



DUE DILIGENCE CONTAMINATION INVESTIGATION **NUDGEE ROAD, BANYO**

CONFIDENTIAL CLIENT

S5 Environmental regularly provides expertise to Investment and Divestment processes. This early and accurate advice is relevant across all of our disciplines but particularly when it comes to the potential for contaminated soil or groundwater to be present on the subject site.

In a recent example of this, early 2019, S5 Environmental undertook a due diligence contamination investigation for a property that our client was looking to purchase and redevelop for industrial use. The property was listed on the Environmental Management Register (EMR) for the presence of known contamination and a Site Management Plan (SMP) was in place for the management of potential human health risks caused by the known contamination.

Our investigation included a review of the previous site investigation reports and the collection of a number of additional soil samples across the site to further define the area of contamination.

Our site investigation report also included estimates of costs to either remediate all contamination from the site and remove the property from the EMR or to pave the site and fully cover any contamination. As the site was to continue to be used for industrial purposes, S5 Environmental recommended the second approach, where contamination would remain on site, but the paving would be used to prevent site users from coming into contact with contaminated soil. This pragmatic approach to contamination management greatly reduced the site redevelopment costs while protecting future site users.

PROJECT OVERVIEW

- Due Diligence Contamination for a property listed on the Environmental Management Register

SERVICES

- Detailed Site Investigation

COMPLETION DATE

- January 2019