

Policy xx

# Contaminated Land Policy

<b>Directorate</b>	Community, Environment and Planning
<b>Responsible Officer</b>	Manager Certification and Compliance

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## Scope

This policy outlines a framework for the management of contaminated land regulated by Bega Valley Shire Council (BVSC), as determined by the *Environmental Planning and Assessment Act 1979* and Managing Land Contamination Planning Guidelines SEPP 55 - Remediation of Land (1998) (the Planning Guidelines).

In accordance with the planning guidelines, this policy aims to:

- Ensure any land use changes will not increase the risk to human health and the environment;
- Avoid inappropriate restrictions on land use; and
- Provide information to support decision making and to inform the community of BVSC's requirements.

The content of this policy is relevant to:

- BVSC officers;
- Contaminated land practitioners;
- Landowners;
- Developers; and
- The general public.

## Purpose

Land contamination and its effects on human health and the environment can remain untouched within the existing natural environment for long periods of time. By developing a Contaminated Land Policy BVSC is provided a framework to integrate and manage land contamination within the planning and development process.

This policy establishes the best practice methods for BVSC officers in relation to:

- Identifying, evaluating, and managing contaminated land through the use of land use planning instruments;
- Recording and managing contaminated land information using a contaminated land information system;
- Disclosing contaminated land information to the public;
- Preventing or minimizing the potential for land contamination; and
- Reporting contamination to the NSW EPA.

Contaminated land in New South Wales (NSW) is primarily managed through two avenues:

1. Sites where contamination is considered significant enough to warrant regulation are regulated by the NSW Environment Protection Authority (EPA) through the powers provided under the *Contaminated Land Management Act 1997*.
2. Other sites are managed by councils via land use planning instruments, through the powers provided under the *Environmental Planning and Assessment Act 1979*.

## Objectives

The objectives of this policy are:

1. To ensure that changes in land use do not increase the risk to human health or the environment.
2. To consider the likelihood of contamination as early as possible when carrying out regulatory, management or planning activities.
3. To ensure BVSC maintains a suitable contaminated land information system, enabling it to provide stakeholders with accurate information relating to land contamination.
4. To ensure BVSC exercises its functions relating to the development of contaminated land in accordance with the relevant legislation, guidelines, and codes
5. To avoid any inappropriate restrictions on land use arising from contamination
6. To ensure site investigation, remediation and reporting works are completed in a satisfactory manner
7. To provide information to support BVSC decision making, and to inform the community of potential restrictions on development arising from land contamination.

## Application

This policy applies to all land within Bega Valley Shire and the following functions of BVSC:

- Preparation, amendment, and application of Local Environmental Plans;
- Preparation, amendment, and application of Development Control Plans;
- Preparation, amendment, and application of Plans of Management for Community Land
- Determination of Development Applications
- Modification of Development Consent Conditions
- Determination of activities pursuant to Part 4 and Part 5 of the *Environmental Planning and Assessment Act 1979*
- Storage and sharing of contaminated land information through Section 10.7 planning certificates, and
- Storage and sharing of information in relation to outstanding Notices and Orders via application under section 735A of the *Local Government Act 1993* and clause 41 of Schedule 5 of the *Environmental Planning and Assessment Act 1979*.

## Definitions

<b>BVSC</b>	Bega Valley Shire Council
<b>Category 1 Remediation</b>	Remediation works requiring Development Consent
<b>Category 2 Remediation</b>	Remediation works that do not require Development Consent (but must be notified to BVSC)
<b>Contaminated Land Information System</b>	The data management system maintained by BVSC for the purposes of identifying the contamination status of land in Bega Valley Shire
<b>Contamination</b>	The condition of land or water where any chemical substance or waste has been added as a direct or indirect result of human activity at above background level and represents, or potentially represents, an adverse health or environmental impact
<b>CLM Act</b>	<i>Contaminated Land Management Act 1997</i> (NSW)
<b>Detailed Site Investigation (DSI)</b>	An investigation with the objective to define the nature, extent and degree of contamination; assess potential risk posed by contaminants to health and the environment; and obtain sufficient information to develop a Remedial Action Plan (if needed)
<b>Development Application</b>	A Development Application is a formal request for consent to carry out development and is considered under Part IV of the <i>Environmental Planning &amp; Assessment Act 1979</i>
<b>Development Consent</b>	Formal approval from a planning authority to proceed with a development. Development Consent is required prior to commencement of any works associated with development governed by Part IV of the <i>Environmental Planning &amp; Assessment Act 1979</i>
<b>Duty to Report</b>	The duty to report significant contamination to the NSW EPA is a requirement under the <i>Contaminated Land Management Act 1997</i> , with updates provided in the <i>Contaminated Land Management Amendment Act 2008</i> . The triggers for reporting are presented in the "Guidelines on the Duty to Report Contamination under the <i>Contaminated Land Management Act 1997</i> " (2015)
<b>EPA</b>	Environment Protection Authority
<b>LEP</b>	Local Environmental Plan. An LEP guides planning decisions for Local Government Areas through zoning and development controls, which provide a framework for the way land can be used. LEPs are Planning Instruments from the <i>Environmental Planning &amp; Assessment Act 1979</i>
<b>LGA</b>	Local Government Area

