

Capability

The introduction of the Contaminated Sites Act 2003 has substantially changed the regulatory framework for the management of contaminated land in Western Australia. Of greatest significance to property development, the Act clearly defines the roles and responsibilities of current and future land owners, and as such, has the potential to severely impact on real estate prices, land valuations and development timeframes and costs.

Investor concerns regarding the risks associated with the redevelopment of land formerly utilised for industrial or commercial purposes has led to an increasing need for the completion of due diligence contamination assessments prior to the sale of commercial, industrial or intensive agriculture (market gardens) properties. In response to market requirements, 360 Environmental has developed a specialised set of contaminated site assessments tailored specifically to meet the needs of current and potential land owners, banks and financial institutions, real estate agents, property valuers and other relevant parties. The assessments aim to identify potential contamination risks based on current or historical landuse of the property and clearly outline the roles and responsibilities of land owners in the context of the current legislative framework.

Our site assessment reports include the following information:

- ✓ A summary of current and recent historical landuse.
- ✓ A review of potentially contaminating activities that have previously or are currently impacting the site.
- ✓ Advice on obligations of disclosure and reporting the site under the Contaminated Sites Act 2003, if required.
- ✓ If the potential for contamination is identified, concise information on the site investigation and assessment process, including estimated time frames and the proponent's responsibilities under the Act.

360 Environmental's Contamination Team has an excellent track record in the investigation and management of contamination issues relating to an extensive range of activities, industries and landuses, from former service stations and land fill sites to heavy industrial and manufacturing facilities. 360 Environmental recognizes the importance of client project planning requirements and strives to provide innovative, situation-specific solutions which best address environmental requirements and meet or exceed client expectations.

For further information on how we can assist you please contact us:

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environmental management consultants

Due Diligence Contamination Assessments

