Is your property on contaminated land?
The regulations you should consider before submitting your consent applications

1. National Environmental Standard (N.E.S)
   - Controls any soils contaminated above ‘background’ concentrations
   - Governs and investigates risks to human health

   If soil contamination above background concentrations are present, but pose no risk to human health or the environment:
   - Seek council consent for earthworks and disposal (above certain trigger volumes), subdivision works or land use changes
   - Be aware that your soil can stay on site, but can’t be disposed of as cleanfill. If you have excess soils you’ll have to either:
     - pay for it to be disposed of at a suitable site (determined by your level of soil contamination)
     - or find a way to re-use the excess soil onsite

   If human health risks are present:
   - Remove
     - Budget for costs to dispose of contaminated soils safely
   - Dilute
     - Seek council consent to potentially dilute the concentration of soil contamination on site
     - Note: not all councils will allow this option
   - Move
     - Seek council approval to move the contaminated soil to an area on site used for less sensitive activities e.g. commercial / roads
     - Short term discharge consent during earthworks and / or
     - Long term discharge consent (if contamination above environmental guidelines is staying on site)

2. Local & Regional Council
   - Governs and investigates risks to the environment
   - Risk?
   - Yes
   - No

   If environmental risks are present you may need:
   - short term discharge consent during earthworks and / or
   - long term discharge consent (if contamination above environmental guidelines is staying on site)

Implications to your project and budget
- Potential increased transport costs for disposal to a suitable site
- Development plan may be needed to address excess soil
- Time delays
- Increased disposal costs
- Testing to confirm remediation is effective
- Costly site controls and measures for excavation and loading of soil