STEP 1

Land Use Sensitivity

STEP 2

Investigation

STEP 3

Assessment/ EPA Referral

STEP 4

Site Suitable

Site is a former high school

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



Educational premises class 2 (land use no. 4*)



START

due diligence/

pre-lodgement

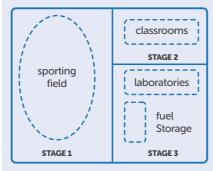


Potential site contamination needs to be investigated

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

PSI finds potentially contaminating activities:

FORM[^]



- laboratories (medium risk activity)
- fuel storage (high risk activity)

Stage 1 FORM and Stage 2 FORM state no evidence of offsite impacts from Stage 3 land Stage 1 + Stage 2 FORM + PSI provided to relevant authority [no EPA referral required]

Site Contamination Consultant provides
statement of site suitability.

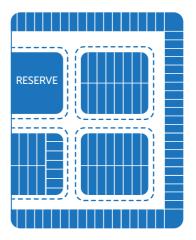
Stage 3 FORM + PSI referred to EPA due to high and medium risk activities.

EPA directs audit commencement.



Stage 3 Development Approval granted on receipt of interim audit advice Stage 1 and Stage 2 works commence

Stage 3 works commence in line with auditor endorsed CEMP



Final Site Contamination Audit Report issued prior to Stage 3 land clearance

DESTINATION

(land division clearance)

Large scale land division - Road map

Example #3: 250 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 Investigations (DSI) and Construction Environment Management Plan (CEMP) prepared by site contamination consultant for the auditor