<b>Ongoing Environmental Management Plan (OEMP)</b>	A plan outlining monitoring and management requirements where contamination remains on site, and there is uncertainty as to its potential to migrate; and / or the effectiveness of the management measures implemented to contain the contamination following remediation and validation; and / or monitoring and ongoing management forms part of the remediation strategy
<b>Planning Application</b>	A Development Application or Planning Proposal made to BVSC in accordance with the <i>Environmental Planning and Assessment Act 1979</i> (NSW)
<b>Planning Guidelines</b>	NSW Managing Land Contamination Planning Guidelines – SEPP 55 Remediation of Land (1998)
<b>Planning Proposal</b>	A formal application submitted to, or prepared by BVSC proposing to rezone land
<b>POEO</b>	<i>Protection of the Environment Operations Act 1997</i> (NSW)
<b>Potentially contaminated</b>	Land on which a contaminating activity has been undertaken but site investigation has not been undertaken.
<b>Preliminary Site Investigation (PSI)</b>	An investigation to identify any past or present potentially contaminating activities, to provide a preliminary assessment of any site contamination, and if required, to provide a basis for a more detailed investigation
<b>Remedial Action Plan (RAP)</b>	A plan that sets objectives, and documents the process, for remediating a contaminated site
<b>s10.7 Certificate</b>	Planning Certificate under Section 10.7 of the <i>Environmental Planning and Assessment Act 1979</i> (NSW)
<b>SEPP 55</b>	State Environmental Planning Policy No 55 – Remediation of Land
<b>Significantly Contaminated Land</b>	A site is declared Significantly Contaminated Land by the EPA where contamination is considered significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (with changes made through the <i>Contaminated Land Management Amendment Act 2008</i> ) given the site's current or approved use
<b>Site Audit</b>	An independent review by a Contaminated Land Auditor, accredited by the NSW EPA, of any or all stages of the site investigation process, conducted in accordance with the requirements of the <i>Contaminated Land Management Act 1997</i>

<b>Site Audit Report (SAR)</b>	A report which summarises the report(s) audited and provides the Auditor's opinion and conclusions. A Site Audit Report must be accompanied by a Site Audit Statement
<b>Site Audit Statement (SAS)</b>	A statement which outlines the conclusions of a site audit. A Site Audit Statement must be accompanied by a Site Audit Report
<b>Validation</b>	The objective of the validation stage of the contaminated land process is to demonstrate whether or not the objectives stated in the Remedial Action Plan have been achieved

## Responsibility

Several areas of BVSC are responsible for the implementation of this policy.

Position Title	Responsibility
Manager Planning and Sustainability	Implementation and review of the policy, and ensuring Planning and Sustainability staff are aware of their responsibilities under this policy
Manager Certification and Compliance	Ensuring Environmental Health and Building Surveyors, Environmental Health Officers and Rangers are aware of their responsibilities under this policy.
Planning Services Team	The application of this policy in development assessment
Environmental Health and Building Surveyors	The application of this policy in development assessment and principal certifying authority duties. The assessment of contaminated land information and provision to development assessment officers and the GIS team.
GIS Team	Updating BVSC property information system / contaminated land information system with applicable contamination information
Strategic Planning Team	Application of this policy in relation to planning proposals and zoning changes within the LEP, DCP and provision of information for s10.7 certificates
Council works project managers	The application of this policy in works undertaken under the <i>Infrastructure State Environmental Planning Policy</i> and Part 5 of the <i>Environmental Planning and Assessment Act 1979</i>

