



PRELIMINARY & DETAILED SITE INVESTIGATIONS

Council and other planning authorities are required to consider the suitability of a property for the proposed use when assessing development and rezoning applications.

The potential for a property to be contaminated is associated with historic activities and land uses of a property and whether those activities may cause contamination.

A Preliminary Site Investigation (PSI) generally involves an in-depth study of the history of the property and surrounding area and sometimes includes the collection of samples.

A Detailed Site Investigation (DSI) includes the collection of samples (soil, groundwater and/or vapour) which provide the data needed to make conclusions about contamination issues at the site.

Metech Consulting comprises a team of industry-leading experts in the field of contaminated land, including Certified Environmental Practitioners (CEnvP).

Our Services

- **Preliminary Site Investigation (Stage 1):** Identifying the potential for contamination & developing a Conceptual Site Model (CSM) to determine the need and scope for any further detailed assessment.
- **Detailed Site Investigation (Stage 2):** Intrusive investigation works involving the collection of soil and groundwater samples to determine the nature and extent of contamination when the Stage 1 identifies potentially contaminating activities that require investigation.
- **Baseline / Pre-Purchase / Due Diligence Contamination Assessments:** Identifying the existing level of contamination on a property to facilitate management responsibilities prior to property transactions, to evaluate liabilities or to assist with determining long-term land use opportunities.

Our Projects:

- **Residential Development, Dolans Bay NSW:** Preliminary Site Investigation of residential property to support development application to facilitate new residential dwelling.
- **Residential Development, Maianbar NSW:** Preliminary Site Investigation with limited sampling of residential property to support development application to facilitate new residential dwelling.
- **Child Care Centre Development, Thornleigh NSW:** Preliminary Site Investigation of former residential property to support development application to facilitate childcare centre development.
- **Commercial Development, Silverdale NSW:** Detailed Site Investigation to facilitate commercial development.
- **Residential Development, Homebush NSW:** Detailed Site Investigation to meet development consent conditions regarding contamination for high density residential development.
- **Lease agreement with NSW Ports, Matraville NSW:** Detailed Site Investigation of industrial port facility to establish baseline contamination status of the property and potential current and ongoing contamination liabilities.



Metech assess each client's situation and objectives and tailor site-specific investigation programs to ensure favourable outcomes.

Our clients range from individuals, families and small business owners seeking development approval for construction / modification of a residential property or outfitting of commercial premises to large property developers, councils and state government agencies (Transurban, Roads & Maritime Services, Sydney Motorways Corporation).

For more information, please contact us:

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If you require further details regarding *Property Development, Hazardous Building Material Survey, Acid Sulfate Soils Assessment and Management*, please refer to our separate summaries.

For more information or advice on how we can help you, please contact us to discuss further or to obtain a no obligation proposal.

