

Path: Y:\16_GIS01_Jobs\6_WA_Jobs\P17073_TONKIN GAP CONTAMINATED SITE INVESTIGATION\MXDs\1 - Working\MXDSP17073_F00X_Aerial 1974.mxd

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- Legend**
- ▭ Site Boundary
 - ▭ On-site parcels classified as CRR

Aerial imagery sourced from Mainroads Western Australia

Designed:	B. Coleman	Date:	17/06/2019
Drawn:	M. Byrne	Revision:	0
Checked:		Scale:	1:4,000 (A3)
File:	P17073_F00X_Aerial 1974		
			
Datum GDA 1994, Projection MGA Zone 50			

Appendix:	A
Title:	Aerial 1974
Project:	Data Gap Assessment
Location:	Tonkin Highway Gap Project
Client:	Main Roads Western Australia



Path: Y:\16_GIS01_Jobs\6_WA_Jobs\P17073_TONKIN GAP CONTAMINATED SITE INVESTIGATION\MXDs\11_Working MXDS\P17073_F00X_Aerial 1985.mxd

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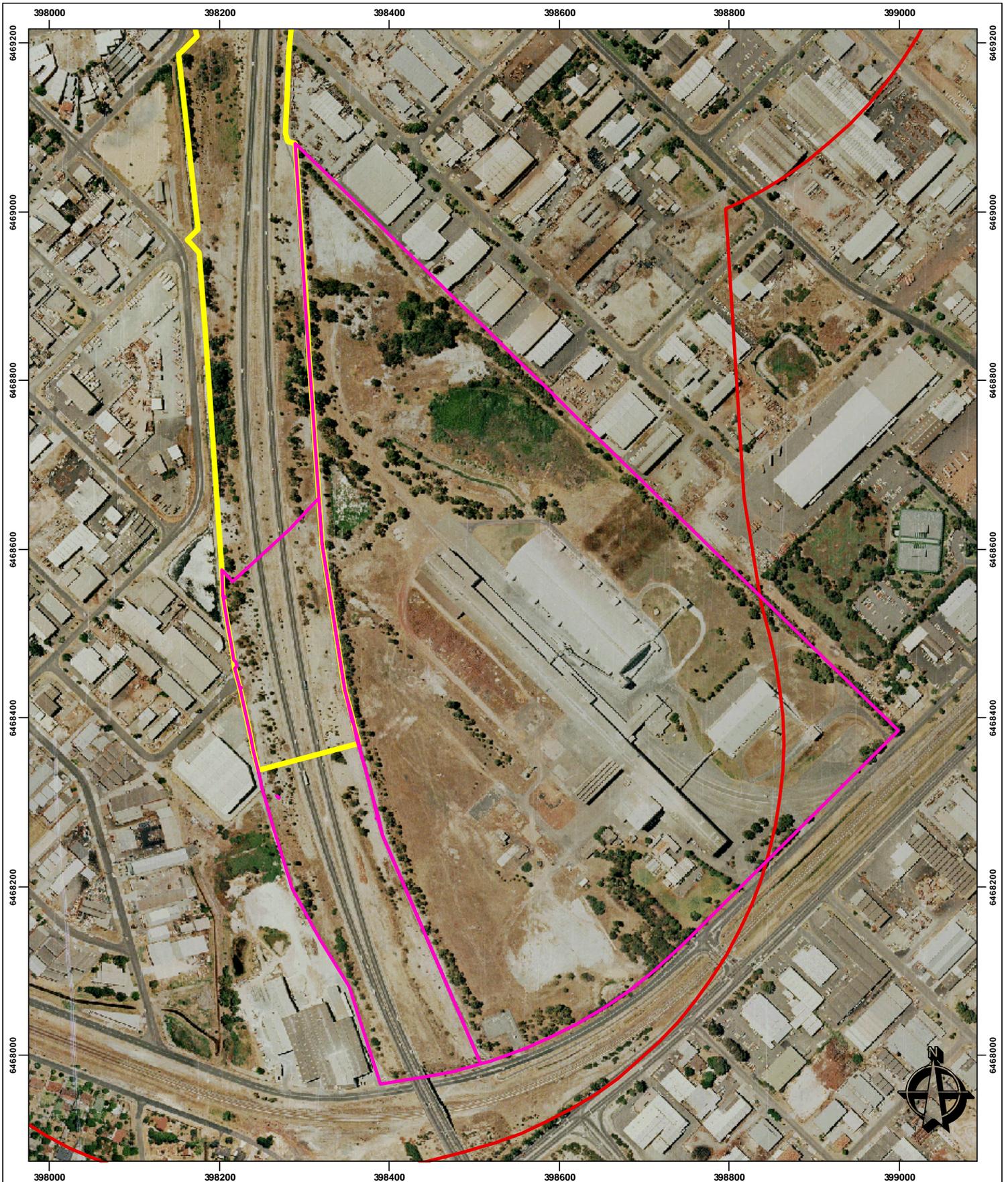
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- Legend**
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Designed:	B. Coleman	Date:	17/06/2019
Drawn:	M. Byrne	Revision:	0
Checked:		Scale:	1:4,000 (A3)
File:	P17073_F00X_Aerial 1985		
			
Datum GDA 1994, Projection MGA Zone 50			

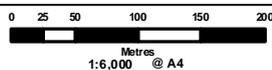
Appendix:	A
Title:	Aerial 1985
Project:	Data Gap Assessment
Location:	Tonkin Highway Gap Project
Client:	Main Roads Western Australia

Aerial imagery sourced from Mainroads Western Australia



Legend

- Contaminated Sites
- Site Location
- Proposed Clearing Footprint (500m boundary)

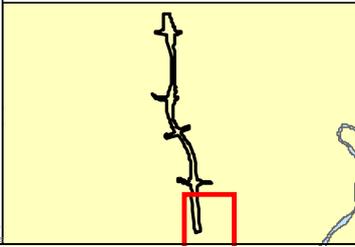


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NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS

DRAWING ID 345_f7a_bayswater.mxd
DATE 18-Mar-2014

LOCALITY MAP



HORIZONTAL DATUM AND PROJECTION
 GDA 1994 MGA Zone 50

CREATED	CHECKED	APPROVED	REVISION
CS	DR	SB	0

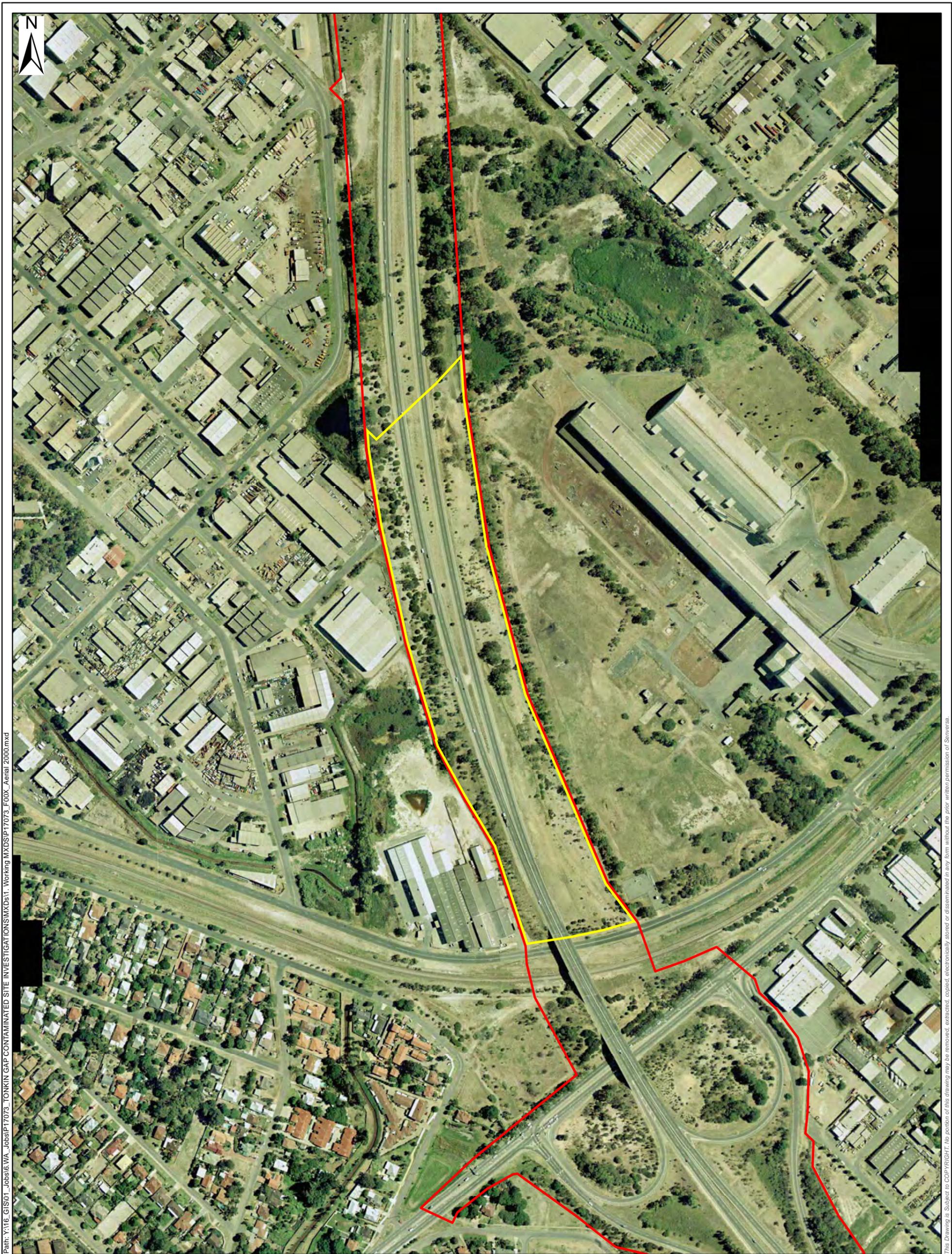
Main Roads Western Australia
Tonkin Highway

Contaminated Sites Investigation
CSBP Bayswater and
Tonkin Highway Road Reserve
Historical Imagery 1995

SLIP ENABLER

- LOCALITY MAP SOURCED FROM LANDGATE 2006
 - STREET DIRECTORY MAP SOURCED FROM STREETSMART 2008
 - CONTAMINATED SITES SOURCED DER 2014
 - IMAGERY SOURCED LANDGATE SLIP 1995 IN 2014

K:\Projects\5.0 SWAI\Projects from 1 July 2013\345 - Tonkin Circle Separation\Plans



Path: Y:\16_GIS01_Jobs\6_WA_Jobs\P17073_TONKIN GAP CONTAMINATED SITE INVESTIGATION\MXDs\1 - Working\MXDSP17073_F00X_Aerial 2000.mxd

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- Legend**
- ▭ Site Boundary
 - ▭ On-site parcels classified as CRR

Designed:	B. Coleman	Date:	17/06/2019
Drawn:	M. Byrne	Revision:	0
Checked:		Scale:	1:4,000 (A3)
File:	P17073_F00X_Aerial 2000		
			
