



*“What you need to know about contaminated land...”*

## COMPANY



## PROFILE

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## Who We Are and What We Do

**Atma Environmental** is a Melbourne based environmental consultancy specialising in contaminated land and groundwater. We provide strategic advice and solutions to land developers, property managers, industry, builders, government and others.



*Our specialists will guide you to an appropriate scope of work.*

Our particular niche is in providing services on sites that are subject to Contaminated Land Audits, sites that require an assessment for due diligence purposes, and other property transactions. Whether the site has contaminated soil or groundwater, whether it is a preliminary review or a detailed investigation and clean up, Atma can provide you with the detailed knowledge and reports necessary to establish and control your liability.

Your firm can rely on **Atma Environmental** for three things: professionalism, value and service. We recognise that environmental clearances form a key and lead element in your project's critical pathway to successful completion. With that in mind we work extra hard to ensure deadlines are met and the jobs are done right the first time, all the time.

Incorporated in 1996, **Atma Environmental's** services include:

- ✦ *Environmental Site Assessments for Due Diligence and Contaminated Land Audits (Phase I, II, & IIIs) – Green Field and Industrial*
- ✦ *Site Remediation Services (Planning & Management) for Contaminated Soil and Groundwater*
- ✦ *Environmental Sustainability and Triple Bottom Line Assessment and Reporting.*
- ✦ *Pre-Purchase and Historical Site Reviews.*
- ✦ *Surface and Groundwater Consulting.*
- ✦ *Site Environmental Management Plans And Facility Audits.*
- ✦ *Contaminated Soil/Waste Classification.*
- ✦ *Geotechnical Soil Tests, Asbestos Reports, Human Health Risk Advice.*
- ✦ *Underground Storage Tank Compliance and Removal Management.*

Our network of highly qualified specialists also enables us to broker and manage for you other services such as flora/fauna surveys, energy audits, land use studies, soil quality and salinity assessments.

### **Our Clients**

Australia's most prominent and respected organizations have trusted **Atma Environmental's** professional advice. Some of our past clients include:

- ✦ Australand
- ✦ VicTrack
- ✦ VillaWorld
- ✦ Peet & Company
- ✦ Victoria Department of Education



## Due Diligence

Due diligence is a crucial element in an organisation's success, and one of its key responsibilities to clients and stakeholders. Risk Management in today's business climate means screening land transactions. The risks are greatest for residential properties as these provide greater opportunities for contaminant ingestion. Ownership changes transfer environmental liabilities to the new owner. Only a thorough site review and assessment can determine the likelihood of a site being contaminated.



*Consultation with Our Clients is Key!*

A structured historical/records review and site inspection may be sufficient in some cases. **Atma Environmental's** specialists will work with you to get the scope of work that achieves your "comfort level" for due diligence. Atma acts for prospective purchasers or sellers.

### **Equipment**

Atma Environmental owns complete sets of field sampling equipment for use at any time. We can mobilise to any location in Australia to undertake site reviews, sample collection or clean-up work on short notice.

In this respect **Atma Environmental** undertakes work for property managers and the investment community. The firm is also capable of providing large corporate clients with facility auditing and compliance reporting.



*Pesticide Storage Area*

Should your firm wish to have a second opinion, **Atma Environmental** can provide an additional layer of assurance - or critical review.

### **Can You Afford a Million Dollar Fine?**

EPA Victoria has introduced new guidelines covering the design, installation and management of underground petroleum storage systems. The guidelines are aimed at protecting people, property and the environment from leaking fuel due to poorly designed, poorly managed or faulty underground petroleum storage systems. All underground storage system owners or occupiers must implement systems that meet or exceed the EPA guidelines, which carry a maximum \$1 million fine or seven years jail.

**Contact us now for further information or a no obligation cost estimate:**

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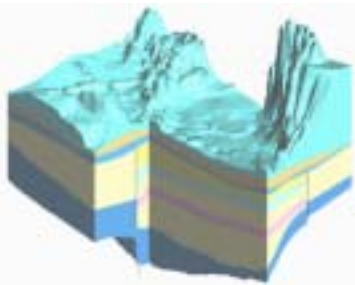


## Contaminated Land & Groundwater

Contaminated Land Audits are required if the property is to be rezoned to a more 'sensitive' land use (e.g. commercial to residential), or if a request has been made to remove it from the Contaminated Sites Register (an official list of badly polluted sites), or it has specific audit requirements under an EPA Victoria notice.



In Victoria, the EPA appoints Contaminated Land Auditors. Their function is to ensure that audited land meets the specifications for a desired end use.



*Atma prepares its reports to an exacting standard.*

Consequently, they must be independent of the consultant engaged to assess or clean up the property.

**Atma Environmental** has worked with many Contaminated Land Auditors and ensures that all of its reporting meets the exacting standards required by an Auditor.

*“Atma Environmental will assist you in resolving complex contaminated land auditing and property development issues...”*

Where the Auditor finds that the site is suitable for 'any beneficial use' he may issue a Certificate of Environmental Audit and the site can be used for whatever purpose.

