



## LAND CONTAMINATION ASSESSMENTS

### Could your property have a murky past which restricts your future land use?

When it comes to change of land use, subdivision or re-development, it is important to investigate **at the very early stages** of the project whether your identified site is potentially contaminated. This will assist in addressing whether the project is feasible and the costs that could possibly be incurred in remediating the site.

Low Environmental Impact can provide you with professional advice in undertaking assessments related to land contamination. We are suitably qualified and experienced professionals who can provide you with assistance with preliminary site investigations through to site validation, deal with consenting requirements and provide tailored remedial solutions to meet the requirements of any site.

### LEI EXPERTISE AND SERVICES

LEI has extensive experience with investigating and reporting on land contamination in accordance with the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES).

Specific expertise we can provide includes:

- Preliminary Site Investigations (PSI)
- Detailed Site Investigations (DSI)
- Remedial Options Assessments
- Preparation of Site Management Plans
- Site Validation
- NES Consent Application Preparation (including Assessment of Environmental Effects preparation)

The following provides a brief overview of land contamination management requirements

## REGULATORY REQUIREMENTS

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Property owners and developers need to be aware of both unitary/district and regional council policies and rules relating to land contamination.

Councils are required by the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) to address potential health and environmental impacts associated with contaminated land. This means that, when undertaking specific activities (removing underground fuel storage systems; subdividing land; undertaking earthworks; on-site soil sampling changing the land use) on potentially contaminated land, it must be demonstrated to the council that there is unlikely to be unacceptable risks to human health or the environment.

This can, in some cases, require you to apply for an NES consent to cover the effects of your activity.

The following provides a brief overview of the requirements related to contaminated land.

## PRELIMINARY SITE INVESTIGATION

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LEI can provide advice on the following:

- Have previous land uses on your property or piece of land resulted in contamination?
- Does the NES apply to your site?

The preparation of a Preliminary Site Investigation (PSI) report, which involves information recovery/review from various sources (aerial photography, council property files and other records, interviews with staff members (former and current), site walkover/inspection) will allow LEI to determine the risk of contamination being present on a site as a result of historical and/or current land uses. LEI can then determine if the NES applies to the property or piece of land.

## DETAILED SITE INVESTIGATION

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If there is evidence of contamination or if a Hazardous Activities and Industries (HAIL) activity has been present (or is considered likely to have been present) on a site, a Detailed Site Investigation (DSI) report may be required.

A DSI will include sampling and laboratory analysis to determine whether contaminants are present in on-site media (soil, dust, surface water, sediment, groundwater) and the extent of contamination.

If requested, the DSI report can provide options for remediation or management of the site to ensure that any potential risk to human health is managed appropriately.

## REMEDIAL OPTIONS ASSESSMENTS

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LEI staff have extensive experience with remedial options assessments and can advise on the most appropriate solutions to address the contamination that minimises the impacts on the environment, protects human health and is financially viable.

## SITE MANAGEMENT PLANS

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It is important to ensure that the contaminated site is carefully managed **during** remediation and sometimes **after** remediation.

LEI staff have sound experience in the preparation of Site Management Plans (SMPs). Human health protection measures are detailed in the SMP and will be tailored to meet the needs of contractors/workers/occupants during and after remediation of the contaminated site.

## **NES CONSENT APPLICATIONS**

*So your site is covered by the NES?*

Resource consents under the NES are used by councils as a tool to manage potential adverse effects of activities on human health and the environment arising from contaminated land.

LEI can assist in the preparation and lodgement of NES consent applications including preparing Assessment of Environmental Effects (AEE) documentation.

NES application documents identify the potential adverse effects and how they can be avoided, remedied, or mitigated.

## **OTHER SERVICES**

LEI staff's practical contaminated site management experience means that we can provide other land contamination-related services such as:

- Pre-purchase contamination assessments
- Environmental Management plans for industries and farmers
- Due diligence audits

**Contact us to scope what is required and provide you with a proposal for your project**





