

# CONTAMINATED LAND MANAGEMENT



## MARKET SECTORS



Property



Waste Management



Construction



Defence



Government



Industrial

## WHAT CAN EPIC DO?

Epic Environmental offers comprehensive technical skills for assessing and managing contaminated land. We have delivered exceptional outcomes on a variety of sites across Australia.

Epic provides a total project management approach to contaminated and potentially contaminated land projects. Our team has successfully developed specialised investigation strategies for typical development sites through to industrial and defence sites with complex historical site activities.

## PHASE 1 SITE ASSESSMENT

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Environmental site assessments document known and potential site conditions that may affect property value or cause undue liability to investors.

A phase 1 preliminary site investigation, or a desktop study, is prepared by Epic's experienced contaminated land professionals, using the relevant public and site-specific data. These include historical maps, photographic logs and site history. A site inspection or walk over is also often conducted. This stage of assessment is most notably used for:

- Financial assurance
- Property transactions and due diligence
- Divestment and decommissioning assessment planning.

Epic's phase 1 contaminated land reports are straightforward and provide the essential facts and information required to achieve the client's desired outcome. Our staff outline if the land in question is suitable for the envisioned purpose and explain any concerns and uncertainty. We will also note if further investigation is required through a phase 2 detailed site investigation.

## PHASE 2 SITE ASSESSMENT

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A phase 2 detailed site investigation is required if a site is known to have a contaminated history, from either prior gained knowledge, or from the results of the phase 1 report.

Epic's phase 2 assessments include the following:

- Review of all site information and development of sampling strategies
- Consultation with relevant stakeholders
- Development of specific health and safety plans and procedures
- Soil sampling using intrusive investigation plant and equipment
- Groundwater and surface water sampling

Our phase 2 reports will:

- Summarise the current condition of the site and present a photographic log generated during the investigation
- Detail the configuration of underground infrastructure that may impact on the location or movement of contamination, such as USTs
- Clearly represent areas of concern or exceedances on plans and cross sections to allow ease of interpretation
- Identify the nature and extent of contamination (if any) present and outline any uncertainties associated with soil contamination issues.

We develop useful and practical conclusions and recommendations, considering environmental and property management issues relevant to the given project.

## CONTAMINATED LAND AUDITING

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Across Australia, regulatory frameworks involving independent auditors are broadly used, providing assurance that assessments of contaminated land are conducted in accordance with regulatory requirements.

Brad May is Epic's experienced contaminated land auditor, accredited in accordance with s.570(f) of the Qld Environmental Protection Act 1994. He is also a NSW contaminated site auditor accredited under the Contaminated Land Management Act 1997.

Brad and his qualified technical support staff assist in streamlining the decision-making process for land contamination matters, particularly for complex assessment and remediation projects.

Brad works with all stakeholders to overcome uncertainties and help facilitate the project outcomes. His experience as a contaminated land consultant and environmental engineer ensures his auditing approach is both practical and commercially astute.

## REMEDIATION DESIGN SERVICES

At Epic, our team possesses widespread knowledge of remediation solutions that best fit a range of schemes or project sizes. Over time, we have consistently delivered a high standard of successful, cost-effective and technical remediation design solutions. We are able to assess and mitigate the risks, as well as manage potential liabilities, of any required site. We provide:

- Independent and informed remediation design and selection
- Cost appraisal and estimation
- Assistance obtaining regulatory approval
- Material management plans
- Contractor engagement and supervision
- Waste management.

Our comprehensive and intuitive remediation option appraisal and design services assist clients in understanding the adopted approach, and minimising potential abnormal development constraints and cost implications.

## OUR EXPERIENCE

- **Cross River Rail Delivery Authority – Cross River Rail, Brisbane** – Baseline environmental assessments across 10 project sites, and remediation management of the Roma Street Coach Terminal, Woolloongabba Goprint and Landcentre sites.
- **Georgiou – Telegraph Road Stage 2, Fitzgibbon** – Management of contaminated land and dewatering works within former uncontrolled landfill sites during Telegraph Road upgrade works.
- **Fulton Hogan – Gold Coast Airport Project LIFT, Coolangatta** – Management of PFAS-contaminated land and dewatering works as part of the Gold Coast Airport Project LIFT.



## OUR SERVICES

- Initial desktop and due diligence studies
- Phase 1 preliminary site investigations
- Phase 2 detailed site investigations
- Remediation action plans and remediate planning
- Site management plans
- Human health and environmental risk assessments and safety plans
- Permitting requirements and approvals
- Project management of remediation works
- Contaminated land audits
- Site validation
- Site management and environmental monitoring