Datum GDA 1994, Projection MGA Zone 50			

Appendix:	A
Title:	Aerial 2000
Project:	Data Gap Assessment
Location:	Tonkin Highway Gap Project
Client:	Main Roads Western Australia

Aerial imagery sourced from Mainroads Western Australia



Path: Y:\16 GIS01_Jobs\6_WA_Jobs\P17073_TONKIN GAP CONTAMINATED SITE INVESTIGATION\MXDs\1 - Working MXDS\P17073_F00X_Aerial 2018.mxd

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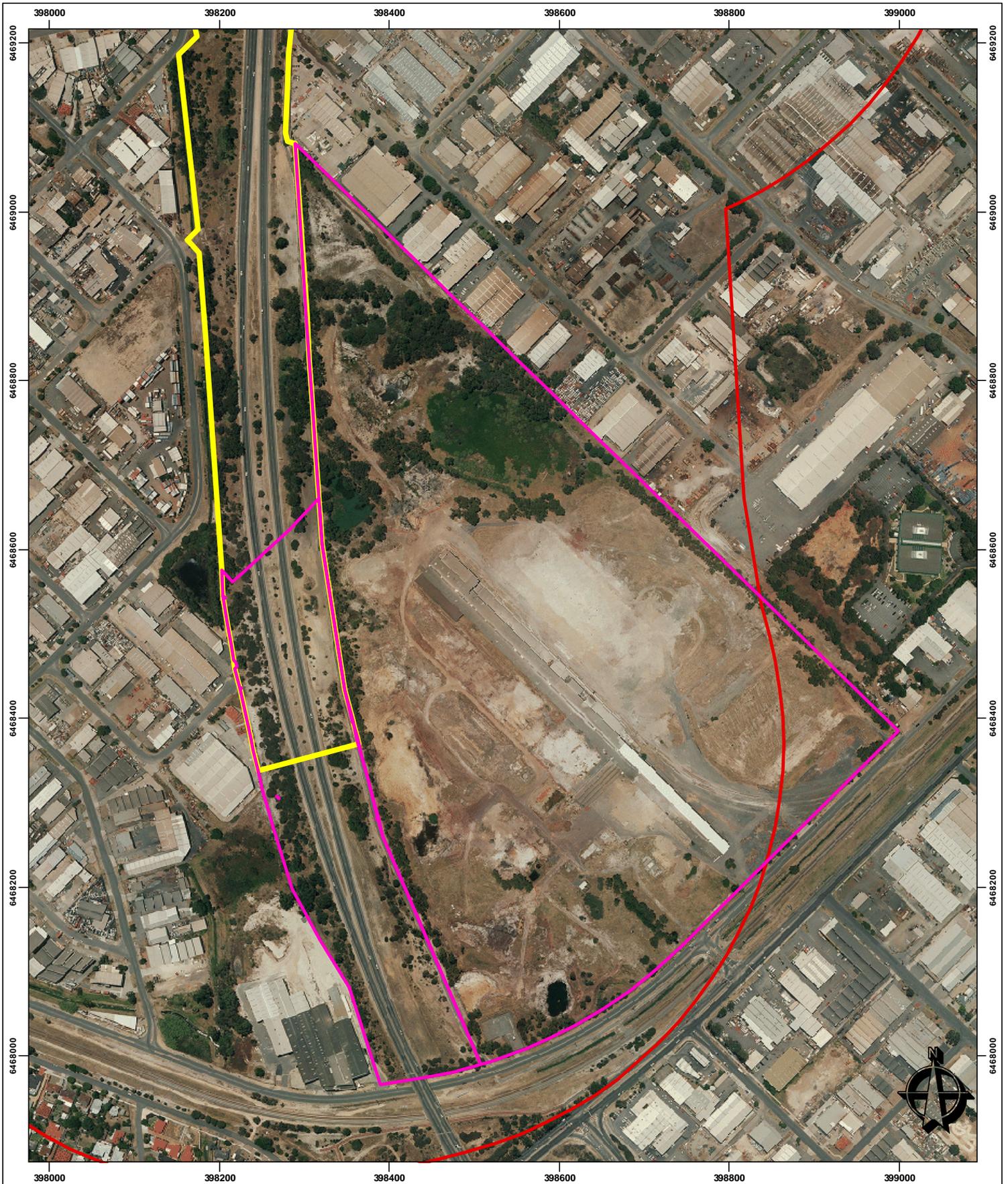
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Phone: (08) 6557 8881
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- Legend**
- ▭ Site Boundary
 - ▭ On-site parcels classified as CRR

Designed:	B. Coleman	Date:	17/06/2019
Drawn:	M. Byrne	Revision:	0
Checked:		Scale:	1:4,000 (A3)
File:	P17073_F00X_Aerial 2018		
			
Datum GDA 1994, Projection MGA Zone 50			

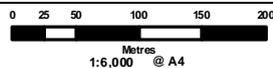
Appendix:	A
Title:	Aerial 2018
Project:	Data Gap Assessment
Location:	Tonkin Highway Gap Project
Client:	Main Roads Western Australia

Aerial imagery sourced from Mainroads Western Australia



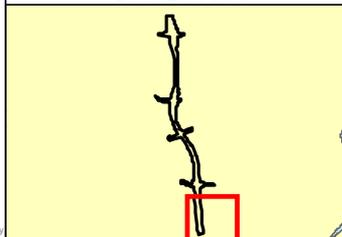
Legend

- Contaminated Sites
- Site Location
- Proposed Clearing Footprint (500m boundary)



NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS

LOCALITY MAP



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DRAWING ID	DATE
345_f7a_bayswater.mxd	18-Mar-2014

HORIZONTAL DATUM AND PROJECTION
 GDA 1994 MGA Zone 50

CREATED	CHECKED	APPROVED	REVISION
CS	DR	SB	0

Main Roads Western Australia
Tonkin Highway

Contaminated Sites Investigation
CSBP Bayswater and
Tonkin Highway Road Reserve
Historical Imagery 2008

SLIP ENABLER

- LOCALITY MAP SOURCED FROM LANDGATE 2006
 - STREET DIRECTORY MAP SOURCED FROM STREETSMART 2008
 - CONTAMINATED SITES SOURCED DER 2014
 - IMAGERY SOURCED LANDGATE SLIP 2008 IN 2014



Appendix B: Detailed Summary of Records



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 09:40:51AM, 26/02/2019

Receipt No:

ID No: 13571

Search Results

This response relates to a search request received for:

6 Railway Pde
Bayswater, WA, 6053

This parcel belongs to a site that contains 1 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

Address	6 Railway Pde Bayswater, WA, 6053
Lot on Plan Address	Lot 100 On Diagram 55519
Parcel Status	<p>Classification: 01/12/2007 - Contaminated - remediation required</p> <p>Nature and Extent of Contamination:</p> <p>Heavy metal contamination, including arsenic, lead, chromium, and copper, is present within soils in the western and northern areas of the site. Groundwater beneath the site is contaminated with heavy metals including arsenic, lead, chromium, copper and fluoride.</p> <p>Restrictions on Use:</p> <p>Future development restricted to industrial/commercial use.</p> <p>Reason for Classification:</p> <p>The site was reported to the Department of Environment and Conservation (DEC) prior to the commencement of "The Contaminated Sites Act 2003". The site classification is based on information submitted to the Department by December 2005.</p> <p>The site forms the main part of land that has historically been used as a fertilizer manufacturing plant, a land use that can cause soil and groundwater contamination. The remainder of the former fertilizer plant site extends to the west and northwest of the site.</p> <p>The site investigation was carried out as part of the decommissioning and redevelopment of the site for commercial and industrial redevelopment. The site has been subjected to extensive soil and groundwater investigations carried out between 2003 and 2005. Investigations have identified heavy metal contamination including arsenic, lead, chromium, and copper contamination exceeding Health Investigation Levels (HIL), as set down in draft Department of Environment (DoE) Guideline "Assessment Levels for Soil, Sediments and Groundwater" November 2003 and other heavy metal contamination exceeding Ecological Investigation Levels (EIL) as set down in draft DoE Guideline "Assessment Levels for Soil, Sediments and Groundwater" November 2003. An extensive groundwater investigation carried out between 2003 and 2005 identified heavy metal contamination including arsenic, lead, chromium, and copper contamination exceeding Long Term Irrigation Water assessment criteria as set down in draft DoE Guideline "Assessment Levels for Soil, Sediments and</p>

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Contaminated Sites Act 2003

Basic Summary of Records Search Response

Report generated at 09:40:52AM, 26/02/2019

	<p>Groundwater" November 2003.</p> <p>The Bayswater Main Drain located 200m southwest of the site receives groundwater from the north and east and discharges directly to the Swan River estuary. An investigation of outflow from the Bayswater Main Drain identified heavy metal contamination including arsenic, lead, chromium, and copper contamination exceeding Marine Water assessment criteria as set down in draft DoE Guideline "Assessment Levels for Soil, Sediments and Groundwater" November 2003.</p> <p>The site is being remediated in accordance with a Soil Remediation and Validation Plan (October 2005) although remedial works and validation investigations have not yet been completed. Remediation involves excavation and off-site disposal of contaminated soils, and extraction and treatment of contaminated groundwater.</p> <p>As previous soil and groundwater investigations have identified and delineated contamination within the site and the site is still subject to remediation the site has been classified as "Contaminated - Remediation Required". A comment cannot be made on the suitability of the site as a whole for the existing or future land use.</p> <p>DEC has classified this site based on the information available at the time of classification. It is acknowledged that the contamination status may have changed since this time, and as such the usefulness of this information may be limited. If groundwater is likely to be abstracted, in accordance with Department of Health advice, DEC recommends that analytical testing of groundwater should be undertaken to confirm that it is suitable for its intended use.</p>
Certificate of Title Memorial	Under the Contaminated Sites Act 2003, this site has been classified as "contaminated - remediation required". For further information on the contamination status of this site, please contact the Contaminated Sites Branch of the Department of Environment Regulation.
Current Regulatory Notice Issued	<p>Type of Regulatory Notice: <i>Nil</i></p> <p>Date Issued: <i>Nil</i></p>
General	No other information relating to this parcel.

