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**COMPLETE**

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## PAGE 1: CONTACT FOR FURTHER INFORMATION

<b>Q1: Name</b>	Liz Canning
<b>Q2: Country?</b>	Australia
<b>Q3: Jurisdiction / Organisation</b>	EPA Division (Tasmania)
<b>Q4: Email address</b>	liz.canning@environment.tas.gov.au

## PAGE 3

**Q5: What does the term BROWNFIELD mean in your country?**

potentially contaminated former industrial land - generally urban with potential for redevelopment

**Q6: Is the presence of contamination essential for a site to be considered a brownfield site?** Yes

**Q7: Are brownfields managed through the normal processes applying to land development, or are there are alternative processes or laws that are specific for managing (and developing) brownfields? Please detail the legal framework that is used/applied for managing brownfields. If this is different from the framework normally applied, please detail the key differences.**

Brownfields are managed through planning processes i.e. when a development application is received for a potentially contaminated site this may (depending on the particular Council area) trigger assessment of the site. If the site is currently causing environmental harm it must be reported to the EPA.

**Q8: Is there a specific inventory of sites that meet the above definition of a brownfield (as opposed to inventories / registers of contaminated sites)?** No

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**Q9: Please provide details such as a web link.** Respondent skipped this question

**Q10: How often is the brownfields inventory updated and by which authorities/organisation(s) (e.g. national – Department or Ministry, specific organisation [e.g. land registry/ site inventory, public development enterprise, etc.], regional – regions, provinces, states, autonomías, etc., local – municipality)?** Respondent skipped this question

**Q11: What is the extent of brownfields in your country (e.g. number of hectares)?**

not available

<b>Q12: Is this a very minor percentage or a significant percentage of the total land that is being developed?</b>	Minor percentage
<b>Q13: Of the potentially available Brownfields, what percentage is being developed over the next 5 year period?</b>	<i>Respondent skipped this question</i>
<b>Q14: Is there any evidence that the extent of brownfield land is growing, stable or reducing over time?</b>	Growing, Please give details Demand for redevelopment is increasing therefore it could be considered that Brownfield land is increasing
<b>Q15: What is the typical time taken for developing a brownfield site?</b>	Greater than 10 years
<b>Q16: Is this different from the time taken for developing large areas of greenfields land? If there is significant difference, why is this?</b>	Yes

## PAGE 5: Further details

**Q17: If there is a law/policy/regulation regarding brownfields, what are the key principles of this (e.g. integration with land planning legislation / regulation, fit for use vs. land uses, management tools such as restriction of uses)?**

Planning policies relate to all contaminated land development rather than just brownfield. Environmental legislation relates to sites that are causing environmental harm.

**Q18: Are there legal, policy or regulatory imperatives that require brownfields redevelopment / reuse, or limit the amount of development that can take place on greenfield sites?**

No

**Q19: Are there financial incentives (such as tax breaks, or grants, national / regional special funds) that encourage brownfields redevelopment? For example: State of Wisconsin (United States) Ready for Reuse Grant and Loan Program** Ready for reuse loans and grants are used for environmental cleanup of hazardous substances or petroleum at brownfields throughout Wisconsin. Loan and grant funds can be used for eligible costs incurred during the grant or loan agreement period for cleanup of contamination from hazardous substances or hazardous substances commingled with petroleum. Loans. All loans are zero interest and are for long-term projects. Applicants should give strong consideration to applying for larger loan amounts (\$250,000 or greater). Grants. The maximum grant amount is \$200,000 per site. Grants will be awarded to projects that can be completed in two years. Grant applicants must own the property. Financial requirements. Loan and grant applicants must provide a minimum of 22 percent of the requested funds as a match contribution. Other state or local (but not federal) grants may be used as match "provided that the grant and loan periods overlap, the grants are for eligible cleanup activities and those activities will be incurred during the same time period." Source: Kovalick, Walter W., Jr.; Montgomery, Robert H.. 2014. Developing a Program for Contaminated Site Management in Low and Middle Income Countries. World Bank Group, Washington, DC. © World Bank.

No

**Q20: If the brownfields involve land or groundwater contamination, can the future uses of land or groundwater be restricted for an area or precinct of land, so as to reduce the level of remediation / clean up that is required? For example:**a. Can land be zoned to a less sensitive use such as commercial or park that requires less remediation? b. Can groundwater extractive use be prohibited so that the groundwater does not need to be cleaned up / remediated for extractive use? c. Can development of the land have a restriction as to the a particular type of building (eg buildings with water proof and vapour proof basements or floor slabs) to limit the requirement for clean-up / remediation?

yes management of contamination is possible and achieved either under the planning permit or a Site management notice issued by Director EPA.

**Q21: Are financial mechanisms [e.g. bonds, warranty, insurance, financial guarantee, etc.] required to ensure that remediation / clean-up will be carried out to the level required, or to address any problems that might appear later? If possible, please detail the existing financial tools and/or give reference/weblink.**

Financial assurance under environmental legislation is not normally applied to such situations

**Q22: If the brownfields involve land contamination, is the design of a brownfield redevelopment plan determined on the basis of locating less sensitive land uses on contaminated ground, and more sensitive land use on land that is not contaminated or is less contaminated?**

yes this is normally the approach

**Q23: How is community consultation involved in determining the design of the development?**

this is usually integral

**Q24: Does your jurisdiction have any particular brownfield sites that are good examples of how brownfield sites can be restored to more productive use? (provide a link to case study or no more than half a page summary of the site and approach taken).**

A current example is Macquarie Point rail yards in Hobart - redevelopment has not yet commenced.

PAGE 6: CRUCIAL DEVELOPMENTS IN THE FUTURE

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**Q25: Are there any particular problems associated with developing brownfields (particularly those that involve land and groundwater contamination) that need to be improved/addressed (e.g. funding, liability management, organisational issues, achieving closure on land or groundwater remediation / clean up)?**

Yes,

If yes please give details

All the examples may present problems on various sites - the issues vary from site to site.

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**Q26: If it is apparent that there are solutions to these problems and work is being undertaken to address these problems, please advise the nature of this.**

consistent guidance regarding planning environmental requirements is generally the concern

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**Q27: Are there research and development needs to address the problems arising with brownfields?**

consistent guidance regarding planning environmental requirements is generally the concern

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PAGE 7: REFERENCES

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**Q28: Please give most important references (documents, website, projects, and case studies) that could be relevant for explaining your national approach**

EPAs website explains our requirements re contaminated site assessment however there is no specific information re brownfields <http://epa.tas.gov.au/epa/>

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