

Site Contamination Assessments:

Issue:

Where property is being used, or has historically been used, for an activity with potential to pollute the site, it is essential that potential land and groundwater contamination liabilities are quantified.

Expertise:

Site contamination assessments generally comprise three (3) phases:

- Phase I: preliminary site assessment;
- Phase II: confirm or otherwise presence of contamination;
- Phase III: quantify the extent and/or significance of contamination.

Phase I Assessments are designed to determine whether or not the potential for contamination exists on a site.

Site contamination could arise due to industrial processes, introduced soil or fill, hazardous chemical or substance use, fuel storage, inappropriate waste disposal, excavation or mining activities or migration from neighbouring activities

Signs of potential contamination should be identified:

- Signs of stressed vegetation;
- Property conditions or activities which could potentially cause soil or groundwater contamination;
- Presence of surface and subsurface storage tanks, drums and other containers, in use and abandoned;
- Onsite waste water systems in use or abandoned;
- Electrical equipment that may contain PCBs; and
- Building materials that may contain asbestos.

If, during the Phase I Assessment, it is determined that potential for contamination does exist, then a Phase II Assessment is generally necessary.

Phase II Assessments involve undertaking intrusive sampling and analysis in order to confirm or otherwise the presence of contamination at potential hot-spot locations. If contamination is not present at hot-spot localities it is unlikely to represent a significant risk and generally warrants no further investigation.

If contamination is identified, progression to a Phase III Assessment is often required.

Phase III assessments are designed to quantify the extent and/or significance of contamination and the need for remediation and/or management strategies. These usually involve extended sampling and analysis, preferentially performed on a basis that will permit statistical interpretation of results, thereby permitting a risk evaluation of the site.

Phase III Assessments develop, prioritise and provide a cost estimate for one or more remedial alternatives which address contamination of a property.

Solution:

EnviroRisk Management are skilled in conducting detailed investigations into a sites history to identify persistent pollutants. Our experience includes chlorinated organics, pesticides, heavy metals, ammonia, formaldehyde and arsenic as well as fuels, hydrocarbons or aromatic solvents.



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As usual, the service and advice has been very professional and extremely helpful,”

- J. Pearce
Risk Management
Ridley Corp.



EnviroRisk
management
*Protecting your business
for the good of our planet*