Disclaimer

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Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 09:39:43AM, 26/02/2019

Receipt No:

ID No: 61311

Search Results

This response relates to a search request received for:

Lot 7 On Diagram 40329
Bayswater, WA, 6053

This parcel belongs to a site that contains 1 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

Address	Lot 7 On Diagram 40329 Bayswater, WA, 6053
Lot on Plan Address	Lot 7 On Diagram 40329
Parcel Status	<p>Classification: 01/12/2006 - <i>Contaminated - remediation required</i></p> <p>Nature and Extent of Contamination:</p> <p>Heavy metal contamination, including arsenic, lead, chromium, and copper, is present within soils in the western and northern areas of the site. Groundwater beneath the site is contaminated with heavy metals including arsenic, lead, chromium, copper and fluoride.</p> <p>Restrictions on Use:</p> <p>Future development restricted to industrial/commercial use.</p> <p>Reason for Classification:</p> <p>The site was reported to the Department of Environment and Conservation (DEC) prior to the commencement of "The Contaminated Sites Act 2003". The site classification is based on information submitted to the Department by December 2005.</p> <p>The site forms the main part of land that has historically been used as a fertilizer manufacturing plant, a land use that can cause soil and groundwater contamination. The remainder of the former fertilizer plant site extends to the west and northwest of the site.</p> <p>The site investigation was carried out as part of the decommissioning and redevelopment of the site for commercial and industrial redevelopment. The site has been subjected to extensive soil and groundwater investigations carried out between 2003 and 2005. Investigations have identified heavy metal contamination including arsenic, lead, chromium, and copper contamination exceeding Health Investigation Levels (HIL), as set down in draft Department of Environment (DoE) Guideline "Assessment Levels for Soil, Sediments and Groundwater" November 2003 and other heavy metal contamination exceeding Ecological Investigation Levels (EIL) as set down in draft DoE Guideline "Assessment Levels for Soil, Sediments and Groundwater" November 2003. An extensive groundwater investigation carried out between 2003 and 2005 identified heavy metal contamination including arsenic, lead, chromium, and copper contamination exceeding Long Term Irrigation Water assessment criteria as set down in draft DoE Guideline "Assessment Levels for Soil, Sediments and</p>

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Contaminated Sites Act 2003

Basic Summary of Records Search Response

Report generated at 09:39:43AM, 26/02/2019

	<p>Groundwater" November 2003.</p> <p>The Bayswater Main Drain located 200m southwest of the site receives groundwater from the north and east and discharges directly to the Swan River estuary. An investigation of outflow from the Bayswater Main Drain identified heavy metal contamination including arsenic, lead, chromium, and copper contamination exceeding Marine Water assessment criteria as set down in draft DoE Guideline "Assessment Levels for Soil, Sediments and Groundwater" November 2003.</p> <p>The site is being remediated in accordance with a Soil Remediation and Validation Plan (October 2005) although remedial works and validation investigations have not yet been completed. Remediation involves excavation and off-site disposal of contaminated soils, and extraction and treatment of contaminated groundwater.</p> <p>As previous soil and groundwater investigations have identified and delineated contamination within the site and the site is still subject to remediation the site has been classified as "Contaminated - Remediation Required". A comment cannot be made on the suitability of the site as a whole for the existing or future land use.</p> <p>DEC has classified this site based on the information available at the time of classification. It is acknowledged that the contamination status may have changed since this time, and as such the usefulness of this information may be limited. If groundwater is likely to be abstracted, in accordance with Department of Health advice, DEC recommends that analytical testing of groundwater should be undertaken to confirm that it is suitable for its intended use.</p>
Certificate of Title Memorial	<p>Under the Contaminated Sites Act 2003, this site has been classified as "Contaminated - remediation required". For further information on the contamination status of this site, please contact the Contaminated Sites section of the Department of Environment & Conservation.</p>
Current Regulatory Notice Issued	<p>Type of Regulatory Notice: <i>Nil</i></p> <p>Date Issued: <i>Nil</i></p>
General	<p>No other information relating to this parcel.</p>

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Contaminated Sites Act 2003 Detailed Summary of Records Search Response

Report generated at 04:19:55PM, 13/02/2019

Receipt No: RR010591

Search Results

This response relates to a search request received for:

Lot 300 On Plan 41002
Bayswater, WA, 6053

This parcel belongs to a site that contains 24 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

Address	Lot 300 On Plan 41002 Bayswater, WA, 6053
Lot on Plan Address	Lot 300 On Plan 41002
Parcel Status	<p>Classification: 01/12/2006 - <i>Contaminated - remediation required</i></p> <p>Nature and Extent of Contamination:</p> <p>Arsenic, cadmium, chromium, cobalt, copper, lead, manganese, nickel and zinc contamination is present with soils within the area along the Tonkin Highway reserve from the intersection the Railway Parade to Bassendean Road located approximately 600m to the north.</p> <p>Restrictions on Use:</p> <p>Industrial / Commercial Landuse - Highway Reserve only, no pedestrian access.</p> <p>Reason for Classification:</p> <p>The site was reported to the Department of Environment and Conservation (DEC) prior to the commencement of "The Contaminated Sites Act 2003". The site classification is based on information submitted to the Department by March 2006.</p> <p>The land forms the western part of land that has historically been used for the manufacture of fertiliser, a land use that can cause contamination. The remainder of the former fertilizer plant site extends to the east and north of the site.</p> <p>A site investigation was carried out as part of a proposal to remediate the Tonkin Highway Reserve and was commenced in March 2004. The investigation identified the presence of widespread heavy metal contamination including arsenic, cadmium, chromium, cobalt, copper, lead, manganese, nickel and zinc exceeding Ecological Investigation Levels (EIL) as set down in draft Department of Environment (DoE) Guideline "Assessment Levels for Soil, Sediments and Groundwater" November 2003 and arsenic exceeding Health Investigation Levels (HIL), as set down in draft DoE Guideline "Assessment Levels for Soil, Sediments and Groundwater" November 2003.</p> <p>An ecological and health risk assessment has been carried out to derive appropriate remediation objectives, although the conclusions from the risk assessment have not been finally agreed with DEC and remediation of the site has not commenced. As the risks posed by the site to future users and the underlying groundwater have not been adequately assessed, a comment cannot be made on the suitability of the site as a whole for the existing or future land use. Further risk assessment works are required to confirm remediation objectives so that remediation of the site can commence. As site investigations have identified and delineated soil contamination within the site but remediation activities have not commenced the site has been classified as "Contaminated - Remediation Required".</p> <p>DEC has classified this site based on the information available at the time of classification. It is acknowledged that the contamination status may have changed since this time, and as such the usefulness of this information may be limited. If groundwater is likely to be abstracted, in accordance with Department of Health advice, DEC recommends that analytical testing of groundwater should be undertaken to confirm that it is suitable for its intended use.</p>
Certificate of Title Memorial	Under the Contaminated Sites Act 2003, this site has been classified as "Contaminated - remediation required". For further information on the contamination status of this site, please contact the Contaminated Sites section of the Department of Environment & Conservation.

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Contaminated Sites Act 2003 Detailed Summary of Records Search Response

Report generated at 04:19:55PM, 13/02/2019

Certificate of Title Memorial	
Current Regulatory Notice Issued	Type of Regulatory Notice: <i>Nil</i> Date Issued: <i>Nil</i>
Certificate of Contamination Audit	Date Issued: <i>Nil</i>
Environmental Reports	<ol style="list-style-type: none">1. Ecological and Human Health Risk Assessment, Tonkin Highway Road Reserve (Railway Parade) Bayswater (Parsons Brinckerhoff, November 2005) Report Author: PPK - Parsons Brinckerhoff. [Report Date: 01/11/2005, Receival Date: 01/12/2006]2. Letter Report: MRWA response to DEC queries regarding Tonkin Highway Road Reserve ecological and health risk assessment (Main Roads, November 2006) Report Author: Main Roads. [Report Date: 06/11/2006, Receival Date: 06/11/2006]3. Stage 1 Cinders Delineation- Tonkin Highway Reserve Bayswater (Parsons Brinckerhoff, March 2004) Report Author: PPK - Parsons Brinckerhoff. [Report Date: 01/03/2004, Receival Date: 01/06/2005]
Auditor Reports	No reports.
General	No other information relating to this parcel.

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Contaminated Sites Act 2003 Detailed Summary of Records Search Response

Report generated at 12:39:58PM, 20/02/2019

Receipt No: RR010594

Search Results

This response relates to a search request received for:

5 Wicks St
Bayswater, WA, 6053

This parcel belongs to a site that contains 20 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

Address	5 Wicks St Bayswater, WA, 6053
Lot on Plan Address	Lot 168 On Plan 412675
Parcel Status	<p>Classification: 26/06/2018 - <i>Remediated for restricted use</i></p> <p>Nature and Extent of Contamination:</p> <p>Incidental fragments of asbestos-containing material (ACM) may be encountered in soils across the site.</p> <p>Cinder waste and soils impacted by metals such as arsenic, copper, nickel, manganese and lead remain in isolated locations at depths greater than 2 metres below ground level.</p> <p>Phosphorus impacted soils remain on the site which have been treated in-situ to limit the mobility and leachability of phosphorus.</p> <p>Groundwater beneath the site has been contaminated by historical industrial activities, including the burial of cinder waste. The groundwater contamination is characterised by high levels of acidity, metals, (such as aluminium, arsenic, nickel, zinc and iron), fluoride, sulphate and nutrients (such as ammonia and phosphorus).</p> <p>Restrictions on Use:</p> <p>The landuse of the site is restricted to commercial/industrial use which excludes sensitive uses with accessible soil such as childcare centres, kindergartens, pre-schools and primary schools. The site should not be developed for a more sensitive use such as recreational open space, residential use or childcare centres without further contamination assessment and/or remediation.</p> <p>Other than for analytical testing, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.</p> <p>Due to the presence of soil and groundwater contamination, stormwater disposal via ground infiltration (such as soak wells) is not permitted. Stormwater is to be disposed via the reticulated stormwater connection provided.</p> <p>The site is to be managed in accordance with the auditor-endorsed site management plan (SMP) entitled 'Tonkin Highway Industrial Estate, Area 3 - Site Management Plan' (Strategen, March 2018).</p> <p>Reason for Classification:</p> <p>This site was originally reported to the Department of Water and Environmental Regulation (DWER) prior to the commencement of the 'Contaminated Sites Act 2003' (the Act), and was reported again as per reporting obligations under section 11 of the Act, which commenced on 1 December 2006.</p> <p>The site was first classified under section 13 of the Act based on information submitted to DWER by December 2005. The site has been classified again under section 13 of the Act to reflect additional technical information submitted to DWER by April 2018.</p> <p>This site comprises a portion of land formerly known as Lot 10 which occupied approximately 36 ha at the intersection of Railway Parade and Tonkin Highway in Bayswater. This site was historically used for manufacturing and storage of superphosphate fertiliser and small volumes of other chemicals from the 1920s up until 1993. This is a land use that has the potential to cause contamination, as specified</p>

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Contaminated Sites Act 2003

Detailed Summary of Records Search Response

Report generated at 12:39:59PM, 20/02/2019

in the guideline 'Assessment and management of contaminated sites' (Department of Environment Regulation [DER], 2014). By-products and residues produced at the site, such as iron oxide cinders, were historically disposed of on-site.

At the time of classification, Lot 10 was undergoing development and subdivision as part of the Tonkin Highway Industrial Estate. This site, referred to as 'Area 3', comprises proposed Lots 141, 161 to 176, 181 to 185, 188 and 8001, and associated road reserves within the industrial estate.

Contamination investigations commenced at former Lot 10 in the late 1990s following the cessation of manufacturing operations. These investigations identified significant soil contamination at the site, primarily in the form of elevated concentrations of metals associated with historical cinder burial. Initial investigations concluded that remedial works were required to render the site suitable for the proposed commercial/industrial redevelopment. Due to the scale of the proposed remedial works, the remediation and management of contamination at the site was assessed by the Environmental Protection Authority and conditionally approved through Ministerial Statement 691 under Part IV of the Environmental Protection Act 1986 in September 2004.

