

Contamination isn't the problem

Fear is the problem

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Fear is the problem

1 in 100,000



Fear is the problem



5 in 100,000

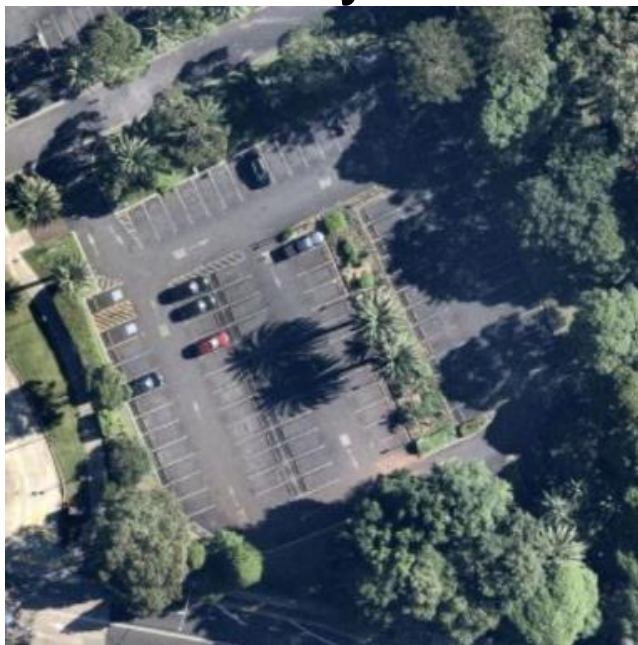
Fear is the problem

In contaminated land, we don't usually fail by being reckless.

We can fail because of fear.

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Case Study 1 - the scenario



- Nondescript car park
- Uncontrolled filling / coal tar
 - New commercial build
 - Basement, landscaping
- PSI and DSI for consent

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The problem

- Massive PAH exceedances
- Overly conservative risk framing
- Misunderstanding of Tier 1 exceedance



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Fear showstoppers

- Dig and dump equals “perfection”
 - Construction risk - cost explodes
- Operational risk - long term burden
 - Liability - kills title value
 - Project stall

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Solution - pragmatism

- Collaborate early - build confidence
- Risk and evidence based decisions
- Design smarter, not harder
- Reduce waste → progress



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Case Study 2 - the scenario

- Industrial land
- Uncontrolled filling
- Mechanics / whitegoods
- Opportunities??



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The problem

- Tier 1 exceedances
- Chlorinated vapours and asbestos
 - Extent and pathways unclear
 - Actual risk not understood
- Perceived development constraint

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Fear showstoppers

- Conservatism mistaken for certainty
- Client perfection - leave it alone
- Risks
 - Offsite disposal \$\$ and membrane
 - Management and maintenance
- Title liability - value and future constraints
- Lockdown



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Solution - pragmatism

- Collaborate early, trust science
- Target assessment, less uncertainty
 - Risk-based design refinement
 - Explain acceptable risk clearly
 - Keep soil on site

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Take home messages

- Perfection is unachievable
- Science conflicts with economic / social views
- Emotion and science - polar opposites
- Conservatism kills projects
- Collaborative pragmatism wins



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Your projects should never get stuck because of
contamination

Just make sure you don't let fear win.



Fear is the problem