## Relationship to other Legislation, Policies, Procedures and Guidelines

This policy is supported by key legislative and planning instruments, including:

- *Contaminated Land Management Act 1997*
- *Contaminated Land Management Regulation 2013*
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *Government Information (Public Access) Act 2009*
- *Guidelines endorsed by the NSW EPA under the CLM Act.*
- *Local Government Act 1993*
- *Local Government (General) Regulation 2005*
- *Managing Land Contamination Planning Guidelines – SEPP 55 Remediation of Land*
- *National Environment Protection (Assessment of Site Contamination) Measure 1999, 2013 amendment*
- *Protection of the Environment Operations Act 1997*
- *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019*
- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55), 1998*
- *Work Health and Safety Act 2011*
- *Bega Valley Local Environmental Plan 2013*
- *Bega valley Development Control Plan 2013*
- *Bega Valley Enforcement and Compliance Policy*

## Managing Land Contamination

### **Planning Proposals**

While performing its role as a planning authority, BVSC must consider the likelihood of a previous or current land use (or nearby land use) contaminating the site, and the potential associated risk to human health and the environment. All planning proposals for land rezoning must include a Preliminary Site Investigation, stating whether the site is likely to be contaminated.

### **Policy Statement 1:**

Council will not approve a Development Application or Planning Proposal unless it is satisfied that, based on the information available to it:

- Contamination has been considered;
- If the land is contaminated, that the land is suitable in its contaminated state (or will be suitable following remediation) for all of the uses permissible under the approval; or
- If the land is contaminated, that conditions can be placed through planning instruments or on development consents and approvals under Part IV of the *Environmental Planning and Assessment Act 1979* that will ensure any contaminated land can be remediated to a level appropriate to its intended use, prior to, or during the development stage.

### **Contaminated Land Information System**

BVSC has a responsibility to provide the community information relating to land contamination, land use history and remediation and validation works. BVSC also has a statutory responsibility to include certain information on



planning certificates issued for the purpose of s10.7 of the *Environmental Planning and Assessment Act 1979*. The information required to be provided by BVSC on planning certificates includes;

- Section 59 of the *Contaminated Land Management Act 1997* (i.e. information provided to BVSC by either the NSW EPA or EPA Accredited Site Auditors).
- Schedule 4 of the *Environmental Planning and Assessment Regulation 2000* (i.e. whether there is a policy adopted by BVSC or any other public authority that restricts the development of the land, in this case due to actual or potential contamination).

The development and implementation of an accurate Contaminated Land Information System will aid BVSC in meeting its legislative requirements. Whilst there is no legislative requirement for BVSC to notify a land owner when their parcel of land is included as 'potentially contaminated' in a Contaminated Land Information System, notifying the landowner or prospective landowner via a Section 10.7(2) Planning Certificate provides the opportunity for them to conduct further investigation into the contamination status of the land, should they wish to.

Information contained within BVSCs Contaminated Land Information System is also available to the public via access to documents on request in accordance with the requirements of the *Government Information (Public Access) Act 2009*. This includes making publicly available and free of charge land contamination consultants reports filed within the system.

#### **Policy Statement 2:**

- BVSC will develop and maintain a Contaminated Land Information System to support its planning functions and provide relevant and accurate information regarding contaminated land to the public, in accordance with the *NSW Government Information (Public Access) Act 2009*.
- Where inclusion of a property in the system has the potential to restrict the development or use of the land, the property owner will be notified of the inclusion via a Section 10.7(2) Planning Certificate.
- BVSC will request that contaminated land reports provided to BVSC exempt BVSC from any claim for copyright that may restrict BVSC's ability to provide information to the public in accordance with the *Government Information (Public Access) Act 2009* and the *Contaminated Land Management Act 1997*.

#### 10.7(2) Planning Certificates

Under the *Environmental Planning and Assessment Regulation 2000* (Schedule 4) and section 59 (2) of the *Contaminated Land Management Act 1997*, BVSC has a legal obligation to provide certain information through section 10.7(2) planning certificates in relation to land contamination.

