

NOTIFICATION TO PURCHASERS: CONTAMINATED LAND IN LUTANA

PURPOSE

This policy provides direction on how Council will provide notification of potentially contaminated land to prospective purchasers of certain properties in the Lutana Area.

SCOPE

This policy applies to Council land information certificates issued under s. 337 of the *Local Government Act 1993* for properties located in the Notification Area.

It does not apply to s. 337 Certificates issued in respect of properties in any other part of the Glenorchy municipal area.

STRATEGIC PLAN ALIGNMENT

Valuing our Environment

Objective 3.1 Create a liveable and desirable City.

Leading Our Community

Strategy 4.1.1 Manage Council for maximum efficiency, accountability and transparency.

STATUTORY REQUIREMENTS

Acts	<i>Local Government Act 1993</i>
Regulations	<i>Local Government (General) Regulations 2015</i>
Australian/International Standards	<i>N/A</i>

DEFINITIONS

Act means *Local Government Act 1993*

Information Bulletin means Environmental Protection Agency Information Bulletin dated May 2009 entitled 'Managing soil contamination in parts of Lutana and Hobart's eastern shore', a copy of which forms **Attachment A** to this policy.

Notification Area means the parts of Lutana located within the area hatched on the map contained in the Information Bulletin.

s. 337 Certificate means a Council land information certificate issued under section 337 of the Act.

POLICY STATEMENT

Historical Information

Metal-rich dust blowing from historic stockpiles on the Zinc Works site at Lutana has caused soil contamination by heavy metals in Lutana and surrounding suburbs.

Studies carried out by the (former) Department of Primary Industry, Water and Environment indicate the metals levels pose a low health risk. Accordingly, the Information Bulletin recommends that residents in the Notification Area take precautionary measures to reduce the risk of being exposed to potentially contaminated soil.

Council has previously resolved to include advice about potential land contamination on any future Planning Permits issued for properties in the Notification Area. However, the Tasmanian Planning Scheme – Glenorchy does not prescribe any specific measures to be taken to warn of potential land contamination.

Statement to be Included on s. 337 Certificate

Pursuant to Council’s obligations under s. 337 of the Act to provide information or documents relating to land that the General Manager considers relevant, Council will include the following advisory statement on all s. 337 Certificates it issues in respect of properties located in the Notification Area.

“Please note that the land which is the subject of this Certificate is within an area which has come under the attention of State Government Agencies to determine possible soil contamination.

This land is within a region of possible soil contamination. For further advice on the matter contact the Tasmanian Environment Protection Authority.”

BACKGROUND

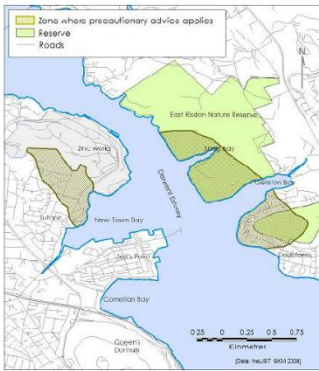
When issuing a s. 337 Certificate, Council has an obligation to provide information or documents relating to land that the General Manager considers relevant.

The land contained in the Notification Area poses a potential health risk. Council considers that that information is relevant and to prospective purchasers of land in the Notification Area and must be included on any s. 337 Certificate issued in respect of any property in the Notification Area.

DOCUMENT CONTROL



Version:	2.0	Commencement Date:	29 March 2022
Minutes Reference	Council meeting, 28 March 2022, Item 12		
Previous Versions:	v 1.0 adopted 21 November 2016 (Council Meeting, Item 14)		
Responsible Directorate	Strategy & Development	Controller:	Manager Development
ECM Document No.:	Council Policies		

Attachment A
Information Bulletin



The hatched areas mark the zone within which soil lead and cadmium levels exceed the Australian residential Health Investigation Level. Dust from the smelter has historically landed beyond this zone but metal concentrations are lower.

Studies have revealed no health impacts in the community. Following the simple precautionary measures contained in this brochure can further lower exposure risk. The precautionary measures are most relevant to residents of the hatched areas.

CONTACT DETAILS
This Bulletin is issued by the Director, Environment Protection Authority and the Director of Public Health.



For more information please phone the Department of Health and Human Services on 1800 671 738 or the Environment Protection Authority on 6233 6518.

A Background Document which includes references to the studies conducted to date is available at www.environment.tas.gov.au

Managing soil contamination in parts of Lutana and Hobart's eastern shore

May 2009

This Bulletin replaces "Reducing your exposure to soil contamination in parts of Lutana and parts of the eastern shore" June 1999

Background

Past activities at the Hobart zinc works resulted in contaminated dust being blown from the site to the surrounding neighbourhoods. Dust monitoring at the site and in the community confirms that this is no longer a problem.

Studies conducted in the 1990s and in 2008 confirmed that elevated levels of zinc, lead and cadmium are present in surface soils in parts of Lutana, Geilston Bay and Lindisfarne as a result of past dust emissions.

Independent health investigations in 1991 and 1997 clearly showed residents in the affected areas had not taken these contaminants into their bodies. Levels of urinary-cadmium and blood-lead were no higher in residents of the affected areas than the general community.

Hence, the risks of any health effects from existing contamination are considered to be low. Nevertheless, the Director of Public Health continues to recommend precautionary measures that can further reduce this risk. These are most relevant to residents living within the hatched area of the map shown in this brochure.


Some dust has blown beyond the hatched area on the map, however, the levels of soil contamination outside the hatched zone pose a negligible risk to health.


What should I do?

Hygiene

Simple hygiene measures can help minimise the opportunity for contaminated soil to be consumed, particularly by young children e.g. by playing on bare dirt then putting hands in their mouth.

- **Cover bare soil with grass, mulch or hard surfacing (e.g. pavers) – this is most important as it will lessen the need for the following extra precautions.**
- Wash soil and dust from children's hands frequently.
- Wash soil and dust from children's toys and the family dog frequently.
- Keep your home dust free through regular cleaning of window sills etc.
- Thoroughly wash dust and soil from home-grown fruit and vegetables before eating. This is good practice whatever the source of produce.





Gardening

- Home-grown vegetables, particularly leafy greens, are best grown in raised beds with new clean soil at least 30cm in depth.

Other factors

- A nutritious diet that includes adequate calcium and iron will minimise children's lead absorption.
- If using a water tank, install a 'first flush diverter.'
- Lead is also present in lead-based paints. Therefore it is recommended that further advice is sought before renovating older homes.

Contact details and sources of additional information are provided on the back of this bulletin.

If you have any personal health-related concerns, see your GP.