) and Construction Environment Management Plan (CEMP) prepared by site contamination consultant for the auditor.