Identified soil contamination at the site was characterised by metals such as arsenic, copper, nickel, manganese and lead at concentrations exceeding Health-based Investigation Levels (HILs) for commercial and industrial land, as published in 'Assessment Levels for Soil, Sediment and Water' (Department of Environment and Conservation, 2010). The HILs adopted during the site works were relevant at the time the investigations and remedial works were completed. The metal-impacted soils and associated cinder waste was primarily identified in a large area along the western boundary of Lot 10 and to the north of the former super bins.

Extensive soil remediation was undertaken in numerous phases since the late 1980s, including the excavation of approximately 12,000 tonnes of buried sodium bisulphate waste in 1987, and the excavation of the 'den scrubber pit' in 1994. Large scale soil remedial works, as approved under Ministerial Statement 691, were undertaken between March 2006 and November 2009. These remedial works comprised the excavation and off-site disposal of approximately 145,000 tonnes of impacted soils and buried solid wastes. The remedial works typically extended to a depth of 3 metres below ground level and up to 4 metres below ground level in one location.

Soil validation sampling and analysis works demonstrated that remedial works had been successful in removing contaminated soils and waste material from the upper three metres of the soil profile which posed a potential risk to human health under a commercial/industrial landuse scenario. It is noted that a small number of validation samples marginally exceeded the relevant HILs. However, subsequent statistical assessment confirmed that remediation had been successful across the majority of the site. Minor soil impacts remaining on-site will require management to ensure that risks to human health for workers undertaking intrusive works are mitigated.

It is noted that historical cinder burial is known to have extended off-site to the west beneath land which was resumed in the 1960s for the construction of a major transport route. This land is being managed separately under the CS Act.

Elevated concentrations of phosphorus and fluoride were also identified in soils at the site. The primary risk associated with these soil impacts was considered to be leaching to groundwater. Phosphorus-impacted soils were subject to remediation in 2007 by blending of soils with a lime-based immobilisation agent. Subsequent validation via leachability testing demonstrated that phosphorus-impacted soils on site were unlikely to present an ongoing risk through leaching processes.

Preliminary development works, including 'cut and fill', were undertaken across this site during 2017, potentially reducing the vertical separation to inferred soil contamination at depths greater than three metres. Additional soil investigations were undertaken in 2017 in areas where more than one metre of soil was proposed to be removed to achieve final site levels. These investigations demonstrated that the upper two metres of soil complies with the relevant health investigation levels for commercial/industrial landuse.

An asbestos audit was undertaken in 1996 which identified asbestos-containing materials (ACM) in a number of building components, such as roofing, eaves, gutters and form work of onsite structures. As a result of demolition works undertaken up until 2009, fragments of ACM (fibre cement sheeting) became entrained in surface soils across a large proportion of the site. An asbestos assessment in 2011 found that ACM was present at quantities in excess of those specified in 'Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia' (Department of Health [DOH], May 2009).

Remediation of asbestos-impacted soils was undertaken between September 2015 and January 2016. Remedial works comprised a systematic site-walkover assisted by mechanical raking to allow for the hand-picking of ACM fragments. During remedial works, ACM in the form of brake mesh lining,

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rope and low-density fibre board was encountered in specific locations. Subsequent soil sampling identified asbestos fines (small fragments of asbestos and/or asbestos fibre bundles) in soils beneath and adjacent to these locations. Soils impacted by asbestos fines (approximately 3,800 cubic metres) were excavated and buried in three specially engineered and constructed containment cells located in the northern portion of former Lot 10. The containment cells are not located within Area 3 (this site).

Validation works demonstrated that identified asbestos impacted soils had been successfully remediated to a condition suitable for commercial/industrial use. However, due to the potential to encounter ACM fragments during development works, an asbestos management plan was developed to manage potential risks during development works, and to record the location of the three containment cells.

DOH reviewed the asbestos remediation and management and advised DWER that asbestos impacts had been adequately remediated for the proposed commercial/industrial landuse, subject to certain restrictions on use and implementation of the asbestos management plan.

A radiological survey and radionuclide soil sampling investigation was undertaken across the site in 2014 to investigate the potential for radionuclide impacts at the site associated with the historical storage and processing of phosphate rock. The results of these investigations were referred to the Radiological Council of Western Australia which advised DWER that radiation levels were comparable to background readings reported for other locations within the Perth metropolitan area. The Radiological Council also concluded that doses to persons accessing the site are likely to be less than the Radiological Council's dose constraints.

Groundwater and surface water investigations have been undertaken at the site, and off-site, since the 1980s. These investigations have found that groundwater beneath former Lot 10 is highly acidic (pH 1-3) and impacted by metals (such as aluminium, arsenic, nickel, zinc and iron), fluoride, sulphate and nutrients (such as ammonia and phosphorus).

Several phases of groundwater remediation have been undertaken at the site, commencing in 1987 with the recovery of 25 million litres of impacted groundwater over a period of 3 years. Impacted groundwater was recovered from the south-western portion of former Lot 10 near the location of the former sodium bisulphate pit. The water is understood to have been historically approved for disposal to public drains in proximity to the site.

In 2004 an extensive groundwater recovery system was constructed across the south-western corner of former Lot 10 to intercept impacted groundwater prior to discharge into the Bayswater Main Drain and ultimately the Swan River. The system included 33 abstraction bores, a lime-dosing treatment plant and an infiltration basin for treated water. Solid waste produced during the treatment process was allowed to dry on-site prior to disposal off-site. The system operated between 2004 and 2011, including during extensive soil remedial works between 2006 and 2009 where there was an increased risk that soil impacts would be mobilised and migrate to groundwater. Associated groundwater monitoring indicated that the treatment system was effective in significantly reducing metal concentrations (particularly aluminium and zinc) in groundwater.

Based on an assessment of remedial options, ammonia-impacted groundwater at the site was subject to passive remediation via 'monitored natural attenuation'. Increased groundwater pH associated with the lime-dosing and re-infiltration activities is understood to have facilitated natural attenuation processes. Extensive groundwater monitoring, and related surface water monitoring, has demonstrated that remedial targets for ammonia concentrations have been achieved.

Groundwater investigations have indicated that groundwater contamination has migrated beyond the south-western boundary of former Lot 10 to affect multiple properties to the south and west. These 'affected sites' are being managed separately under the CS Act. Groundwater quality south-west of former Lot 10 and in the south-western corner former Lot 10 is also being impacted by residual cinder waste located beneath the Tonkin Highway road reserve.

Along with groundwater investigations, off-site surface water investigations have been undertaken since the 1980s. Contaminants of concern identified in surface water that were characteristic of site impacts included aluminium, zinc, fluoride and acidity. A quantitative ecological risk assessment was undertaken in 2005 to assess potential risks to five resident aquatic species in the Swan River. This assessment, undertaken in consultation with CSIRO, concluded that there were no unacceptable risks to surface water receptors based on pre-remediation site conditions, and led to the development of site specific trigger levels for aluminium and iron that were applied during remedial works.

A detailed program of surface water monitoring was implemented prior to, during, and at the completion of large scale soil remedial works. This included the collection of surface water samples from a number of locations along the Bayswater Main Drain, including the 'Bayswater Main Drain outfall' where the drain discharges into the Swan River. The intention of the surface water monitoring

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was to assess the potential for large scale soil remedial works to affect surface water quality down-gradient of the site. The monitoring demonstrated that surface water quality during and after remedial works was comparable to pre-remediation levels. Therefore, it was concluded that no unacceptable risks to surface water receptors occurred as a result of remedial works undertaken between 2006 and 2009.

The most recent groundwater data available at the time of classification, February 2017, found that groundwater beneath former Lot 10 was contaminated with high levels of acidity, fluoride, ammonia and metals such as iron, aluminium, arsenic and nickel. The concentrations of these contaminants exceeded assessment levels for non-potable use of groundwater, as published in the 'Assessment and management of contaminated sites' (DER, 2014). The groundwater impact is primarily in the south-western portion of former Lot 10, and extends off-site to the south-west. Ongoing groundwater monitoring is undertaken in accordance with the auditor-approved groundwater monitoring plan.

A risk assessment has indicated that the contamination present on the site does not pose an unacceptable risk to human health, the environment or environmental values under the proposed commercial/industrial land use, provided certain restrictions are imposed.

The investigations and risk assessment works were the subject of an independent review by an accredited contaminated sites auditor who provided an interim mandatory auditor's report (MAR) dated August 2013, a final MAR dated May 2016, an Addendum dated July 2016 and a further MAR dated 12 April 2018. The 2018 MAR reiterates the recommendation of the 2016 MAR that former Lot 10 (including this site defined as Area 3) is suitable for the proposed commercial/industrial land use. DWER accepts the auditor's findings.

As the site is contaminated and has been remediated such that it is suitable for the proposed commercial/industrial land use, subject to implementation of certain ongoing management measures, the site is classified as 'remediated for restricted use'. The ongoing management measures are outlined in the auditor-endorsed site management plan (SMP) entitled 'Tonkin Highway Industrial Estate, Area 3 - Site Management Plan' (Strategen, March 2018).

DWER, in consultation with the Department of Health, has classified this site based on the information available to DWER at the time of classification. It is acknowledged that the contamination status of the site may have changed since the information was collated and/or submitted to DWER, and as such, the usefulness of this information may be limited.

Other Relevant Information:

Based on the available information, contamination present on this site has also been identified beyond the site boundary on adjacent land, and as such, DWER considers this site meets the definition of a "source site" as specified in Part 1, Section 3 of the Act. In accordance with Regulation 31(1)(b) of the Contaminated Sites Regulations 2006, any reports or information submitted to DWER that are relevant to the investigation, assessment, monitoring or remediation of a source site are required to be accompanied by a mandatory auditor's report prepared by an accredited contaminated sites auditor.

Where the land is part of a transaction - sale, mortgagee or lease agreement, the land owners MUST PROVIDE WRITTEN DISCLOSURE (on the prescribed Form 6) of the site's status to any potential owner, mortgagee (e.g financial institutions) or lessee at least 14 days before the completion of the transaction. A copy of the disclosure must also be forwarded to DWER.

Action Required:

Due to the nature and extent of residual groundwater contamination beneath the site and off-site, ongoing groundwater monitoring is required to be undertaken in accordance with 'Groundwater Monitoring Plan - CSBP Bayswater, WA' (Wesfarmers Chemicals, Energy & Fertilisers, 2 February 2018) and any subsequent amendments to that plan approved by DWER.

The site is to be managed in accordance with the auditor-endorsed site management plan (SMP) entitled 'Tonkin Highway Industrial Estate, Area 3 - Site Management Plan' (Strategen, March 2018).

Refer also to the restrictions on use applicable to the site.

Certificate of Title Memorial

Under the Contaminated Sites Act 2003, this site has been classified as "remediated for restricted use". For further information on the contamination status of this site, please contact Contaminated Sites at the Department of Environment Regulation.

