



Policy essentials for the Director or GM

So you are going to take on the Contamination Central Policy Template and CLIS.

This overview is intended to help communicate the implications for Councils in implementing the Contamination Central Policy and Contaminated Land Information System.

1 The Benefits

The policy and the information system are designed to minimise Council’s exposure to this specific liability from Part 7A of the *Environmental Planning and Assessment Act 1979*.

Councils are obliged to consider land contamination in each and every DA and rezoning application. Councils are strongly encouraged to check their data and records relating to contaminated land for each s149 planning certificate and have a specially liability relating to planning functions if they don’t follow the right procedures.

2. What needs to be done?

In broad strokes the Council will need to:

Modify, exhibit and adopt the Contaminated Land Policy;

Set up a GIS mapping layer and Contaminated Land Information System connected to their property system;

Review records and other information to keep the system up to date;

Modify s149 planning Certificate templates and systems; and

Modify DA information for the public and assessment procedures.

They also may want to create or modify a contaminated land webpage for their website.

3 How much work is involved?

This will depend on how far you want to go and how quickly. The following is a general guide and does not take into consideration the detail that might be required for each Council.

The policy template is very comprehensive and will only need a few edits to customise for your Council unless you choose to depart significantly from the policy template. Please note the template has been developed with the assistance of staff in Councils in the central West and has had a thorough legal review so that it is fit for purpose.	Director or Manager responsible	1-4 hours over 1 week
The Exhibition and adoption procedure for your council will need to be followed.	Director or Manager responsible	6-8 weeks depending on Council meetings and exhibition procedure
The GIS and CLIS system structures have been developed to fit into	GIS, IT or	2-4 hours

the common property systems in the region. An alternative Access Database is available to be used by Councils with less sophisticated property systems. Setup of GIS and CLIS systems could take a few hours for relevant GIS and property systems administrators to complete.	admin staff	
Modification of s149 certificate templates and procedures	Planning or Admin Staff	2-3 hours
Modification of DA information including forms and information packs if applicable	Planning or Admin Staff	3-6 hours
Reviewing records and updating systems	Nominated Contamination officer	3-18 months
Annual Audit	Nominated Contamination officer	3-4 hours per year

The contamination Central Project will be able to assist in some aspects if necessary.

4 The ongoing operational considerations

The project is about capacity building so it is anticipated that a significant amount of additional attention will be paid to contaminated land matters in the future.

There is a realistic expectation that more DAs will need more detailed contamination assessments than has occurred in the past, however it is also true that these assessments will be able to be dealt with more quickly and with greater confidence than before.

A good information system will also ensure that information doesn't get lost and the decisions that are made are sound and therefore less risk of litigation.

Provided the GIS layer identifies a good proportion of affected properties with very basic information the system and procedures will provide Council with the necessary protections from liability and a system that can be built on over time when resources become available.

5 Training

Training is a very important part of the implementation of the policy and information System. All planning and environmental staff and admin staff involved in s149 certificates will need training in the policy system and procedures.

In addition Contamination Central is developing a comprehensive training program for Council staff and it is recommended that at least one person on staff has done this training.

Competency can be developed or refreshed at the inaugural regional Contaminated Land Conference focussing on local government issues.