Section 10.7(2) certificates issued by BVSC will include information relevant to the property on the date the certificate is issued.

#### 10.7(5) Planning Certificates

Under section 10.7 (5) of the *Environmental Planning and Assessment Act 1979*, Council may include advice on such other relevant matters affecting the land on which it may be aware.



### **Contaminated Land Certification Requirements**

Engaging professionals who have the relevant qualifications, competencies and experience is important when investigating and managing contaminated sites. Contaminated Land Consultant certification schemes have been developed to ensure consultants dealing with contaminated sites have the necessary competencies to carry out the work. Certification under a recognised scheme should be interpreted as the consultant meeting an acceptable minimum standard of competency. Currently, the certification schemes recognised by NSW EPA and BVSC are:

- Site Contamination Practitioners Australia (SCPA) scheme for Certified Practitioner – Site Assessment and Management (CP SAM)
- Environment Institute of Australia and New Zealand's (EIANZ) Contaminated Land Assessment Specialist Certified Environmental Practitioner (CLA Specialist CEnvP) scheme
- Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.

#### **Policy Statement 3:**

- Contaminated land reports are to be prepared or reviewed and approved by an appropriately qualified and certified Environmental Consultant (for any reports submitted from 1 July 2021 and onwards). Currently, the certification schemes recognised by NSW EPA and BVSC are (noting other schemes may become recognised):
  - Site Contamination Practitioners Australia (SCPA) scheme;
  - Environment Institute of Australia and New Zealand's (EIANZ) Contaminated Land Assessment Specialist Certified Environmental Practitioner (CLA Specialist CEnvP) scheme; or
  - Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.

### **Investigation and Reporting**

It is essential that consultants reporting on contaminated land sites complete their investigations and reports in accordance with the NSW EPA prepared and adopted guidelines. To assist BVSC staff when assessing planning applications, an accompanying report summary, presenting project background, qualifications relevant to scope of work, objectives, key issues, investigation findings and recommendations is to be provided with each report.

#### **Policy Statement 4:**

- All investigations and accompanying reports provided to BVSC are to be completed in accordance with NSW EPA prepared and adopted guidelines.
- All contaminated land reports provided to BVSC are required to include a summary report synthesising qualifications, key findings and recommendations.

### **Site Investigation, Remediation and Validation**

To ensure Council satisfy their legislative requirements when considering planning applications, an appropriate investigation process is required.

### Initial Evaluation

An initial evaluation of potential site contamination is to be completed by BVSC. The initial evaluation will determine whether contamination needs to be addressed during the assessment of a Planning Application, and to determine whether further information is required for BVSC to conduct its planning functions in good faith.

#### **Policy Statement 5:**

- An initial evaluation of a sites potential contamination is to be completed by BVSC for all land use Planning Applications.

### Preliminary Site Investigation

A Preliminary Site Investigation is to be provided by the proponent when an Initial Evaluation indicates that contamination is or may be present on the site. The main objectives are to identify any past or present potentially contaminating activities, provide a preliminary assessment of any site contamination, and if required, provide a basis for a Detailed Site Investigation.

#### **Policy Statement 6:**

- A Preliminary Site Investigation is required when an Initial Evaluation identifies that contamination is, or may be present on the site, is moving off the site or if potential or actual contamination on an adjacent area has the potential to migrate to the site.

### Detailed Site Investigation

A Detailed Site Investigation is to be provided by the proponent where a Preliminary Site Investigation identifies that further investigation is required. The main objectives are to define the nature, extent and degree of contamination, to assess potential risk posed by contaminants to human health and the environment, and to obtain sufficient information to develop a Remedial Action Plan, if required. It should be noted that the Detailed Site Investigation Stage of the process may entail several investigations and reports.

#### **Policy Statement 7:**

- A Detailed Site Investigation is required when:
  - A Preliminary Site Investigation indicates that the land is, or may be contaminated;
  - When the site is, or was, used for an activity listed in Table 1 of the Managing Land Contamination Planning Guidelines (refer Attachment B), or other potentially contaminating activities known to Council, and a land use change is proposed that has the potential to increase the risk of exposure to contamination; or
  - To accompany a remediation proposal or notification.