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Current Regulatory Notice Issued	Type of Regulatory Notice: <i>Nil</i>
Certificate of Contamination Audit	Date Issued: <i>Nil</i>
Environmental Reports	<ol style="list-style-type: none"> 1. Strategen Environmental (2018d) Tonkin Highway Industrial Estate, Concrete Stockpile Footprint Validation (ref. LPR16285_02_M030_Rev 2) dated 18 March 2018 Report Author: Western Australian Planning Commission. [Report Date: 18/03/2018, Receival Date: 14/04/2018] 2. JDA Consultant Hydrogeologists (2017) Tonkin Highway Industrial Estate, Urban Water Management Plan (ref. J6238b) dated 17 May 2017 Report Author: JDA Consultant Hydrologists. [Report Date: 17/05/2017, Receival Date: 13/04/2018] 3. Strategen Environmental (2017a) Precinct 3 - Cinder History, Characterisation, Risk Assessment and proposed sampling and analysis program - Tonkin Highway Industrial Estate (ref. LPR16285.01 M023 Rev c) dated 19 September 2017 Report Author: Western Australian Planning Commission. [Report Date: 19/09/2017, Receival Date: 13/04/2018] 4. Strategen Environmental (2017b) Precinct 3 - Cinder Characterisation and Risk Assessment - Tonkin Highway Industrial Estate (Ref. LPR16285_01_M027_Rev2) dated 12 December 2017 Report Author: Western Australian Planning Commission. [Report Date: 12/12/2018, Receival Date: 13/04/2018] 5. Strategen Environmental (2018a) Tonkin Highway Industrial Estate, Area 1, Site Management Plan (ref. LPR16285_01 R004 Rev 2) dated 24 January 2018 Report Author: Western Australian Planning Commission. [Report Date: 24/01/2018, Receival Date: 13/04/2018] 6. Strategen Environmental (2018b) Tonkin Highway Industrial Estate, Area 2, Site Management Plan (ref. LPR16285_01 R005 Rev 2) dated 24 January 2018 Report Author: Western Australian Planning Commission. [Report Date: 24/01/2018, Receival Date: 13/04/2018] 7. Strategen Environmental (2018c) Tonkin Highway Industrial Estate, Area 3, Site Management Plan (ref. LPR16285_01 R006 Rev 2) dated 24 January 2018 Report Author: Western Australian Planning Commission. [Report Date: 24/01/2018, Receival Date: 13/04/2018] 8. Strategen Environmental (9 February 2017) Lot 10 Railway Parade Bayswater, Construction Environmental Management Plan. Report Author: Strategen. [Report Date: 09/02/2017, Receival Date: 13/04/2018] 9. Bayswater GMP V2.2 (Wesfarmers, 7/02/18) Report Author: Western Australian Planning Commission. [Report Date: 02/02/2018, Receival Date: 15/02/2018] 10. Groundwater Monitoring Report, CSBP Bayswater - Railway Parade, Bayswater, WA. (CSBP, 26 July 2017) Report Author: JDA Consultant Hydrologists. [Report Date: 26/07/2017, Receival Date: 04/10/2017] 11. Installation of Groundwater Production Bore, 2-4 Railway Parade Bayswater (Tonkin Highway Industrial Estate). (Strategen, 16 May 2017) Report Author: Strategen. [Report Date: 16/05/2017, Receival Date: 19/05/2017] 12. Radiological Survey and Risk Assessment of Lot 10 Railway Parade, Bayswater, WA (SGS Australian Radiation Services, July 2014) Report Author: c/o Australian Environmental Auditors Pty Ltd. [Report Date: 01/07/2014, Receival Date: 04/07/2016]

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Environmental Reports

13. Asbestos in soil remediation and validation report, Lot 10 Railway Parade, Bayswater, WA (Aurora Environmental, April 2016)
Report Author: AECOM.
[Report Date: 01/04/2016, Receival Date: 20/05/2016]
14. Final asbestos in soil site remediation and validation plan, Lot 10 Railway Parade, Bayswater, WA (Aurora Environmental, August 2015)
Report Author: Aurora Environmental.
[Report Date: 01/08/2015, Receival Date: 20/05/2016]
15. Groundwater management plan - CSBP Bayswater, WA (PB, June 2014)
Report Author: C/- Australian Environmental Auditors Pty Ltd.
[Report Date: 01/06/2014, Receival Date: 20/05/2016]
16. CSBP Bayswater Biannual Groundwater Monitoring Report 2015, August 2014 and February 2015, Groundwater Monitoring Events. (Aecom, 17 Aug 2015)
Report Author: AECOM.
[Report Date: 17/08/2015, Receival Date: 23/09/2015]
17. Radiological Survey and Risk Assessment of Lot 10 Railway Parade, Bayswater, WA (SGS Australian Radiation Services, July 2014)
Report Author: SGS Australia Pty Ltd.
[Report Date: 01/07/2014, Receival Date: 28/01/2015]
18. CSBP Bayswater Annual Groundwater Monitoring Report 2014 for GMEs conducted on August 2013 and february/April 2014. (Parsons Brinckerhoff, 19 May 2014)
Report Author: C/- Australian Environmental Auditors Pty Ltd.
[Report Date: 19/05/2014, Receival Date: 10/06/2014]
19. Assessment of Ammonia Removal Technologies for the Former Cresco Site, Bayswater. (PB, February 2005)
Report Author: Parsons Brinckerhoff.
[Report Date: 01/02/2005, Receival Date: 17/10/2013]
20. Audit Report: Dust - April 2008 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 28 May 2008)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 28/05/2008, Receival Date: 17/10/2013]
21. Audit Report: Dust - April 2009 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 02 July 2009)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 02/07/2009, Receival Date: 17/10/2013]
22. Audit Report: Dust - August 2008 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 04 November 2008)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 04/11/2008, Receival Date: 17/10/2013]
23. Audit Report: Dust - August 2009 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 15 December 2009)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 15/12/2009, Receival Date: 17/10/2013]
24. Audit Report: Dust - December 2009 Final Remediation Works for the former Cresco site, Bayswater(Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 19 February 2010)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 19/02/2010, Receival Date: 17/10/2013]
25. Audit Report: Dust - February 2008 Final Remediation Works for the former Cresco site, Bayswater(Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 01 April 2008)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 01/04/2008, Receival Date: 17/10/2013]

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26. Audit Report: Dust - February 2009 Final Remediation Works for the former Cresco site, Bayswater(Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 16 June 2009)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 16/06/2009, Receival Date: 17/10/2013]
27. Audit Report: Dust - July 2008 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 10 November 2008)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 10/11/2008, Receival Date: 17/10/2013]
28. Audit Report: Dust - July 2009 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 21 October 2009)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 21/10/2009, Receival Date: 17/10/2013]
29. Audit Report: Dust - June 2008 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 08 August 2008)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 08/08/2008, Receival Date: 17/10/2013]
30. Audit Report: Dust - June 2009 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 02 November 2009)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 02/11/2009, Receival Date: 17/10/2013]
31. Audit Report: Dust - March 2008 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 23 April 2008)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 23/04/2008, Receival Date: 17/10/2013]
32. Audit Report: Dust - March 2009 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 16 June 2009)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 16/06/2009, Receival Date: 17/10/2013]
33. Audit Report: Dust - May 2008 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 22 June 2008)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 22/06/2008, Receival Date: 17/10/2013]
34. Audit Report: Dust - May 2009 Final Remediation Works for the former Cresco site, Bayswater (Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 02 July 2009)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 02/07/2009, Receival Date: 17/10/2013]
35. Audit Report: Dust - November 2008 Final Remediation Works for the former Cresco site, Bayswater(Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff,12 March 2009)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 12/03/2009, Receival Date: 17/10/2013]
36. Audit Report: Dust - November 2009 Final Remediation Works for the former Cresco site, Bayswater(Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 13 January 2010)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 13/01/2010, Receival Date: 17/10/2013]
37. Audit Report: Dust - October 2008 Final Remediation Works for the former Cresco site, Bayswater(Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 12 March 2009)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 12/03/2009, Receival Date: 17/10/2013]

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38. Audit Report: Dust - October 2009 Final Remediation Works for the former Cresco site, Bayswater(Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 13 January 2010)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 13/01/2010, Receival Date: 17/10/2013]
39. Audit Report: Dust - September 2008 Final Remediation Works for the former Cresco site, Bayswater(Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff,12 March 2009)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 12/03/2009, Receival Date: 17/10/2013]
40. Audit Report: Dust - September 2009 Final Remediation Works for the former Cresco site, Bayswater(Assessment No 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 15 December 2009)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 15/12/2009, Receival Date: 17/10/2013]
41. CSBP Bayswater Groundwater and Surface Water Monitoring Event - February 2013. (PB, 30 July 2013)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 30/07/2013, Receival Date: 17/10/2013]
42. Monthly Audit Report: Dust December (2006) Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 28 January 2007)
Report Author: Parsons Brinckerhoff.
[Report Date: 28/01/2007, Receival Date: 17/10/2013]
43. Proposed Management Plan for the Classification of concrete blocks found within class IV excavations at the CABP Bayswater Site (PB, 14 June 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 14/06/2006, Receival Date: 17/10/2013]
44. Monthly Audit Report: Dust April (2007) Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 30 August 2007)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 30/08/2007, Receival Date: 16/10/2013]
45. Monthly Audit Report: Dust April Final Remediation Works for the former Cresco site, Bayswater (Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 23 October 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 23/10/2006, Receival Date: 16/10/2013]
46. Monthly Audit Report: Dust August Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 29 November 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 29/11/2006, Receival Date: 16/10/2013]
47. Monthly Audit Report: Dust February (2007) Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 28 August 2007)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 28/08/2007, Receival Date: 16/10/2013]
48. Monthly Audit Report: Dust January (2007) Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 24 August 2007)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 24/08/2007, Receival Date: 16/10/2013]
49. Monthly Audit Report: Dust July Final Remediation Works for the former Cresco site, Bayswater (Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 09 November 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 09/11/2006, Receival Date: 16/10/2013]

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Environmental Reports

50. Monthly Audit Report: Dust June Final Remediation Works for the former Cresco site, Bayswater (Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 09 November 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 09/11/2006, Receival Date: 16/10/2013]
51. Monthly Audit Report: Dust March (2007) Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 13 August 2007)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 13/08/2007, Receival Date: 16/10/2013]
52. Monthly Audit Report: Dust November Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 19 December 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 19/12/2006, Receival Date: 16/10/2013]
53. Monthly Audit Report: Dust October Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 08 January 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 08/01/2006, Receival Date: 16/10/2013]
54. Monthly Audit Report: Dust Report March Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 23 October 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 23/10/2006, Receival Date: 16/10/2013]
55. Monthly Audit Report: Dust September Final Remediation Works for the former Cresco site, Bayswater(Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 24 October 2006)
Report Author: C/- Australian Environmental Auditors Pty Ltd.
[Report Date: 24/10/2013, Receival Date: 16/10/2013]
56. Monthly Audit Report: May Final Remediation Works for the former Cresco site, Bayswater (Assessment No. 1477) Conformance to Ministerial Conditions (Parsons Brinckerhoff, 23 October 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 23/10/2006, Receival Date: 16/10/2013]
57. Additional Detailed Site Investigations, Sampling & Analysis Plan, CSBP Bayswater, WA (Parsons Brinckerhoff, 26th Of June 2009)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 26/06/2009, Receival Date: 04/09/2013]
58. Asbestos In Soils, Site Remediation & Validation Plan (Parsons Brinckerhoff, 19th July 2013)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 19/07/2013, Receival Date: 04/09/2013]
59. Assessment Of Ammonium Attenuation, Former Cresco Site, Bayswater, WA (Parsons Brinckerhoff, 7th Of November 2011)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 07/11/2011, Receival Date: 04/09/2013]
60. Assessment Of Crushed Concrete From Super Bin 1 Shed For reuse, Former Cresco Site, Bayswater, WA (Parsons Brinckerhoff, 30th of May 2013)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 30/05/2013, Receival Date: 04/09/2013]
61. Assessment Of Crushed Concrete From Super Bin 1 Shed, Former Cresco Site, Bayswater, WA (Parsons Brinckerhoff, 7th of August 2009)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 07/08/2007, Receival Date: 04/09/2013]
62. Assessment of Potential Organochlorine And Organophosphorus Pesticide Impacts On Crushed Concrete From Super Bin 1 Shed For Reuse, Former Cresco Site, Bayswater,WA (Parsons Brinckerhoff, 18th Of July 2013)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 18/07/2013, Receival Date: 04/09/2013]

