

Guide

A new site contamination framework for South Australia

The Government is committed to:

- > a bold agenda of urban renewal and reinvigoration of existing urban areas to create neighbourhoods that are vibrant, mixed-use, walkable and healthy
- > the protection and sustainable management of our environment to ensure safe, healthy communities
- > the reduction of unnecessary or poorly targeted regulatory processes, to ensure outcomes are optimised at the least cost.

The overarching principle established by this refreshed framework is to closely align the level of risk with how exhaustive the type of investigation work must be.

To help achieve this, the South Australian Government is updating the procedures and regulations in regard to site contamination and the connection of those issues with the planning system.

The Department of Planning, Transport and Infrastructure (DPTI), in partnership with the Environment Protection Authority (EPA) - has been engaging with industry, local government and professionals on how to improve and update a series of agreed procedures to ensure South Australia offers the nation's best-practice in effectively developing contaminated sites.

Site Contamination in South Australia

Like all developed regions and cities of the world, a number of land parcels in South Australia have some form of contamination presence, most often contained within the layers of soil below.

Sometimes, certain contaminants left behind by previous land uses can cause problems for human health if they are present in high enough concentrations.

South Australia's development system contains provisions to make sure that, when land use changes, possible contamination is investigated and fixed on the basis of risk to ensure safe use of the land.

Outside of the planning system, the Environment Protection Authority (EPA) continues to undertake its broader responsibilities in regard to environmental hazards, licensing and enforcement as required.



