



PROPERTY DEVELOPMENT

Council and other planning authorities are required to consider the suitability of a property for the proposed development when assessing development applications. Council assessment includes (but is not limited to):

- The potential for land to be contaminated; and
- The potential for acid sulfate soils to exist at the site.

Councils generally advise an applicant of the need for an assessment of land contamination and / or acid sulfate soils as part of a pre-DA submission meeting.

Land contamination is associated with historic land uses at or adjacent to a property. The scale and severity of contamination varies from property to property. Contamination investigations are undertaken in a staged process with some properties only requiring a preliminary site assessment (Stage 1) and others requiring detailed site assessment and remediation (Stages 1 to 4) to conclude site suitability.

Acid sulfate soils are associated with the location of a property in relation to the natural occurring iron sulfides found along the NSW coast and waterways. Acid is generated when soils are exposed to air during excavations / soil disturbance that can damage new and existing building structures if left untreated.

Metech Consulting offer a full range of contamination assessment and management services to help you through the development application process and once development consent has been received.

Our Services

- **Technical advice** on solutions for your site-specific issues including management of surplus soil solutions.
- **Preliminary Site Investigation (Stage 1)** identifies the risk of a property to be affected by contamination as a result of past or present land use activities. Generally this level of assessment is the minimum requirement to support the lodgement of a DA.
- **Detailed Site Investigation (Stage 2)** includes sampling works to determine the extent and degree of contamination, where the preliminary investigation (Stage 1) identifies that the property is at risk of being affected by contamination.
- **Remedial Action Plan (Stage 3)** documents how the property will be remediated when the detailed investigation (Stage 2) identifies contamination being present to an extent that poses a risk to the use of the property or a constraint to the development.
- **Remediation and Validation (Stage 4)** implementation of the Stage 3 plan to remediate the property and to certify that contamination risk has been mitigated and the property is suitable for its intended use.
- **Hazardous Building Materials Survey** for buildings requiring demolition as part of the development.
- **Acid Sulfate Soils Assessment and Management** to determine whether acid sulfate soils are present and whether treatment is required.

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- ◆ **Environmental Management** services including preparation of waste management plans, unexpected finds protocol, imported fill management, asbestos air monitoring and clearance certificates.
- ◆ **Waste Management** includes preparation of waste classification reports to facilitate disposal.

Our Projects

- ◆ **Residential Property, San Souci NSW:** Hazardous building material survey, acid sulfate soils assessment, Stage 1 & 2 investigation, remediation and validation of asbestos contamination to facilitate residential development proposal.
- ◆ **Former Service Station, Kogarah NSW:** Stage 1 & 2 investigation, site decommissioning and soil remediation, to facilitate medium-density housing development proposal.
- ◆ **Former Car Sales Yard, North Narrabeen:** Hazardous material survey of several buildings prior to demolition, acid sulfate soils and Stage 1 & 2 investigation, soil remediation of petroleum hydrocarbon contamination to facilitate commercial development proposal.
- ◆ **Horse Stables, Randwick NSW:** Hazardous material survey of several buildings across a 5-hectare property, Stage 1 & 2 site investigations, removal of underground petroleum storage system (UPSS) and soil remediation to facilitate residential and open space development proposal.
- ◆ **Former Automotive Workshop, Summer Hill NSW:** Preparation of remedial action plan, remediation and validation of former automotive workshop to facilitate low density residential development proposal.



Metech Consulting comprises a team of industry-leading experts in the field of contaminated land, including Certified Environmental Practitioners (CEnvP) supported by our in-house NSW EPA-accredited Site Auditor, offering a full range of contamination assessment and management services.

We partner with industry-leading asbestos removalists and occupational hygienists to ensure our clients receive the best value for money and compliance with applicable regulations and guidelines.

Our clients range from individuals, families and small business owners seeking development approval for construction / modification of residential properties, property developers, councils, state government agencies (Transport for NSW, Rail Corporation NSW) and industrial corporations including Transurban, Bluescope and cBus Property.

For more information, please contact us:

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

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

