This template is for use by suitably qualified persons preparing a site suitability statement for a contaminated land investigation document in accordance with s.389 of the Environmental Protection Act 1994 (EP Act). This template should be used in conjunction with the Guideline: Listing and removing land on the land registers (ESR/2016/2044), the Contaminated land investigation document – approved form and the Queensland Auditor Handbook for Contaminated Land, Module 6: Content requirements for contaminated land investigation documents, certifications and audit reports (ESR/2018/4224), available at [www.qld.gov.au](http://www.qld.gov.au).

**Outcome 1 has been met – The land is not contaminated land and is suitable for any use**

The land described as <INSERT LOT AND PLAN NUMBER(S)> is not contaminated land and is suitable for unrestricted land use, including **Land Use A** (residential with garden/accessible soil; childcare centres, preschools, and primary schools with access to soil) and any sensitive land uses listed in Schedule 24 of the Planning Regulation 2017. It has been demonstrated that:

1. the land is not being used for a notifiable activity, and
2. the land is not affected by a hazardous contaminant, and
3. the land is not prescribed contaminated land, and
4. an appropriate assessment of site contamination has been conducted using current best practice and in accordance with the current state and Commonwealth legislation, policies and guidelines, Australian Standards, and the National Environment Protection (Assessment of Site Contamination) Measure 1999.

**OR**

**Outcome 2 has been met – The land is suitable for specified uses, without warranting a site management plan**

The land described as <INSERT LOT AND PLAN NUMBER(S)> is contaminated by<INSERT HAZARDOUS CONTAMINANT(S)> affecting <<INSERT MEDIA, (e.g. soil, groundwater, etc)>

The land is suitable for **Land use D** (Commercial/industrial, including shops, offices, factories and industrial sites) including associated activities without the need for specific management or monitoring.

However, the land is NOT suitable for the following specified use(s):

**Land use A** (Residential with garden/accessible soil; childcare centres, preschools, and primary schools with access to soil), and any sensitive uses listed in Schedule 24 of the Planning Regulation 2017; or

**Land use B** (Residential, childcare centres, preschools, and primary schools with minimal opportunities for access to impacted soil (capped site), vapour and/or groundwater; dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments); or

**Land use C** (Public open space, including parks, playgrounds, and playing fields (e.g. ovals); secondary schools; and footpaths).

It has been demonstrated that an appropriate assessment of site contamination has been conducted using current best practice and in accordance with the current state and Commonwealth legislation, policies and guidelines, Australian Standards, and the National Environment Protection (Assessment of Site Contamination) Measure 1999.

The suitability of the land for the stated use(s) does not warrant the implementation of a site management plan to manage the contamination because an alternative enduring mechanism under the *Environmental Protection Act 1994* for managing the risks associated with the hazardous contaminant(s) has been required or approved by the administering authority. The alternative mechanism is <PROVIDE FULL DETAILS OF THE MECHANISM, WHO IS RESPONSIBLE FOR IMPLEMENTING IT, AND HOW IT WILL BE MONITORED>.

**OR**

**Outcome 3 has been met – The land is suitable for specified uses, subject to complying with a site management plan**

The land described as <INSERT LOT AND PLAN NUMBER(S)> is contaminated by <INSERT HAZARDOUS CONTAMINANT(S)> affecting <INSERT MEDIA (e.g. soil, groundwater, etc.)>.

The land is suitable for the following specified use(s) including associated activities:

<INSERT ANY OF THE FOLLOWING THAT ARE APPROPRIATE: Land use B (Residential, childcare centres, preschools, and primary schools with minimal opportunities for access to impacted soil (capped site), vapour and/or groundwater; dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments); AND/OR Land use C (Public open space, including parks, playgrounds, and playing fields (e.g. ovals); secondary schools; and footpaths); AND/OR Land use D (Commercial/industrial, including shops, offices, factories and industrial sites)>.

There is no potential now or in the future for contamination to migrate off the site through preferential pathways or secondary sources.

It has been demonstrated that an appropriate assessment of site contamination has been conducted using current best practice and in accordance with the current state and Commonwealth legislation, policies and guidelines, Australian Standards, and the National Environment Protection (Assessment of Site Contamination) Measure 1999.

The draft site management plan submitted for approval is <INSERT TITLE AND DATE OF DRAFT SITE MANAGEMENT PLAN OR DRAFT AMENDED SITE MANAGEMENT PLAN>.

However, the land is NOT suitable for the following specified use(s):

**Land use A** (Residential with garden/accessible soil; childcare centres, preschools, and primary schools with access to soil); <AND, IF NECESSARY, INSERT ANY OF THE FOLLOWING THAT ARE APPROPRIATE: Land use B (Residential, childcare centres, preschools, and primary schools with minimal opportunities for access to impacted soil (capped site), vapour and/or groundwater; dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments); AND/OR Land use C (Public open space, including parks, playgrounds, and playing fields (e.g. ovals); secondary schools; and footpaths); AND/OR Land use D (Commercial/industrial, including shops, offices, factories and industrial sites)>.

**OR**

**Outcome 4 has been met – Insufficient information to determine site suitability**

The land described as <INSERT LOT AND PLAN NUMBER(S)> is contaminated by <INSERT HAZARDOUS CONTAMINANT(S)> affecting <INSERT MEDIA (e.g. soil, groundwater)>

As at <INSERT DATE> the land is currently being investigated, and there is insufficient information to determine site suitability at this time.

**Notes:**

**Land use A –** Residential with garden/accessible soil; childcare centres, preschools, and primary schools with access to soil.

**Land use B –** Residential, childcare centres, preschools, primary schools with minimal opportunities for access to impacted soil (capped site), vapour and/or groundwater; dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments.

**Land use C –** Public open space, including parks, playgrounds, and playing fields (e.g. ovals); secondary schools; and footpaths.

**Land use D –** Commercial/industrial, including shops, offices, factories and industrial sites.

A site-specific risk assessment is required to determine site suitability where a current use includes commercial agriculture including fodder production, or greater than 10% consumption of garden produce, or consumption of home grown eggs, poultry or meat, or irrigation of produce, or watering of stock with contaminated water.