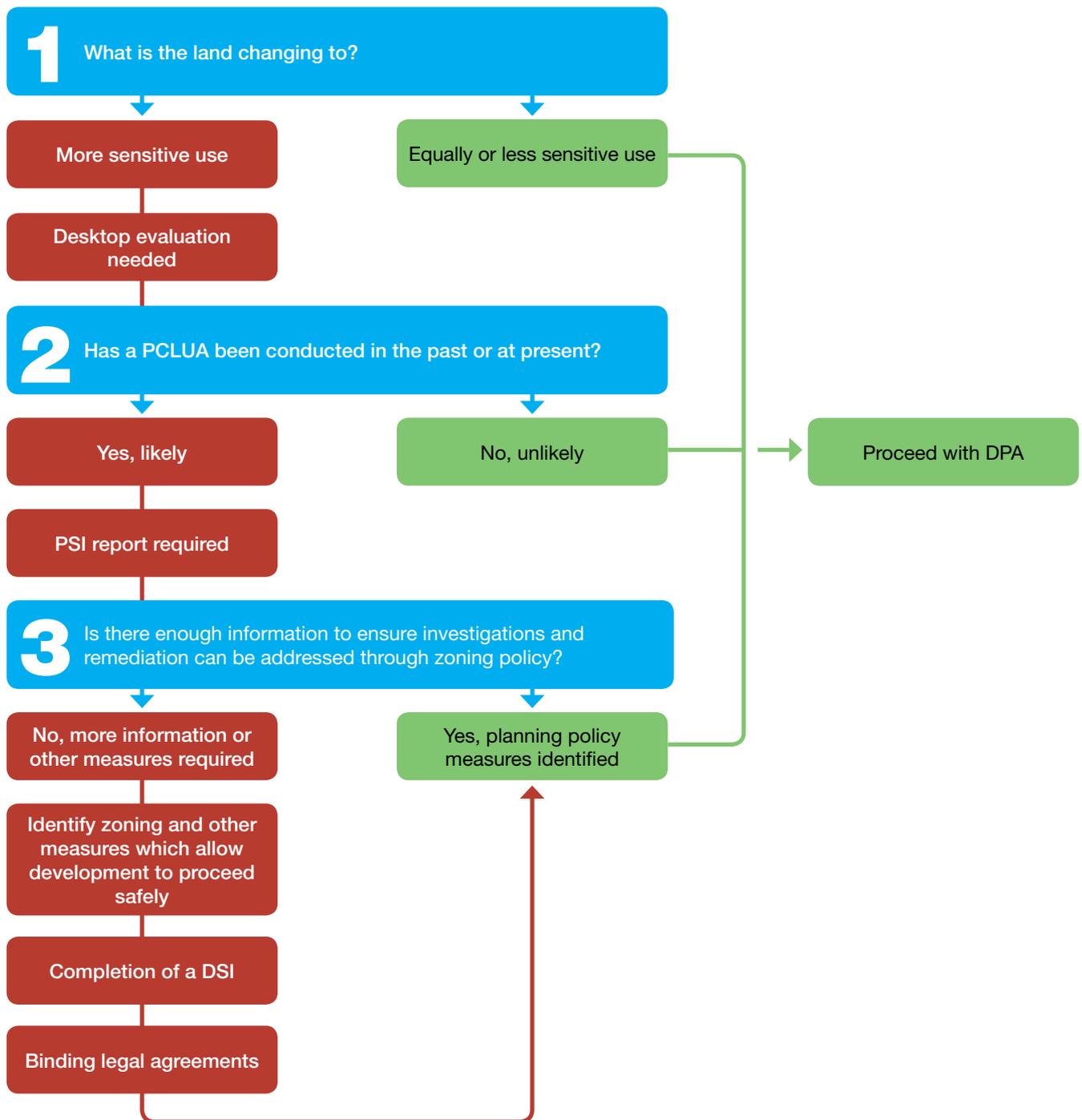
September 2015



Government of South Australia

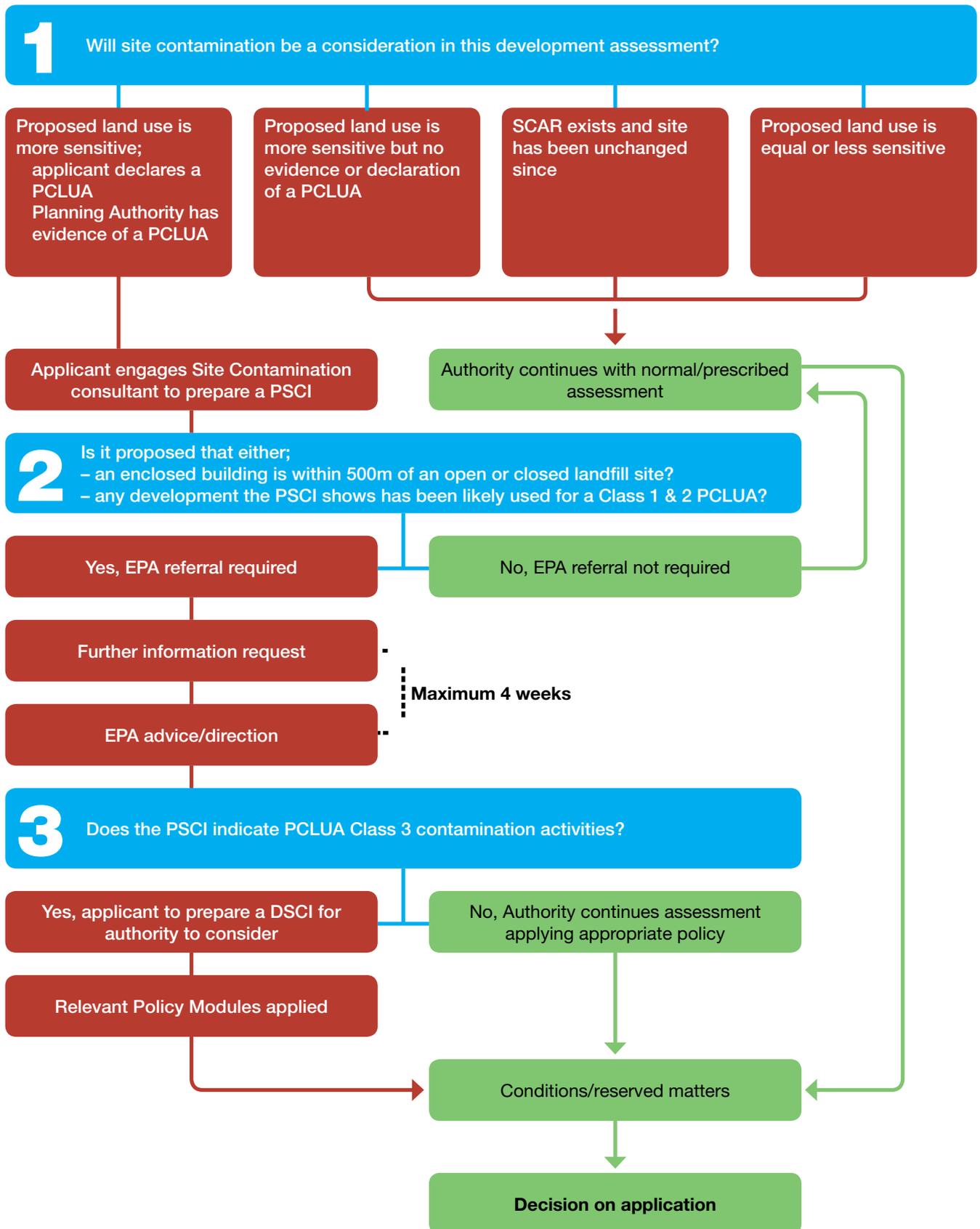
Department of Planning,
Transport and Infrastructure

