

CONTAMINATED LAND AUDITING



MARKET SECTORS



Property



Government



Defence



Industrial



Construction

WHAT CAN EPIC DO?

Epic Environmental has the skills and accreditation to independently evaluate contaminated site assessment reports and certify documentation in accordance with relevant regulatory requirements in both Queensland and New South Wales. Epic's contaminated land auditors are accredited in accordance with the Qld Environmental Protection Act 1994 and the NSW Contaminated Land Management Act 1997. Our team of qualified technical support staff assist in streamlining the decision-making process for land contamination matters, particularly for complex assessment and remediation projects.

WHAT IS AN ENVIRONMENTAL AUDIT?

The environmental audit system for contaminated land provides a mechanism for assuring responsible authorities, landholders and other stakeholders that a potentially contaminated site is suitable for use. This is particularly relevant when a development occurs or a change in land use is proposed.

Most Australian states and territories have developed legislation, regulations and guidelines for the management of contaminated sites in accordance with the Commonwealth framework. This includes a requirement to undertake environmental audits on certain projects.

CONTAMINATED LAND AUDITOR

A contaminated land auditor is responsible for auditing the work of a suitably qualified person by evaluating and certifying site investigation and validation reports and drafting the site management plans that are submitted for a decision on a land contamination matter.

Auditors can provide certainty on the regulatory function performed and may assist in streamlining the decision process for land contamination matters. A complex project may benefit from an approved auditor, who can oversee and evaluate, as well as certifying at several stages



ENGAGING AN AUDITOR

Brad and Louise can review the assessment work of a consultant by evaluating and certifying the contaminated land site investigation and validation reports and drafting the site management plans that are submitted for a decision on land contamination matters.

Epic specialises in both complex and routine projects. We provide the appropriate technical oversight and evaluation of critical milestones to ensure overall project objectives are achieved.

Epic regularly undertakes auditing of projects in the property development, industrial redevelopment, energy, defence and transportation markets.

QUEENSLAND

The Department of Environment and Science manages the contaminated land auditor system in Queensland under the Environmental Protection Act 1994.

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The functions of a contaminated land auditor are performed outside of the statutory decision timeframes, which are only activated once a submission has been made.

NEW SOUTH WALES

The Environment Protection Authority under Part 4 of the Contaminated Land Management Act 1997 administers the NSW site auditor scheme.

The site audit statement and site audit report are the outcomes of the audit. The report supports the statement, which comprises four parts. The site audit statement can be used to determine:

- The suitability of a site
- The nature and extent of contamination
- The appropriateness of investigation
- If land can be made suitable by implementing a remedial action plan and/or management plan.

The site auditor scheme has an important role in supporting decision-making by determining authorities. State Environmental Planning Policy 55 requires determining authorities to consider the potential for contamination at a site (and adjacent sites) prior to planning decisions being made. This has relevance, for instance, where land with a known, or suspected, history of potentially contaminating industrial or commercial activities is proposed to be redeveloped for a more 'sensitive' purpose such as a residential use. This consideration by authorities requires specific information about any potential contamination.

An accredited site auditor can provide increased certainty to planning authorities about the nature and extent of contamination and the suitability of a site for a specified use.

OUR EXPERIENCE

- **Qld Government Hopelands Site, Qld**
– Contaminated land audit for both Department of Environment and Science and DNRMW for the assessment remediation and rehabilitation of the former LINC Energy UCG 'Hopelands' site.
- **CPB CONTRACTORS, JOHN HOLLAND, SAMSUNG C&T JV WestConnex M4** – NSW Contaminated Site Auditor and technical oversight for the management of contaminated soil and groundwater.
- **Department of Defence Lavarack Barracks Townsville** - Contaminated Land Audit and Technical Advisor for the PFAS Environmental Investigation of Townsville's Lavarack Barracks incorporating both Human Health and Ecological Risk Assessments.
- **Byron Bay Shire Council** Mullumbimby STP Decommissioning. Appointed by NSW EPA to assess potential contamination from the former sewerage treatment plant.