



Property Developers

Contaminated Land Auditing for Property Developers

Australian Environmental Auditors (AEA) is one of Australia's leading environmental contaminated land auditing organisations.

AEA specialises specifically on auditing combining a pragmatic and technical approach to achieve results. We are advantaged to have multiple auditors in most states.

The environmental audit system for contaminated land provides a mechanism for assuring planning and responsible authorities (e.g. Shires and Councils), landholders and other stakeholders that a contaminated site is suitable for use.

The audit system is set up such that protection of human health and the environment is achieved in a manner sustainable with development and progress in our country.

There are various triggers for audits such as leaks, spills and prescribed activities, but the trigger that often catches companies unaware is the material change of land use (to a more sensitive land use).

Audits provide an independent, expert view of a particular situation and the associated work performed which offers insight and adds value to a company. The EPA-appointed/accredited auditor plays an important role in ensuring appropriate guidelines and legislation are followed. Done properly, audited sites can be the most effective and protective means for site development projects.

AEA provides land and property purchasers with holistic and tailored services to help mitigate risk and maximise potential for improved property assets.



Contaminated Land Experience

AEA is well known in contaminated site auditing and has worked on numerous projects, ranging from sensitive development of former industrial land to large complex sites with significant hazardous problems within the government and property/land development industry.

A large focus of our business is in the property development space with our experienced professionals having been involved in hundreds of audits throughout the country.



Developing Contaminated Land

The purchaser/owner of land or property needs to recognise liabilities for contamination, or the status of environmental compliance, regardless of whether or not the current owner actually created the contamination.

It is important to understand your environmental exposure during acquisitions and transactions, or operations in either developing or developed environmental regulatory systems.



Compliance & Regulation

Contaminated site audits can be required by legislation (statutory audits) for redevelopment or in response to regulatory notices. Audits are the most reliable method of ensuring compliance in developing contaminated sites in all of Australia.

AEA is able to provide the definitive technical review, with Certificates or Statements of Audits required for a property 'change of use' in the various jurisdictions.

53X Environmental Audits - Victoria

AEA's EPA-appointed statutory environmental auditors are experts in streamlining the sign-off of your statutory and regulatory projects. Such requirements commonly arise when a landowner seeks to redevelop industrial or other potentially contaminated land for a more sensitive use, such as residential.

The EPA under the Environment Protection Act administers the Victorian Audit scheme.

Generally, a 53X audit is required to verify that potentially contaminated land can be used for a specific use (industrial, commercial or residential), or when the proposed land is covered by an environmental audit overlay (EAO) within a planning scheme.

From a 53X audit comes either a certificate or a statement of environmental audit.

Certificate of environmental audit - is issued for a property where, following an audit, an environmental auditor believes the environmental condition of the land is suitable for any beneficial use.

Statement of environmental audit - is issued where, following an audit, an environmental auditor believes the land isn't suitable for all possible beneficial uses, but is suitable for specific uses or developments. It will typically contain conditions for management of contamination. If the land use changes for a property which has been issued an environmental audit, a new audit may be needed.

AEA has performed audits on a wide variety of residential, commercial and industrial sites, some including:

- market gardens
- landfills and refuse tips
- manufacturing and industrial facilities
- steel recycling plants
- sports stadiums
- shooting ranges
- waste and wood treatment facilities
- concrete batching plants
- service stations, fuel depots, fuel storage and terminals
- cattle dips
- tanneries
- airports
- fire training areas
- railroad facilities
- hospitals
- quarries
- ports and marinas