Site Contamination and Development Plan Amendments



- DPA Development Plan Amendment
- PCLUA Potentially Contaminating Land Use Activities
- PSI Preliminary Site Investigation
- DSI Detailed Site Investigation

Site Contamination and Development Assessment Process



- DPA** Development Plan Amendment
- PCLUA** Potentially Contaminating Land Use Activities
- PSCI** Preliminary Site Contamination Investigation
- DSCI** Detailed Site Contamination Investigation
- SCAR** Site Contamination Audit Report

Our Development, Planning and Building System

If you've ever built a house, subdivided some land or even had a small business in SA, you would have applied for and received a development approval prior to building.

When a development application is received and assessed by your local council or the Development Assessment Commission, checks are usually carried out on what the land was previously used for to determine how likely it is that contaminants may be present.

Most of the time when land changes use, minor contamination can be remediated easily, but in some cases, further investigation and remediation needs to occur to make land safe.



What the Framework does

This Framework operates on the basis of risk so that it only applies when land use changes to a more sensitive use. It sets out a refreshed risk-based set of procedures for planning authorities to follow when they investigate contamination potential for proposed development on land. The procedures have been discussed with industry experts, site contamination professionals and the community and now the Government is seeking wider input.

The level of risk is determined by what types of activities have previously occurred. For example, broad-hectare agricultural activities usually pose a much lower risk of contamination than a factory or service station. For more examples, see the attached table.

The Framework contains provisions which allow, wherever appropriate, for remediation to be carried out after an approval has been issued. This is in recognition of the fact that significant efficiencies can be achieved in land development costs if the work is undertaken as an intrinsic part of the construction process.

The flowcharts attached to this guide give an indication of the processes within the planning and building system when considering issues of site contamination.

Simplifying the agency referrals process

The Government is also working in partnership with the EPA to reduce the large volume of referrals it receives each year for low-risk environmental matters associated with development proposals. In preparation for those changes, the EPA will soon seek feedback on a series of draft public guides produced to provide useful information to planners and developers in lieu of a compulsory referral. Further information on these guides can be accessed at www.epa.sa.gov.au/business_and_industry/environmental_planning/development_applications

Further Information

Department of Planning, Transport and Infrastructure
GPO Box 1533 Adelaide SA 5001
Telephone: 1800 752 664
Web: www.dpti.sa.gov.au/planning

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
Telephone (08) 8204 2004
Free call: 1800 623 445
Web: www.epa.sa.gov.au
Email: epa.planning@epa.sa.gov.au

Media enquiries:

Contact: Chris Meterelis, 0439 137641
Visit: epa.sa.gov.au/our_work/have_your_say



Government of South Australia
Department of Planning,
Transport and Infrastructure