

22.0315/09/2011
C82(Part 1)**POTENTIALLY CONTAMINATED LAND POLICY****Where the Policy Applies**

This policy applies to land which is not included in the Register of Contaminated Land prepared by the Environment Protection Authority and which is not included in the Environmental Audit Overlay (refer to Clause 45.03) and which has been used in the past for industrial purposes and commercial purposes where petroleum products, solvents, other dangerous chemical products and asbestos products were (or suspected were) stored, dispensed, sold, used or buried.

Policy Basis

The **City of Maribyrnong Municipal Strategic Statement** recognises the need to deal effectively with contaminated land.

Possible contamination of a wide variety of sites is a legacy resulting from a very long industrial history and is a major problem in this municipality. There is a keen desire to work through this issue in a way which properly addresses health and safety issues and allows the optimum utility of all sites to be realised.

Policy Objectives

To properly address public health and safety issues and threats to the environment.

To achieve solutions to contamination problems which optimise the future use potential of land which may be contaminated.

Policy

It is policy to:

- Encourage owners and developers to test for contamination of soil and ground-water prior to the sale, re-use or redevelopment of all land which is known, or suspected, to have been used for rubbish and waste disposal, or the manufacturing, storage and sale of petroleum products and dangerous chemicals, or manufacturing activity which potentially used such products in their processes.
- Work with land owners and the community to explore the best method for dealing with contamination which has been confirmed by soil testing, including exploring optimum non-sensitive land use options, together with methods of containing or removing contaminated material.
- Require site testing to be carried out to EPA requirements prior to approval of the use of any land for any activity involving concentrated numbers and play of infants and young children.

Policy References

City of Maribyrnong Industrial Development Policy

Note: The requirements of "Ministerial Direction No. 1 - Potentially Contaminated Land" also apply.