



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 04:49:10PM, 10/01/2023

Receipt No:

ID No: 61204

Search Results

This response relates to a search request received for:

22 Stephen St
Bunbury, WA, 6230

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	22 Stephen St Bunbury, WA, 6230
Lot on Plan Address	Lot 20 On Diagram 75876
Parcel Status	<p>Classification: 23/02/2022 - Remediated for restricted use</p> <p>Nature and Extent of Contamination:</p> <p>Hydrocarbons (such as from diesel and asphalt) and suspected asbestos-impacted fill material remain in soils at the site.</p> <p>Restrictions on Use:</p> <p>The land use 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 residential use, childcare centres or recreational open space, without further contamination assessment and/or remediation.</p> <p>Due to the potential presence of asbestos-impacted fill material and hydrocarbons in soil, the site-specific management plan titled Health Safety and Environmental Management Plan (Georgiou, May 2021) should be implemented to address any potential risks to the health of any workers undertaking intrusive works (below natural ground level).</p> <p>Reason for Classification:</p> <p>This site was reported to the Department of Water and Environmental Regulation (the department) under section 11 of the 'Contaminated Sites Act 2003' (the Act), which commenced on 1 December 2006. The site has been classified under section 13 of the Act based on information submitted to the department by January 2022.</p> <p>The site was reported because a portion of the site was formerly occupied by an automotive repair workshop for an unknown period prior to 1959 until 1971. Automotive repair workshops have the potential to cause contamination, as specified in the guideline 'Assessment and management of contaminated sites' (Department of Water and Environmental Regulation [DWER], 2021).</p> <p>A series of contamination assessments were carried out at the site between 2020 and 2021 which identified hydrocarbons in soil. A preliminary site investigation conducted in 2020 identified the</p>

Disclaimer

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.



Contaminated Sites Act 2003

Basic Summary of Records Search Response

Report generated at 04:49:11PM, 10/01/2023

changing land uses, historical activities and changes to building orientation between 1959 and 1977. From review of aerial photographs, the building that was present in 1977 appears to have not changed significantly until it was demolished in early 2021.

During these demolition works, an estimated 10,000 litre underground storage tank (UST) was identified. The former diesel UST was removed by 1 October 2021 and the excavation was partially filled with no soil validation undertaken.

In late October 2021 the former UST pit was re-excavated to the water table (to approximately 2 metres below ground level) and it is understood that all visually impacted and field screened material (using a photo-ionization detector) was removed. A total of 183 cubic metres of soil was excavated and the material was disposed of off-site.

Soil validation sampling identified hydrocarbons (such as from diesel) in an isolated location at the soil/groundwater interface at a concentration slightly exceeding Management Limits for commercial and industrial land, as published in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM). As this was the only validation sample that exceeded the applicable criteria it is not considered to present significant risk to ongoing commercial/industrial use of the site. Imported virgin fill material was used to fill the excavation void.

A single asbestos-containing material (ACM) fragment was also identified in soil within the excavation, likely associated with fill material present beneath the hardstand.

A site investigation was undertaken in November 2021 to assess the quality of soil and groundwater across the site.

Soil investigations identified hydrocarbons (such as from diesel and asphalt) in two isolated surface soil locations in the south-west portion of the site and in the vicinity of a former road reserve. Concentrations of hydrocarbons slightly exceeded Ecological Screening Levels for commercial and industrial land, as published in the NEPM. However, soil samples taken at greater depths did not identify any further exceedances. These exceedances are not considered to present significant risk to the ongoing commercial/industrial use of the site.

Groundwater investigations identified nickel and hydrocarbons exceeding assessment levels for drinking water but were below assessment levels for non-potable use of groundwater, as published in DWER, 2021. As no registered drinking water abstraction bores were identified in the immediate vicinity of the site, the identification of nickel and hydrocarbons in groundwater is not considered to present a significant risk to ongoing commercial/industrial use of the site or the immediate surrounding parcels of land. Nickel, copper and zinc were also identified in groundwater at concentrations marginally exceeding Water Quality Australia's default guideline values for the protection marine ecosystems. However, the concentrations appear to be consistent with ambient groundwater conditions and do not appear to present a significant risk to the Leschenault Inlet.

As a precautionary measure an ongoing site management plan (SMP) titled Health Safety and Environmental Management Plan (Georgiou, May 2021) has been prepared to manage any potential risks to site workers from any unexpected finds encountered during excavation or maintenance works.

Based on the information provided, the site is suitable for continued commercial/industrial land use, provided that the SMP dated 17 May 2021 is implemented. As the site has only been partially

Disclaimer

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 04:49:11PM, 10/01/2023

investigated the site may not be suitable for more sensitive land uses (e.g. residential housing or child care centres) without further investigation and remediation.

The site is contaminated and has been remediated such that it is suitable for the current commercial/industrial land use, subject to implementation of the SMP. Therefore, the site is classified as 'remediated for restricted use'.

A memorial stating the site's classification has been placed on the certificate of title and will trigger the need for further investigations and risk assessment should the site be proposed for a more sensitive land use.

The department, in consultation with the Department of Health, has classified this site based on the information available to the department 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 the department, and as such, the usefulness of this information may be limited.

In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, the department recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.

Other Relevant Information:

Additional information included herein is relevant to the contamination status of the site and includes the department's expectations for action that should be taken to address potential or actual contamination described in the Reasons for Classification.

Where the land is part of a transaction - sale, mortgagee or lease agreement, the landowners 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 the department.

Action Required:

Please refer 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 Water and Environmental Regulation.
Current Regulatory Notice Issued	Type of Regulatory Notice: <i>Nil</i> Date Issued: <i>Nil</i>
General	No other information relating to this parcel.

Disclaimer

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.