



Resource Sheet 2

Initial screening

Key considerations

Site history	Establish whether a current or former land use has potentially caused contamination.
Indicators of contamination	Walkover the site and note the presence of former site infrastructure, odours, staining on the ground or die back of vegetation.
Relevant site information	Review any records relating to environmental assessment carried out at the site, and any chemicals currently/formerly used or stored on site.
Risks posed by the contamination	Consider the presence of any human or environmental receptors that could be affected by contamination.
Assessment requirements	<p>In cases where the nature and extent of contamination is likely to be very minor (refer to the Tools) the owner may decide to perform minor remedial tasks to remove the contamination and its source.</p> <p>Where contamination issues are likely to be more significant, a site assessment should be performed by a suitably qualified consultant. An assessment by a consultant may also be desirable to facilitate property transactions or to more accurately evaluate business risks associated with contamination.</p>
Information management	Information collected during the review of records and the site walkover should be managed in a centralised system to maintain corporate knowledge.

Guidelines

Source	Resource
Department of Urban Affairs and Planning and NSW EPA 1998	<p>Managing Land Contamination: Planning Guidelines: SEPP55 - Remediation of Land</p> <p>Aims to establish 'best practice' for managing land contamination through the planning and development control process. The guidelines provide advice to planning authorities on the early identification of contaminated sites, consideration of contamination in rezoning and development applications, recording and use of information, and ways to prevent contamination and reduce the environmental impact of remediation activities.</p>

Table 1 and **Appendix A** are useful for identifying past site uses that may have contaminated land.

NSW EPA

Underground Petroleum Storage Systems (September 2014)

Provides background on the UPSS Regulation and guidance materials available for assessing sites with underground fuel storage.

Tools

Source

Resource

NSW EPA

Managing land contamination in NSW

The NSW EPA website provides background information on the management of contaminated land in NSW.

NSW EPA

Consultants and the site auditor scheme

The NSW EPA website has useful information on how to engage a consultant.

Indicators that further investigation is required

A range of indicators are provided below as guidance in determining whether a person should seek advice about site contamination for the purposes of section 60(9)(b) of the CLM Act. These examples are not exhaustive and do not constitute legal advice. The importance of seeking further advice about site contamination will depend on the particular circumstances in each instance and these may differ from the examples given below. Landowners and anyone carrying out potentially contaminating activities should obtain independent legal advice.

Minor indicators

- Small quantities of chemicals
- Small areas of stained soil
- Minor flaking paint
- Isolated fragments of asbestos
- Small stockpiles of wastes

Major indicators

- Large volumes of fuel or chemical storage (including radioactive)
- Uncontrolled use of chemicals, particularly near water
- Significant leaks or spills of liquids, including severely stained soils
- Uncontrolled filling of the land
- Significant stockpiles of waste materials
- Large area of discoloured/odorous soil or surface water
- Extensive flaking paint on structures
- Large quantities of asbestos fragments

Disclaimer

Every effort has been made to ensure that the information in this document is accurate at the time of publication. However, as appropriate, readers should obtain independent advice before making any decision based on this information.

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