### Remedial Action Plan

A Remedial Action Plan is to be provided by the Proponent. The objectives are to set remediation objectives and formally document the process to remediate the site. The proposed remediation is to (as a minimum) reduce the risk from contamination to acceptable levels for the proposed land use scenario. The Remedial Action Plan should be based on the information from previous investigations.

#### **Policy Statement 8:**

- A Remedial Action Plan is required where the Detailed Site Investigation identifies that remediation or management is needed to render the site suitable for its intended land use
- A Remedial Action Plan (and accompanying investigation reports) must accompany the Planning Application where development consent is required for remediation (i.e. Category 1 Remediation Works as defined in Attachment C).
- A Remedial Action Plan (and accompanying investigation reports) must accompany any notification to Council for proposed Category 2 Remediation work.

### Validation and Ongoing Monitoring

Validation and / or Environmental Monitoring Reports are to be provided by the Proponent. The objective of Validation is to demonstrate whether the objectives stated in the Remedial Action Plan and any conditions of development consent have been achieved. At times, this may include ongoing monitoring following the completion of remediation. Monitoring undertaken for a limited time is typically incorporated into the Validation Report. In situations where full clean-up is not feasible or on-site containment of contamination is proposed, the need for an On-going Environmental Management Plan including monitoring, maintenance and management measures should be determined by both the Proponent's Consultant and Environmental Health Officer.

SEPP 55 requires a Notice of Completion to be provided to BVSC for all remediation work. The Notice of Completion is to include the Validation Report (with monitoring results if monitoring was undertaken).

#### **Policy Statement 9:**

- A Validation Report (including monitoring results where applicable) is required to validate the completion and effectiveness of all remediation works for which consent has been provided by Council (i.e. Category 1 Remediation Works).
- The Notice of Completion provided to Council for any Category 2 remediation works is to include the Validation Report.
- An On-going Environmental Management Plan is required to be provided to Council and implemented where contamination remains on site, and there is uncertainty as to its potential to migrate; and / or the effectiveness of the management measures implemented to contain the contamination following remediation and validation; and / or monitoring and ongoing management forms part of the remediation strategy.

### Site Audits

A Site Audit is an independent review of any or all stages of the site investigation process, conducted by a Site Auditor accredited by the NSW EPA in accordance with the *Contaminated Land Management Act 1997*. Engaging a Site Auditor can provide greater certainty about the information on which the planning authority bases its decision, particularly where sensitive uses are proposed, and / or where contamination and remediation is complex.

#### Policy Statement 10:

- Council may require a Site Audit to be carried out where BVSC:
  - o Believes on reasonable grounds that the information provided by the Proponent is incorrect or incomplete;
  - o Wishes to verify whether the information provided by the Proponent has adhered to appropriate standards, procedures and guidelines; or
  - o Does not have the internal resources to conduct its own internal technical review.
- All costs associated with providing a Site Audit or Site Audit Statement are to be borne by the proponent.

### Control of Remediation Works

Remediation is generally considered beneficial as it improves the quality of the environment, reduces health risks and restores land to productive use. However, in some situations, remediation work itself has the potential for environmental impact, and the planning process must ensure that these impacts are adequately identified and mitigated. SEPP 55 provides consistent state-wide planning and development controls for the remediation of contaminated land. Remediation work which requires development consent is known as Category 1 Remediation Work. All other remediation work may be carried out without development consent and is known as Category 2 Remediation Work, however BVSC must be notified prior to commencement and upon completion of Category 2 Remediation Works. The triggers for Category 1 Remediation Works are presented in Attachment C.

#### Policy Statement 11:

- Development consent is required for the following remediation work:
  - o Category 1 Remediation Work requiring consent as defined by SEPP 55 Section 9 (refer to Attachment C);
  - o Proposed works that are inconsistent with the requirements of this policy (i.e. remediation works that do not comply with the conduct of remediation works specified in Attachment D, and are thereby reclassified as Category 1 Remediation Work); or
- BVSC must be notified of proposed Category 2 Remediation Works no less than 30 days prior to their scheduled commencement.

### **Duty to Report**

The duty to report contamination to the NSW EPA is a requirement under the *Contaminated Land Management Act 1997*, with updates provided in the *Contaminated Land Management Amendment Act 2008*.

