

APPENDIX 1 Initial Evaluation Form

The following is a brief checklist for guiding an initial evaluation:

Aspect being evaluated	Yes/No	Response
1. Previous evidence of contamination:		
(a) Was the subject land at any time zoned for industrial, agricultural or defence purposes?		<p>If the answer to all of these questions is "NO" it is unlikely that the land is contaminated and normal processes may be followed.</p> <p>If the answer to any of the questions is "YES" then further evaluation is required. Go to item 2 unless there is information that demonstrates that the land is unlikely to be contaminated.</p>
(b) Do existing records held by the planning authority show that a potentially contaminating activity listed in Table 1 in Appendix 1 has previously been approved or carried out on the subject land? (The use of records held by other authorities or libraries is not required for an initial evaluation.)		
(c) Is the subject land currently used for a potentially contaminating activity listed in Table 1 in Appendix 1?		
(d) Has the subject land ever been regulated through licensing or other mechanisms in relation to any potentially contaminating activity listed in Table 1 in Appendix 1?		
(e) Are there any land use restrictions on the subject land relating to possible contamination, such as orders or notices issued under the CLM Act?		
(f) Has a site inspection indicated that the site may have been associated with any potentially contaminating activities listed in Table 1?		
(g) Are there any contamination impacts on immediately adjacent land which could affect the subject land?		
(h) Are there any human or environmental receptors that could be affected by contamination?		
(i) Is the site adjacent to a site on the EPA's list of notified sites under s60 of the CLM Act, or adjacent to a site regulated by the EPA under the CLM Act?		
2. Previous investigations		
(j) Have there been any previous contamination investigations on the land?		<p>If "NO" then a preliminary investigation is required</p> <p>If "YES" proceed to the next question</p>
(k) Did the results of any of the investigations show possible or actual contamination?		<p>If "YES" proceed to the next question.</p> <p>If "NO" then it is unlikely that the land is contaminated and normal processes may be followed.</p>
3. Previous remediation		
(l) Has the land already been remediated and verification provided that the remediation results in the land being suitable for the proposed used?		<p>If "YES" then it is unlikely that the land is contaminated and normal processes may be followed, unless there is residual contamination (see the next question).</p> <p>If the answer is "NO" then the land may be contaminated and further investigation is required.</p>
(m) Is there an environmental management plan (e.g. on-site containment of contamination or an ongoing monitoring of contamination) within the site?		If the answer is "YES", the requirements and effectiveness of the environmental management plan should be taken into account in the decision-making process.
4. Other		
(n) Are there known to be ambient background levels of substances that present a risk of harm to human health or to any other aspect of the environment?		Although high ambient background levels would not cause the land to be regarded as contaminated (see section 145A of the EP&A Act) they would still need to be taken into account in considering whether the land was suitable for a proposed use.