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63. Auditors Comments For Areas, N,M,D and Super Bin 2, Cresco Site, Booklet 1 Of 2 ,Bayswater, WA (Parsons Brinckerhoff, 21st Of May 2010)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 21/05/2010, Receival Date: 04/09/2013]
64. Auditors Comments For Areas, N,M,D and Super Bin 2, Cresco Site, Booklet 2 Of 2 ,Bayswater, WA (Parsons Brinckerhoff, 21st Of May 2010)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 21/05/2010, Receival Date: 04/09/2013]
65. CSBP Bayswater - Lower Superficial Aquifer Bores Groundwater Sampling Results March 2012 (Parsons Brinckerhoff, 29th of November 2012)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 29/11/2012, Receival Date: 04/09/2013]
66. CSBP Bayswater Additional Well Installation, Groundwater & Surface Water Monitoring Event - June 2012 & Down Gradient Groundwater Monitoring September 2012 (Parsons Brinckerhoff, 24th of July 2013)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 24/07/2013, Receival Date: 04/09/2013]
67. CSBP Bayswater Groundwater & Surface Water Monitoring Event - March 2012 (Parsons Brinckerhoff, 24th of July 2013)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 24/07/2013, Receival Date: 04/09/2013]
68. CSBP Bayswater Water Quality Review 2003 - 2011, Western Australia (Parsons Brinckerhoff, 13th Of August 2013)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 13/08/2013, Receival Date: 04/09/2013]
69. Final Detailed Site Investigation, CSBP Booklet 1 of 5, Bayswater, WA, (Parsons Brinckerhoff,6th Of October 2011)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 06/10/2011, Receival Date: 04/09/2013]
70. Final Detailed Site Investigation, CSBP Booklet 2 of 5, Bayswater, WA, (Parsons Brinckerhoff,6th Of October 2011)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 06/10/2011, Receival Date: 04/09/2013]
71. Final Detailed Site Investigation, CSBP Booklet 3 of 5, Bayswater, WA, (Parsons Brinckerhoff,6th Of October 2011)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 06/10/2011, Receival Date: 04/09/2013]
72. Final Detailed Site Investigation, CSBP Booklet 4 of 5, Bayswater, WA, (Parsons Brinckerhoff,6th Of October 2011)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 06/10/2011, Receival Date: 04/09/2013]
73. Final Detailed Site Investigation, CSBP Booklet 5 of 5, Bayswater, WA, (Parsons Brinckerhoff,6th Of October 2011)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 06/11/2011, Receival Date: 04/09/2013]
74. Final Validation Report For Remediation Areas, Booklet 1 of 6 CSBP Bayswater, WA (Parsons Brinckerhoff, 4th of October 2011)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 04/10/2011, Receival Date: 04/09/2013]
75. Final Validation Report For Remediation Areas, Booklet 2 of 6 CSBP Bayswater, WA (Parsons Brinckerhoff, 4th of October 2011)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 04/11/2011, Receival Date: 04/09/2013]
76. Final Validation Report For Remediation Areas, Booklet 3 of 6 CSBP Bayswater, WA (Parsons Brinckerhoff, 4th of October 2011)
Report Author: PPK - Parsons Brinkerhoff.
[Report Date: 04/10/2011, Receival Date: 04/09/2013]

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77. Final Validation Report For Remediation Areas, Booklet 4 of 6 CSBP Bayswater, WA (Parsons Brinckerhoff, 4th of October 2011)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 04/10/2011, Receival Date: 04/09/2013]
78. Final Validation Report For Remediation Areas, Booklet 5 of 6 CSBP Bayswater, WA (Parsons Brinckerhoff, 4th of October 2011)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 04/10/2011, Receival Date: 04/09/2013]
79. Final Validation Report For Remediation Areas, Booklet 6 of 6 CSBP Bayswater, WA (Parsons Brinckerhoff, 4th of October 2011)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 04/11/2011, Receival Date: 04/09/2013]
80. Former Cresco Site, Bayswater Soil Remediation And Validation Plan. (Parsons Brinckerhoff, 30th Of March 2007)
Report Author: Parsons Brinckerhoff.
[Report Date: 30/03/2007, Receival Date: 04/09/2013]
81. Groundwater Recovery & Lime Dosing System Summary In Support Of ministerial Condition M5 - 2 Version 2, Booklet 1 of 3, (Parsons Brinckerhoff, 25th Of November 2011)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 25/11/2011, Receival Date: 04/09/2013]
82. Groundwater Recovery & Lime Dosing System Summary In Support Of ministerial Condition M5 - 2 Version 2, Booklet 2 of 3, (Parsons Brinckerhoff, 25th Of November 2011)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 25/11/2011, Receival Date: 04/09/2013]
83. Groundwater Recovery & Lime Dosing System Summary In Support Of ministerial Condition M5 - 2 Version 2, Booklet 3 of 3, (Parsons Brinckerhoff, 25th Of November 2011)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 25/11/2011, Receival Date: 04/09/2013]
84. Interim Validation Report For Metals In Remediation Areas - CSBP Bayswater, WA Booklet 1 of 3 (Parson Brinckerhoff, 1st of July 2007)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 01/07/2007, Receival Date: 04/09/2013]
85. Interim Validation Report For Metals In Remediation Areas - CSBP Bayswater, WA Booklet 2 of 3 (Parson Brinckerhoff, 1st of July 2007)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 01/07/2007, Receival Date: 04/09/2013]
86. Interim Validation Report For Metals In Remediation Areas - CSBP Bayswater, WA Booklet 3 of 3 (Parson Brinckerhoff, 1st of July 2007)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 01/07/2013, Receival Date: 04/09/2013]
87. Preliminary Site Investigation, CSBP Bayswater, WA November 2007 (Parson Brinckerhoff, January 2008)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 07/01/2008, Receival Date: 04/09/2013]
88. Review Of Asbestos Works, Relating To The Historical Demolition And Removal Of On-Site Infrastructure, CSBP, Cresco Site, Bayswater,WA (Parsons Brinckerhoff, 11th Of March 2011)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 11/03/2011, Receival Date: 04/09/2013]
89. Wesfarmers CSBP Limited Bayswater Project Soil Contamination Assessment, (Revision 2), Volume 1 of 2, (Wesfarmers CSBP limited, 1st Of October 1999)
Report Author: Wesfarmers CSBP Ltd.
[Report Date: 01/10/1999, Receival Date: 04/09/2013]
90. Wick St Compensating Basin Soil Sampling - Lot 7, Mooney St, Bayswater,Wa (Parsons Brinckerhoff, 3rd Of July 2013)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 03/07/2013, Receival Date: 04/09/2013]

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Environmental Reports

91. Annual Groundwater Monitoring Review June 2004 - June 2005, Former Cresco Site, Railway Parade Bayswater (Parsons Brinckerhoff, January 2006)
Report Author: Parsons Brinckerhoff.
[Report Date: 30/01/2006, Receival Date: 09/09/2011]
92. Bayswater Main Drain Contaminant Flux Investigation, 2003 -2005, (Parsons Brinckerhoff, July 2005)
Report Author: Parsons Brinckerhoff.
[Report Date: 14/07/2005, Receival Date: 09/09/2011]
93. CSBP Ecotoxicity Project, Direct Toxicity Assessment Using Resident Species (Parsons Brinckerhoff, May 2005)
Report Author: Parsons Brinckerhoff.
[Report Date: 02/05/2005, Receival Date: 09/09/2011]
94. Potential Impacts of Bayswater Main Drain on the Swan River - Metal Bioaccumulation in Mussels (Parsons Brinckerhoff, April 2004)
Report Author: Parsons Brinckerhoff.
[Report Date: 04/05/2005, Receival Date: 09/09/2011]
95. Preliminary Site Investigation, Lot 10 Railway Parade, Bayswater (Parsons Brinckerhoff, March 2007)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 27/04/2007, Receival Date: 01/05/2007]
96. Validation Sampling, Underground Storage Tank, Former Cresco Site, Bayswater, WA (Parsons Brinckerhoff, May 2005)
Report Author: Parsons Brinckerhoff.
[Report Date: 27/04/2005, Receival Date: 01/05/2005]
97. Final Remediation Works for the Former Cresco Site, Bayswater, Public Environmental Review (Parsons Brinckerhoff, September 2004)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 01/09/2004, Receival Date: 01/09/2004]
98. Final Remediation Works for the Former Cresco Site, Bayswater, Public Environmental Review August 2004 (Parsons Brinckerhoff, August 2004)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 04/08/2004, Receival Date: 05/08/2004]
99. Groundwater Interception System - Preliminary Operating Strategy, CSBP Former CRESCO Site (Parsons Brinckerhoff, November 2003)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 09/12/2003, Receival Date: 09/12/2003]
100. Final Report: An Investigation of the Water Quality of Domestic Bores in the Vicinity of the Former Cresco Site, Railway Parade, Bayswater (Parsons Brinckerhoff, June 2003)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 19/06/2003, Receival Date: 20/06/2003]
101. Interim Report: Off-Site Groundwater Investigation - Former Cresco Site, Railway Parade, Bayswater (Parsons Brinckerhoff, May 2003)
Report Author: PPK - Parsons Brinckerhoff.
[Report Date: 15/05/2003, Receival Date: 15/05/2003]

Auditor Reports

1. Mandatory Auditor's Report, 2-4 Railway Parade, Bayswater, WA. (Australian Environmental Auditors, 12 April 2018)
Report Author: Charlie Barber.
[Report Date: 12/04/2018, Receival Date: 13/04/2018]
2. Mandatory Auditors Report, 2-4(Lot 10) Railway Parade (Former Cresco Site) Bayswater, Western Australia. (Australian Environmental Auditors, 18 May 2016)
Report Author: Charlie Barber.
[Report Date: 18/05/2016, Receival Date: 20/05/2016]
3. Interim Mandatory Auditor's Report, 2-4 (Lot 10) Railway Parade and Lot 7 Mooney Street, Bayswater WA. (EA, 29 August 2013)
Report Author: Charlie Barber.
[Report Date: 29/08/2013, Receival Date: 06/09/2013]

General

No other information relating to this parcel.

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Appendix C: Site Photographs



Photo 1. View south showing Tonkin Highway, drainage swales and Principal Shared Pathway. Photograph taken on from the western road verge at the north of site.



