



**Environmental**

# Environmental Check-list



SGA Environmental is a team of environmental consultants specialising in environmental/hazardous materials assessment, remediation and management. Supported by a multidisciplinary skill set, and own in-house environmental drilling capabilities, SGA Environmental aim to provide clients with the highest level of environmental/hazardous materials expertise and service.



## Acquisition / Disposal - Due Diligence

Service	Includes
Limited Hazardous Material and Environmental Assessment	Initial site investigation Desktop research of health and environmental risks
Targeted Site Investigation	Targeted intrusive soil and groundwater investigations
Hazardous Materials Audit	Asbestos, PCB's, CFC's, SMF audit. Summary health and environmental risks plus indicative remediation costs



## Existing Properties / Development sites

Service	Includes
Preliminary Site Investigation (PSI) (ex Phase 1)	Site investigation Desktop research of environmental risks
Detailed Site Investigation (DSI) (ex Phase 2)	Intrusive soil / groundwater investigations Laboratory analysis of samples
Remediation works – soil and groundwater	Scope of works Project Management of specialist contractor Validation of works
Underground Storage Tank (UST) removal	Planning of project Project Management of specialist contractor Validation of works
Environmental Management Plans	Management plans and monitoring of contaminated land which is not to be remediated
Remedial Action Plans (RAP)	Scope of environmental remediation works Method and control of works
Hazardous Material Surveys	Asbestos, PCB's, lead paint, SMF audit Summary health and environmental risks plus indicative remediation costs
Hazardous Materials Registers and Management Plans	Records the location of hazardous materials and how to manage them (as required by legislation)
Project management of hazardous material removal	Scope of works Project Management of specialist contractor Validation of works



## Leasing

Service	Includes
Environmental Management Plan (EMP)	Review, approval and monitoring for compliance of tenant EMP
Pre lease condition investigations	Environmental condition survey of soil and groundwater at start of lease
Post lease dilapidations investigations	Environmental condition survey of soil and groundwater at end of lease to attribute responsibility for potential remediation

## Definitions

<b>Asbestos</b>	Natural crystal with heat and abrasion resistance qualities. Banned in Australia 2003. Three common asbestos types: Crocidolite / Blue Asbestos, Chrysotile / White Asbestos, Amosite / Brown / Grey Asbestos. Asbestos either bonded into materials or friable. Asbestos register required for all places of work containing asbestos.
<b>ANZECC 2000</b>	Australian New Zealand Environmental Conservation Council - Guidelines for fresh and marine water quality.
<b>ASS</b>	Acid Sulphate Soils / marine mud's containing Pyrite (FeS <sub>2</sub> ) when exposed to oxygen creates Sulphuric Acid.
<b>BTEX</b>	Benzene, Toluene, Ethyl Benzene, Xylene – mono aromatic hydrocarbons.
<b>CFC's</b>	Production and use of Chloro-fluorocarbons (CFCs) was banned under the Montreal Protocol (1987) which aimed to phase them out due to their ozone depleting potential. Prior to implementation of the Montreal Protocol CFCs were commonly used as refrigerants (Freon, R11 etc) in air conditioning units.
<b>OEH</b>	NSW Office of Environment and Heritage, formerly Environment Protection Authority (EPA).
<b>Heavy Metals</b>	Common Heavy Metals: Arsenic (As), Chromium (Cr), Copper (Cu), Cadmium (Cd), Lead (Pb), Nickel (Ni), Mercury (Hg), Zinc (Zn). Can accumulate in soils to toxic levels.
<b>NEPM</b>	National Environmental Protection Council – National Environment Protection (assessment of site contamination) Measure.
<b>PAH/BaP</b>	Polycyclic Aromatic Hydrocarbons are a mixture of organic compounds created during the incomplete combustion of organic material. The USA EPA has identified 16 priority PAHs such as Benzo(a)Pyrene (BaP), based on concerns that they do or might cause cancer in animals and humans.
<b>PCB</b>	Polychlorinated Biphenyl a persistent organic pollutant and banned in Australia in 1975.
<b>Salinity</b>	Salt in soils and water which may be detrimental to plants, animals and building fabric.
<b>SMF</b>	Synthetic Mineral Fibre, a man made fibre used as an alternative to asbestos in insulation, fire-rating products and as reinforcement in cement, plaster and plastic materials. Is considered an irritant to the respiratory tract.
<b>TPH</b>	Total Petroleum Hydrocarbons – laboratory process that determines concentration of petroleum hydrocarbons.
<b>UST</b>	Underground Storage Tank commonly used to store petroleum products which can leak and contaminate soil and groundwater.

### Sydney

P: +61 2 9438 2333  
E: syd@sgaproperty.com

### Melbourne

P: +61 3 9670 6737  
E: melb@sgaproperty.com

### Brisbane

P: +61 7 3221 5255  
E: bris@sgaproperty.com

### Perth

P: +61 8 9204 3944  
E: perth@sgaproperty.com

### Auckland

P: +64 9363 3730  
E: nz@sgaproperty.com



Environmental

SGA Property Consultancy Pty Ltd

Offices in Australia, New Zealand and Asia  
enquiries@sgaproperty.com  
www.sgaproperty.com