



CITY OF  
**PORT PHILLIP**

**SOIL CONTAMINATION MANAGEMENT POLICY**

This policy outlines City of Port Phillip’s approach to the assessment and management of potentially contaminated land that it either owns or manages. The policy has particular emphasis on sites with “sensitive uses” such as childcare centres, maternal and child health centres and playgrounds.

Soil contamination of inner city areas such as the City of Port Phillip (CoPP) is a common occurrence. In particular, soil contamination is prevalent on sites that have historic industrial or commercial use or where the land has been reclaimed through the use of fill material.

**1 Policy Mission**

- 1.1 As owners or managers of land that may be potentially contaminated, CoPP is committed to ensuring that the land does not pose a risk to occupiers of that land. We aim to minimise the risk to other segments of the environment such as groundwater, surface water, or neighbouring properties.

**2 Policy Objectives**

- 2.1 The main objectives of this policy are to:
- 2.1.1 Ensure that soil contamination of sites owned or operated by Council does not pose as risk to the health and well being of all stakeholders.
- 2.1.2 Provide a clear, transparent process and guidance to Council employees that enable a coordinated approach to the assessment and management of soil contamination.
- 2.1.3 Ensure that the community and in particular, relevant stakeholders, are consulted and informed throughout all stages of the site assessment and management process.

### 3 Implementation

- 3.1 A register of all sites owned or operated by Council shall be established and maintained to reflect the implementation of this policy.
- 3.2 Council will implement a site assessment program through the identification of “priority sites” in accordance with our risk management awareness policy, which includes adoption of the Australian/New Zealand Standard for Risk Management (AS/NZS 4360:1999). This register is to be established for the purpose of implementation of this Council policy and shall not be confused with the “Priority Sites Register” maintained by the Environment Protection Authority (EPA).
- 3.3 The requirements of the National Environment Protection (Assessment of Site Contamination) Measure 1999, the State Environment Protection Policy (Prevention and Management of Contamination of Land) and the Environment Protection Act 1970 shall be observed in site assessment.
- 3.4 Priority shall be given to sites with “sensitive uses” including childcare centres, maternal and child health centres and playgrounds. Other factors to be considered in establishing the risk profile of each site will include the environmental, social, cultural, financial or political significance of a site having soil contaminant levels that preclude the ongoing safe use of the site.
- 3.5 When making any decision in respect of any contaminated site the Council shall have regard to:-
  - 3.5.1 Australian and New Zealand Guidelines for the assessment and management of contaminated sites (ANZECC/MHNRC 1992).
  - 3.5.2 Planning Measures for Environmental Protection: a practical guide for local Government (EPA 1994).
  - 3.5.3 Relevant Information Bulletins published by the Environment Protection Authority,as required by clause by 15.06-2 of the Port Phillip Planning Scheme.
- 3.6 Council will initially undertake a desktop assessment of all priority sites to identify any historic uses of the site that may have resulted in soil contamination. The desktop study will identify any changes in land use conditions that may give rise to the potential for the site to be contaminated.
- 3.7 Based on the outcome of the desktop assessments and subject to available resources, further investigations will be undertaken. These investigations will include preliminary soil sampling and analysis and, if necessary, detailed site assessments and health risk assessments. A staged approach in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 shall be adopted.

- 3.8 Site remediation or a site-specific management plan may be necessary in order to protect the health of stakeholders of a particular site. These control measures may be verified by an Environmental Auditor appointed under the Environment Protection Authority Act 1970.
- 3.9 The technical aspects of site assessment, health risk assessments and development of appropriate remediation strategies shall be undertaken by appropriately qualified environmental professionals.
- 3.10 Council will develop procedures to provide guidance to council officers on the implementation of this policy.

#### **4 Communication**

- 4.1 Council is committed to an open community consultation program to ensure relevant stakeholders are consulted and informed throughout all stages of the site assessment and management process. This will include identification of all relevant stakeholders where site assessments are to be undertaken
- 4.2 As a minimum, consultation with relevant stakeholders shall be undertaken:
  - 4.2.1 prior to the commencement of any site assessment;
  - 4.2.2 once the findings of site investigations, including preliminary and detailed site assessments and health risk assessments, are known;
  - 4.2.3 during the design of any required remediation or management strategy;
- 4.3 Relevant government authorities including the Environment Protection Authority and Department of Human Services (DHS) will be kept informed of the implementation of this policy. Any findings of the assessment program that indicate a risk to health of relevant stakeholders or potential damage to any beneficial uses will be communicated to relevant authorities.

#### **5 Responsibilities**

- 5.1 Council will approve this Soil Contamination Management Policy and any changes to it from time to time and allocate appropriate resources for undertaking assessments and remediation.
- 5.2 The General Management Team (GMT) is responsible for monitoring the implementation of this policy.
- 5.3 Urban Services Division is responsible for:
  - 5.3.1 establishing and maintaining the register of all Council owned and operated sites to reflect the implementation of the Policy;

- 5.3.2 implementation of the site assessment program;
- 5.3.3 ensuring relevant stakeholders are consulted and informed throughout all stages of the site assessment and management process;
- 5.4 Managers, at all levels, are responsible for ensuring that all staff are aware of the requirements of this Policy.

## **6 Audit and Reviews**

- 6.1 Urban Services Division of the Council is responsible:-
- 6.2 to conduct ongoing reviews of Soil Contamination Policy and Guidelines to maintain their currency;
- 6.3 to review the accuracy of the site register from time to time.