Photo 2. View northwest showing drainage swales and Tonkin Highway. Photograph taken from the eastern road verge, in the vicinity of the northern cinder pit.



**Photo 3. View west showing steep embankment to Tonkin Road (and possible uncontrolled fill).
Photograph taken from eastern road verge, in the southern portion of the site.**



Photo 4. View southwest showing proximity to the drainage sump and Bayswater Main Drain (flowing underground from the sheet piling). Photograph taken from the western road verge.



Photo 5. View north showing fly tipping beneath Tonkin Highway Bridge.



Appendix D: Excerpt from AEA (2013) Regarding Recommended Site Classifications

INTERIM MANDATORY AUDITOR'S REPORT

2-4 (Lot 10) Railway Parade and Lot 7 Mooney Street, Bayswater, Western Australia

Potentially complete exposure pathways	Investigated	Complete pathway confirmed
Groundwater users with registered / unregistered bores located down hydraulic gradient (north-west) of the site, in the event that contaminated groundwater is pumped to the surface and used for irrigation/garden irrigation water purposes	No	<p>Exceedances of the Pennsylvania Phosphorus Index occurred at the site:</p> <ul style="list-style-type: none"> ▪ Super Bin 1 – 55 samples ▪ Urea Bin – 6 samples ▪ Sulphuric Acid Plant – 9 samples ▪ Phosphate rock storage area – 21 samples ▪ Railway line – 86 samples <p>A potential exists for phosphorus to leach into the groundwater, however this investigation only includes soil at the site. Groundwater has been investigated extensively as part of historic site investigations. Continuation of groundwater monitoring and monitored natural attenuation will occur at the site for two years post the completion of active soil remediation.</p>
The marine environment of the Swan River, which is located approximately 1.2kmsouth of the site (down gradient of site specific inferred groundwater flow)	No	<p>Exceedances of the Pennsylvania Phosphorus Index occurred at the site:</p> <ul style="list-style-type: none"> ▪ Super Bin 1 – 55 samples ▪ Urea Bin – 6 samples ▪ Sulphuric Acid Plant – 9 samples ▪ Phosphate rock storage area – 21 samples ▪ Railway line – 86 samples <p>A potential exists for phosphorus to leach into the groundwater, however this investigation only includes soil at the site. Groundwater has been investigated extensively as part of historic site investigations. Continuation of groundwater monitoring and monitored natural attenuation will occur at the site for two years post the completion of active soil remediation.</p>

The auditor agrees with the outcome of the post remediation qualitative risk assessment for soil; however, an increasing trend in concentration of TP in groundwater may be related to the presence of P onsite. P should be included in the pending Groundwater Management Program to continue to assess this potential.

12.4 Post Remediation Qualitative Risk Assessment – Groundwater

Sources of historical contamination within the site are reported to have been largely remediated by soil excavation (PB, 2013c). The sources of CoPCs remaining post-remediation are reported to be associated either with materials not removed during soil remedial works, secondary sources in the groundwater or former cinder disposal ponds beyond the site boundary within the Main Roads Tonkin Highway road reserve (PB, 2013c).

12.4.1 Migration Pathways and Receptors

A post-remediation qualitative risk assessment is presented in section 11.2 of the WQR (PB, 2013c) and CoPCs that potentially pose a risk to human health and the environment have been identified as Al, Zn and F, and lower risk CoPCs being pH, As, Fe, Ni, TN and TP. With regard to these, various migration pathways and receptors were identified. They are:

- **migration pathways:**
 - onsite:
 - abstraction and use (dermal contact, inhalation or ingestion) if groundwater is abstracted.
 - offsite:
 - abstraction and use (irrigation or otherwise) of groundwater;
 - groundwater movement in a south westerly direction;
 - vertical migration of contaminants within the superficial aquifer;
 - BMD intercepting groundwater to become surface water; and
 - BMD draining into the Swan River.

- **potential receptors:**

- onsite:
 - industrial workers, construction workers, site visitors or redevelopment contractors; and
 - sparse site vegetation, multiple use dampland.
- offsite:
 - residential groundwater users with registered/unregistered bores located down hydraulic gradient (south) of the site;
 - mixed-zone property groundwater users with registered/unregistered bores located down hydraulic gradient (south) of the site;
 - industrial groundwater users with registered/unregistered bores located down hydraulic gradient (south) of the site;
 - lower superficial aquifer receiving contaminants;
 - groundwater flow to the Swan River;
 - the BMD intercepting groundwater to become surface water; and
 - the Swan River receiving intercepted groundwater from the BMD.

The assessor classified the offsite receptors as groups of properties presented in Figure 11A (in Appendix A) of the WQR (PB, 2013c) and reproduced a Figure 24 below. These property groups included:

- **Group A** – Residential properties east of the BMD, north of Guildford Road and south of Whatley Crescent (including 1–11 Newton Street);
- **Group B** – Remaining properties (mixed-zoning) to the north of Group A, east of the BMD, west of Tonkin Highway, north of Guilford Rd (including 1A Newton Street); and
- **Group C** – Industrial properties to the south of Guildford Road bounded by River Road, Goongarrie Street and Pearson Street.

Each individual property group is presented in Figures 11B–11D (in Appendix A of the WQR (PB, 2013c) and reproduced as Figures 5 to 12 in **Appendix J**.

Figure 24: Post Remediation Risk Assessment Offsite Property Groups A, B and C

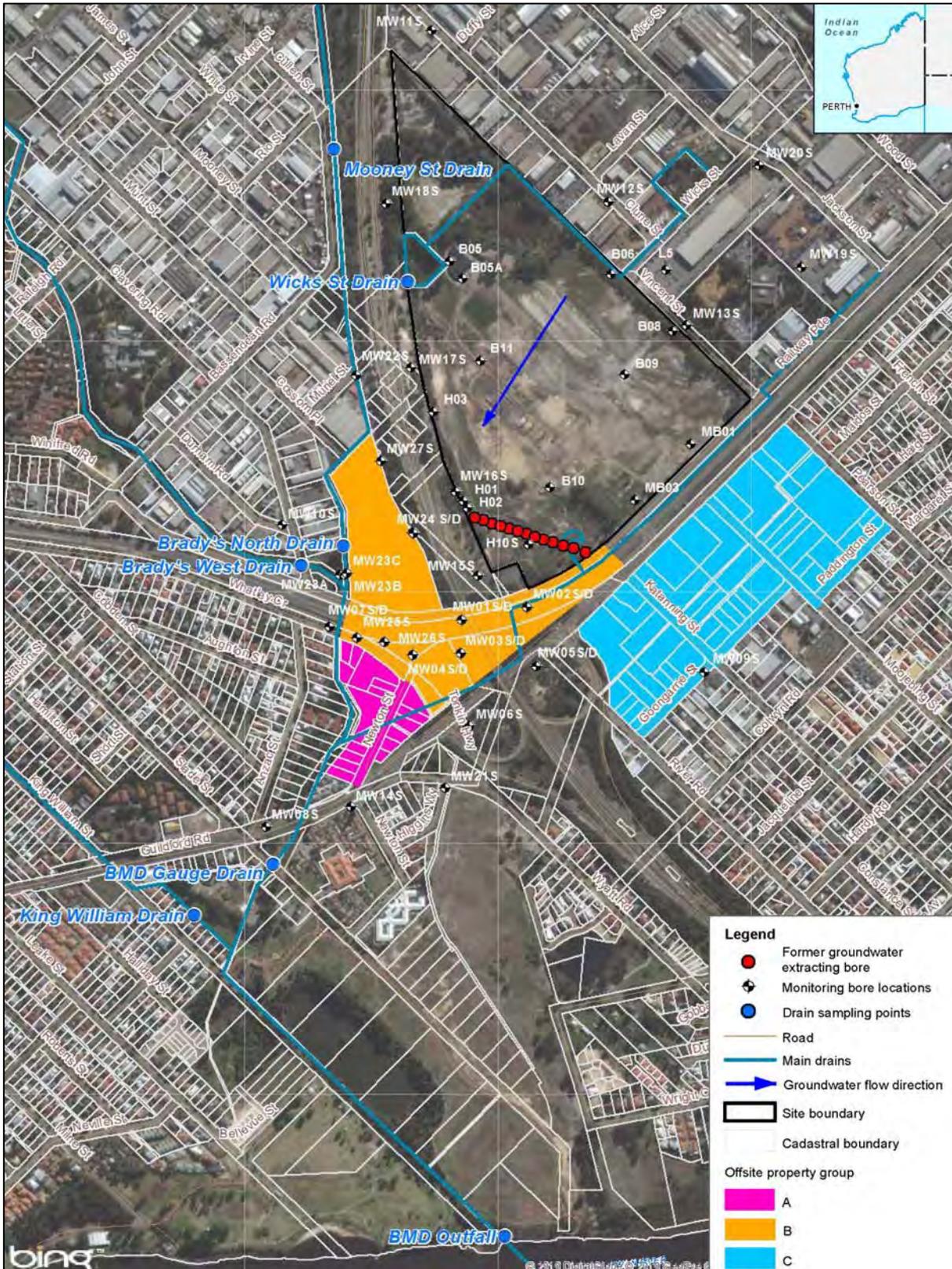


Table 58: Auditor Conclusions Regarding Compliance with Ministerial Conditions M691

Ministerial Condition	Auditor Conclusion
M691: 5 - Remediation Program	
Condition M691:5-1	Condition met (See Section 11 and 13 of this Interim MAR).
Condition M691:5-2	
Condition M691:5-3	
Condition M691:5-4	
Condition M691:5-5	
Condition M691:5-6	
Condition M691:5-7	
Condition M691:5-8	The condition has been met, however groundwater monitoring is still occurring at the site in accordance with the commitments outlined within the pending Groundwater Management Plan (to be provided with subsequent a MAR by the development contractors appointed team).
Condition M691:5-8	Condition met (Section 11 and 13 of this Interim MAR). CSBP has notified the DER on 20 November 2009 and 13 July 2012 of the affected properties. These properties are outlined in Table 59 below.
Condition M691:6	Condition met (See Section 11 and 13 of this Interim MAR).
Condition M691: 6-1	
Condition M691:6-2	
Condition M691:6-2 Procedures	

Note: see Appendix A

- The auditor concurs with the assessor’s recommendation that placing a memorial on the title with a requirement to restrict the abstraction of groundwater from the site would reduce the risk to onsite human receptors to ‘Low’.
- Offsite down gradient properties have concentrations of various CoPCs above the adopted criteria and as such, have been affected by the source site. The risk associated with this affect is discussed in Section 12 with the auditor’s assessment of the potential impact to down-gradient properties outlined in Section 14. A number of the affected properties have already been notified to the WA DER, and auditor recommendations for site classification are presented in Section 15.2.

The auditor considers that the scope of works, methodology of the site investigations, laboratory analytical programs, remediation, validation and risk assessments undertaken by the assessors have been appropriate to characterise the nature and extent of contamination at the site.

The auditor has utilised the assessor’s data and relied to some degree on his risk assessment experts to help formulate final positions regarding existing and future risks at the site.