The following people are required to report contamination as soon as practical after they become aware of any contamination that meets the triggers for the duty to report:

- Anyone whose activities have contaminated land; or
- An owner of land that has been contaminated.

It should be noted that although the above people have the duty to report contamination, anyone can at any time report suspected contamination to the NSW EPA.

#### **Policy Statement 12:**

- Where BVSC reasonably believes that contamination on a site triggers the duty to report contamination, and it is not clear if the polluter or site owner has reported the contamination, it may notify the EPA for possible action under the *Contaminated Land Management Act 1997*.

### **Preventing Contamination**

Proactive measures to prevent possible contamination at its source can help to reduce the need for remedial action in the future. Preventing contamination occurring in the first place can therefore have significant environmental and financial benefits for BVSC and the community.

#### **Policy Statement 13:**

- For potential pollution activities, BVSC will apply and enforce conditions of development consent in accordance with the *Environmental Planning and Assessment Act 1979* and Council's Compliance and Enforcement Procedure to ensure effective and ongoing control measures are implemented.
- Where resources permit, Council will proactively audit sites where the risk of potential contamination warrants pre-emptive enforcement action.

## **Review of Policy**

This policy will be reviewed at least every four years. The policy will be subject to review at an earlier time in response to amendments to legislation, policy or guidelines that may directly affect the intent and application of the policy.

## Attachment A – Notations for s.10.7 Certificates

The following notations will be provided on Section 10.7(2) Planning Certificates:

1. Notations advising of matters included under Section 59(2) of the *Contaminated Land Management Act 1997*

Where BVSC records identify:	Notation to be included on Section 10.7(2) Certificate
That the property is declared as significantly contaminated under the CLM Act (as at date certificate issued)	<i>The land to which this certificate relates is within land declared to be significantly contaminated land under Part 3 of the Contaminated Land Management Act 1997 at the date of issue of the certificate</i>
That the property is subject to a management order under the CLM Act (as at date certificate issued)	<i>The land to which this certificate relates is subject to a management order within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate</i>
That the property is subject to an approved voluntary management proposal (as at date certificate issued)	<i>The land to which this certificate relates is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate</i>
That the property is subject to an ongoing maintenance order under the CLM Act (as at date certificate issued)	<i>The land to which this certificate relates is subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate</i>
That a site audit statement has been provided to BVSC at any time	<i>The land to which this certificate relates has been the subject of a site audit statement provided to BVSC</i>

2. Notations advising that BVSC has adopted a policy that restricts the development of the land due to potential contamination

Where BVSC records identify:	Notation to be included on Section 10.7(2) Certificate
<p>That a potentially contaminating activity may have previously occurred or is currently occurring on the property; however no further information is readily available.</p>	<p><i>"BVSC has adopted by resolution a policy on contaminated land which may restrict the development of the land to which this certificate relates. This policy is implemented when zoning or land use changes are proposed on lands which:</i></p> <ul style="list-style-type: none"> <li><i>• Are considered to be contaminated; or</i></li> <li><i>• Have previously been used for certain purposes considered likely to contaminate the land; or</i></li> <li><i>• BVSC's records do not have sufficient information about previous use of the land to determine whether the land is contaminated; or</i></li> <li><i>• Have been remediated for a specific use.</i></li> </ul> <p><i>Consideration of BVSC's adopted policy and the application of provisions under relevant NSW legislation is warranted".</i></p>



## Policy Version Control

Policy title	Communications
Policy No.:	XX
Directorate	Community, Environment and Planning
Outcome Area	4. Liveable Places
Goal(s)	Goal 7
Responsible Officer	Manager Certification and Compliance
Version	1
Adopted	[insert date of Council resolution]
Next revision	4 years from date of adoption, or six months after a Council election, whichever is sooner.

## Related BVSC policies

Policy No.:	Title
6.12	Access to Information
3.08	Asbestos Management
3.09	Dedication of Public Land
3.01	Development Administration
4.05	Enforcement and Compliance
3.02	Environmental Management
4.12	Environmental and Public Health
6.13	Organisational Service Standards
4.11	Planning Agreements

**Note:** Policy details may change prior to review date due to legislative changes. For the most up-to-date version please refer to Council's website  
[www.begavalley.nsw.gov.au](http://www.begavalley.nsw.gov.au)