### **Assurance -**

Glenn Berry, Principal Environmental Geologist and Director of Atma Environmental, has over 21 years experience in environmental consulting in Australia and overseas ranging from drinking water well installations to underground storage tank clean-ups to environmental screening of large corporate land portfolios. Atma's select team of Environmental Engineers/Geologists provide expert support.

Atma Environmental Pty Ltd carries comprehensive professional indemnity insurance, as well as public liability insurance against potential claims. We have never made a claim.

In addition, Atma Environmental is a member of the Australian Contaminated Land Consultants Association (ACLCA), which is regulated by competency checks and a Code of Professional Conduct.



Where an Auditor finds that the site contains some residual contamination he may issue a Statement of Environmental Audit. Development of such land can proceed if the contamination is in keeping with the acceptable land-use. Complete and total clean up of contamination is not always required.

Alternatively, **Atma Environmental** provides clients with the remediation expertise to get projects to market sooner - rather than later.



## Site Remediation

Remediation may need to be performed on a site to reduce or eliminate contamination in identified areas and to make the site suitable for a specific use.



*Special Precautions for Hazardous Materials.*

Atma Environmental's Remedial Action Plans include the following:

- ✦ *The site investigation report - a description of the current site status;*
- ✦ *The recommended remediation method(s);*
- ✦ *Application for and receipt of necessary permits;*
- ✦ *Appropriate Occupational Health and Safety provisions;*
- ✦ *Implementation schedule of the remediation; and*
- ✦ *Production of a readable final technical report suitable for the purposes of both the client and a Contaminated Land Auditor for legal scrutiny.*

Atma has planned and managed site clean-ups for Australia's leading property developers, fuel storage facilities, abandoned sites, and many others.

Certain economies of scale will apply when selecting the best remediation method. In addition, the type of clean up method must be matched to the type of contamination. **Atma Environmental** recommends re-use of soil wherever possible.

The costs of remediating a contaminated site can be much more expensive than the investigation work. It may range from approximately \$10,000 for a small site to tens of millions of dollars for sites of several hectares. However, costs will vary according to several factors: the remediation method to be used, the soil type, if there is groundwater present, the extent of contamination, the location of the site and size of the contaminated area, and also the cleanup level to be achieved.



*Removed Military Ordnance.*

Whatever the method and whatever the scope of the project, **Atma Environmental** will be there as the client advocate and superintendent including: planning, tendering contractors, supervising works, managing OH&S issues, validation sampling, maintaining systems and providing site-closure documentation.



## Clean Fill Investigations

When removing earthen material from a site you may wish to dispose of it, or have someone accept it as “Clean Fill”. **Atma Environmental** has developed a service for construction project managers and builders for the proper qualification and classification of such soils. Sampling and validation of the soils by Atma is arranged prior to excavation and/or haulage.

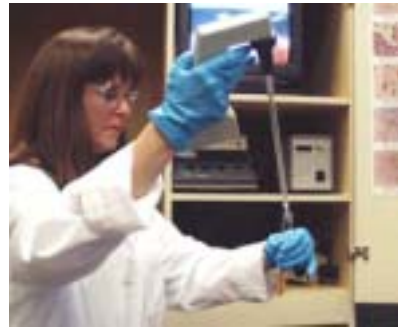
**Atma Environmental** provides a qualification report that can be presented to tip operators or other recipients of the material that the soil passes a suitably structured investigation of the material’s contamination status. Where there is some contamination we will identify what proportion needs to be dealt with as low level contaminated soil (LLCS) or prescribed waste (PW), and what proportion can be dealt with as Clean Fill. Our service is particularly useful if you wish to dispose of clean fill on private lands or have large volumes going to several end users. The qualification is structured to satisfy tip operators so none of your trucks are turned back.

### **Cost Savings Example:**

200t of soil needs to be disposed. Two samples are collected; one indicating the soil is LLCS, the other PW. Assuming that half the soil is LLCS and half is PW, the cost to dispose is  $100t \times \$45/t \text{ LLCS} + 100t \times \$225/t \text{ PW} = \$27,000$ .

Atma Environmental, who collects additional samples according to its quality protocol, investigates the same site. The results of eight samples show some PW but the result is averaged to show overall the soil is LLCS. The cost to dispose is now  $200t \times \$45/t \text{ LLCS} = \$9,000$ . A saving of \$18,000!

When dealing with solid or in-situ material (i.e. material that has not yet been excavated and stockpiled), it is important to test for contamination well in advance of excavation. This is to determine whether part or all of the proposed excavation material is contaminated before it is either transported off site, or homogenised within a stockpile (potentially increasing the overall volumes requiring disposal as LLCS).



*Atma Environmental uses only National Association of Testing Authorities (NATA) accredited labs.*



If there is some form of contamination it can thus be separated and kept to a minimum. In fact, thorough investigations to classify the soil can reduce overall costs for disposal.

*“This can result in significant cost savings to the client...”*

This is because proper sampling programs can be used to determine average concentrations, which may be less than that suggested by a single spot sample. This can result in significant cost savings to the client.