15.2 Recommendations for Classification and Restrictions

In accordance with Condition M691:5-8, compliance with the following commitment is required by the proponent based on the determination and assessment of this Interim MAR by the DER:

‘The proponent shall provide notification to all prospective owners or lessees of the property, following remediation, of any residual contamination in groundwater beneath the site. This notification shall include the type and extent of the contamination, and any resulting restrictions, or actions required, such as further sampling and laboratory analysis of groundwater to ensure that it is suitable for intended use. This notification is to be provided in a format such that it can be provided to any subsequent owners or lessees.’

As per the rationale provided above, and in accordance with:

INTERIM MANDATORY AUDITOR'S REPORT

2-4 (Lot 10) Railway Parade and Lot 7 Mooney Street, Bayswater, Western Australia

- *Contaminated Sites Act (2003)* and the Site Classification Scheme Guideline publication (September 2006); and
- Remediation of the site including assessment of the data reported by the assessor.

The following table lists affected properties and associated recommendations for site classification based upon residual soil and or groundwater impacts that remain. The table also indicates if the site has been notified to the DER, what the assessor's recommended site classification is and what the auditor's recommended site classification. The table generally contains three types of sites:

- properties that have were previously notified to DER (source and affected) with auditor recommended site classifications;
- properties that have were previously not notified to DER but have been coincidental with this Interim MAR; and
- properties that were considered by the auditor in light of the reported data and plume modeling, but deemed not sufficiently likely impacted for notification.

The properties previously notified (including the source site and some affected properties) are provided below with the auditor's recommendations for reclassification. Given the significant amount of remediation which has occurred at the site and the benefits it has shown, classification for down-gradient affected properties could be considered Remediated-Restricted Use or Contaminated – Restricted Use.

The affected properties located at the down-gradient tip of the contaminant plume have now been notified by the auditor with Form 1s, simultaneous to presenting this Interim MAR. The notifications are based on modeled data alone (there is no actual measured data/results on these sites). The auditor recommends that the decision regarding classification of these Suspected Contaminated Sites be postponed pending the results of the ongoing Groundwater Monitoring Program. The reason for this being negligible risk to these properties (due to the nature of the contaminant, the concentration and the likelihood of water use). Whilst there is little or no risk, the modeled plume provides sufficient evidence to suspect they are contaminated, thus under the *Contaminated Sites Act (2003)*, must be reported by the auditor as 'Suspected Contaminated Sites'.

Table 59: Recommendations for Classification and Restrictions

Site ID			Site Previously Notified to DER?	Current Classification	Contamination Reported Above Adopted Criteria	Assessor Recommended Classification	Auditor Recommended Classification
Address	Cadastral definition	Volume/Folio					
(Lot 10 Railway Parade) 2-4 Railway Parade, Bayswater WA 6053	n/a	Source Site: Address 1 (Dominant Parcel) 1391/921	Yes	C-RR	Yes – many analytes, based on actual data	R-RU	C-RR
Lot 7 Mooney Street, Bayswater WA 6053	n/a	Source Site: Address 2 (Compensating Basin) 1391/924	Yes	C-RR	Yes – many analytes, based on actual data	R-RU	C-RR
Offsite Property Group A							
1 Whatley Crescent, Bayswater WA 6053	D78697 11	1887/450	Yes	Pending	Yes (Al, Fe and F* based on actual data)	R-RU	R-RU*****
5 Whatley Crescent, Bayswater WA 6053	D36501 8419 2	Details not available	No	None	Yes (Al only** based on modelled data)	No	None, wait for monitoring data
5A Whatley Crescent, Bayswater WA 6053	D36501 8419 1	Details not available	No	None	Yes (Al only** based on modelled data)	None	None, wait for monitoring data
Lot 8419 Whatley Crescent, Bayswater WA 6053	R29993	Details not available	No	None	Yes (Al only** based on modelled data)	None	None, wait for monitoring data
1 Newton Street, Bayswater WA 6053	P3405 177	1065/968	Yes	Pending	Yes (Al, Fe and F* based on actual data)	R-RU	R-RU*****
3 Newton Street, Bayswater WA 6053	P3405 178	1115/866	No	None	Yes (Al only**, based on modelled data)	None	None, wait for monitoring data
4 Newton Street, Bayswater WA 6053	P3404 172	1145/358	No	None	Yes (Al and F only** based on modelled data)	None	None, wait for monitoring data
5 Newton Street, Bayswater WA 6053	P3405 179	2710/505	No	None	Yes (Al only** based on modelled data)	None	None, wait for monitoring data
6 Newton Street, Bayswater WA 6053	P3404 171	1970/96	No	None	Yes (Al only** based on modelled data)	None	None, wait for monitoring data

Table 59: Recommendations for Classification and Restrictions

Site ID			Site Previously Notified to DER?	Current Classification	Contamination Reported Above Adopted Criteria	Assessor Recommended Classification	Auditor Recommended Classification
Address	Cadastral definition	Volume/Folio					
7 Newton Street, Bayswater WA 6053	P3405 180	2710/506	No	None	No	None	None
8 Newton Street, Bayswater WA 6053	SP15321Lots 1-19	Units 1-19: 1779/756-774	No	Pending	Yes (AI only** based on modelled data)	None	None, wait for monitoring data
9 Newton Street, Bayswater WA 6053	P3405 181	2710/507	Not Required	None	No	None	None
10 Newton Street, Bayswater WA 6053	P3404 169	1405/705	Not Required	None	No	None	None
11 Newton Street, Bayswater WA 6053	P3405 182	1117/289	Not Required	None	No	None	None
12 Newton Street, Bayswater WA 6053	P3404 168	1405/706	Not Required	None	No	None	None
14 Newton Street, Bayswater WA 6053	P29247 42	2510/439	Not Required	None	No	None	None
16 Newton Street, Bayswater WA 6053	S27441 3	2046/729	Not Required	None	No	None	None
16A Newton Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
18 Newton Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
18A Newton Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
Newton Street Road Reserve between 1 and 5 Newton Street Bayswater WA 6053	n/a	n/a	No	Pending	Yes (AI only** based on modelled data)	None	None, wait for monitoring data
Offsite Property Group B							
12-26 Railway Parade, Bayswater WA 6053	D071450 2	1776/298	Yes	Pending	Yes (AI, As and Fe* based on actual data)	R-RU	R-RU*****
Lot 10565 Guildford Road, Bayswater WA 6053	P216183 10565	1758/379	Yes	Pending	Yes (AI, As and Fe* and F** based on actual data)	R-RU	R-RU*****

Table 59: Recommendations for Classification and Restrictions

Site ID			Site Previously Notified to DER?	Current Classification	Contamination Reported Above Adopted Criteria	Assessor Recommended Classification	Auditor Recommended Classification
Address	Cadastral definition	Volume/Folio					
1A (Lot 300) Newton Street, Bayswater WA 6053	P049817 300	2660/937	Yes	Pending	Yes (Al, As and Fe* and F** based on actual data)	R-RU	R-RU*****
Railway Parade West of Tonkin Highway Bayswater WA 6053	P Road (Railway Pde West)	n/a	Yes	Pending	Yes (Al, As and Fe* and F** based on actual data)	R-RU	R-RU*****
Railway Parade East of Tonkin Highway, Bayswater WA 6053	P Road (Railway Pde East)	n/a	Yes	Pending	Yes (Al, As and Fe* based on actual data)	R-RU	R-RU*****
Whatley Cres, from No. 1 to end of first parcel boundary, Bayswater WA 6053	P Road (Whatley Cres)	n/a	Yes	Pending	Yes (Al, As, Ni, Fe* and F** based on actual data)	R-RU	R-RU*****
Lot 14091 Guildford Rd (under Tonkin Hwy between rail and Guildford Rd), Bayswater WA 6053	P027645 14091	LR3122/724	Yes	Pending	Yes (Al, As and Fe* based on actual data)	R-RU	R-RU*****
Lot 10928 Whatley Crescent, Bayswater WA 6053	R40032 P187937 10928	LR3139/519	Yes	Pending	Yes (Al, As, Ni, Fe* and F** based on actual data)	R-RU	R-RU*****
West of Tonkin Highway, Bayswater WA 6053	P002052 2630 R12520	n/a	Yes	Pending	Yes (Al, As and Fe* and F** based on actual data)	R-RU	R-RU*****
East of Tonkin Highway, Bayswater WA 6053	R12520 P032052 2630	n/a	Yes	Pending	Yes (Al, As and Fe* based on actual data)	R-RU	R-RU*****
Offsite Property Group C							
11 River Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
13 River Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
15 River Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None

Table 59: Recommendations for Classification and Restrictions

Site ID			Site Previously Notified to DER?	Current Classification	Contamination Reported Above Adopted Criteria	Assessor Recommended Classification	Auditor Recommended Classification
Address	Cadastral definition	Volume/Folio					
17 River Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
2 Goongarrie Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
4 Goongarrie Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
6 Goongarrie Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
8 Goongarrie Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
10 Goongarrie Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
12 Goongarrie Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
14 Goongarrie Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
16 Goongarrie Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
6 Katanning Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
9 Katanning Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
10 Katanning Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
13 Katanning Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
14 Katanning Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
15 Katanning Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
2 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
4 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None

Table 59: Recommendations for Classification and Restrictions

Site ID			Site Previously Notified to DER?	Current Classification	Contamination Reported Above Adopted Criteria	Assessor Recommended Classification	Auditor Recommended Classification
Address	Cadastral definition	Volume/Folio					
6 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
8 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
10 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
14 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
9 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
11 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
13 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
15 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
19 Moojebing Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
496 Guildford Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
500 Guildford Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
502 Guildford Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
504 Guildford Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
510 Guildford Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
514 Guildford Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
516 Guildford Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
518 Guildford Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None

Table 59: Recommendations for Classification and Restrictions

Site ID			Site Previously Notified to DER?	Current Classification	Contamination Reported Above Adopted Criteria	Assessor Recommended Classification	Auditor Recommended Classification
Address	Cadastral definition	Volume/Folio					
524 Guildford Road, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
2 Paddington Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
4 Paddington Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
7 Pearson Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
15 Pearson Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
17 Pearson Street, Bayswater WA 6053	n/a	n/a	Not Required	None	No	None	None
Properties Surrounding / Adjacent to the Site							
Railway Parade between Vincent Street and Tonkin Highway, Bayswater WA 6053	n/a	n/a	Yes	C-RR	Yes***	None	R-RU*****
The numerous minor lots within the Tonkin Highway Road Reserve west of the site, Bayswater WA 6053	n/a	n/a	Yes	C-RR	Yes ****	None	C-RR

NOTES:

- n/a:** Information relating to accurate cadastral and volume/folio not available at the time of preparing the Interim MAR
- ***: Based on a site evidence of exceedance above criteria proposed by the assessor in Section 11.5.2 of the WQR (PB, 2013)
- ****: Based on auditors assessment of an exceedance above the adopted criteria or the criteria proposed by the assessor in Section 11.5.2 of the WQR (PB, 2013)
- *****: Soil exceedance not remediated based on sample: VWX41-REVAL BOTTOM (19,271 mg/kg compared to HIL-F of 5000 mg/kg)
- ******: Soil impacts associated with cinder deposits and groundwater plume associated with Al, As, F, Fe, Ni, pH
- *******: Applicable Restriction being the prevention of abstraction of groundwater for any use.