



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 04:44:35PM, 10/01/2023

Search Results

This response relates to a search request received for:

Lot 501 On Plan 410594
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.

Receipt No:

ID No: 71750

Address	Lot 501 On Plan 410594 Bunbury, WA, 6230
Lot on Plan Address	Lot 501 On Plan 410594
Parcel Status	<p>Classification: 21/01/2021 - Remediated for restricted use</p> <p>Nature and Extent of Contamination:</p> <p>Mineral sands tailings containing elevated levels of radionuclides were historically deposited at the site. On the northern portion of the site, mineral sands tailings remain present beneath a layer of uncontaminated soil of 0.5 metres thickness.</p> <p>On the southern portion of the site, mineral sands tailings remain present beneath a layer of uncontaminated soil of variable thickness.</p> <p>Restrictions on Use:</p> <p>The land use of this site is restricted to recreational public open space use. The site should not be developed for a more sensitive use such as residential, childcare centres, kindergartens, pre-schools and primary schools, without further contamination assessment and/or remediation.</p> <p>Radiological soil contamination beneath the northern portion of Lot 501 is to be managed in accordance with procedures and protocols specified in the document "Site Management Plan, Portion Lot 501, Koombana Drive, Bunbury, WA" Welarm (7 June 2019), and any future versions of that plan.</p> <p>Due to the potential presence of radionuclides in soils, excavation or disturbance of soils on the southern portion of Lot 501 is restricted. If any soil disturbance is to be undertaken on this portion of the site, a site-specific health and safety plan should be developed to address the health risks associated with potential disturbance of buried mineral sands tailings.</p> <p>Reason for Classification:</p> <p>This site was reported to the Department of Water and Environmental Regulation (the department) as per reporting obligations under section 11 of the 'Contaminated Sites Act 2003' (the Act), which commenced on 1 December 2006. The site was first classified under section 13 of the Act in January 2010. A different classification was assigned under the Act in December 2011 following the submission of new information. In March 2016 additional parcels of land which make up the site were</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.



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reported and the site was classified again to reflect additional technical information submitted to the department by December 2016. The reasons for classification have been updated to take into account more recent information submitted to the department by December 2020.

This site was used as a railway corridor between 1930 and 1956 and for mineral sand mining, disposal of mineral sand tailings and mineral stockpiling between the 1950s and 1990s. Railway corridors and extractive industries are land uses that have the potential to cause contamination as specified in the guideline 'Assessment and management of contaminated sites' (Department of Environment Regulation [DER], 2014).

The site was reported in 2007 because mineral sand tailings with elevated levels of radionuclides were known to have been disposed at the site. The mineral sand tailings were reportedly capped with uncontaminated soils in the 1990s and the site has since been used for recreational public open space.

Investigations were carried out in 2015 and 2016 to assess the site's suitability for development for commercial and recreational public open space land uses. The investigations found that mineral sands tailings were present across the site, overlain by a cover of uncontaminated soil ranging in thickness from 0.15 to 0.5 metres. A surface stockpile of mineral sand was also identified, which was removed and disposed off-site.

Radiological investigations and risk assessment, including assessment of gamma radiation, radon and thoron gas levels, radiological dust levels and total radiation doses, found that the site did not pose an unacceptable risk to human health provided measures were taken to improve and maintain the cover of uncontaminated soil.

Soil investigations for potential non-radiological contaminants of concern found no evidence of other contaminants at levels exceeding the relevant human health and environmental assessment levels for soil.

Groundwater investigations found no potential contaminants of concern present at levels exceeding the relevant human health and environmental assessment levels for groundwater.

The investigations and risk assessment works were the subject of an independent review by an accredited contaminated sites auditor (the auditor). The auditor's findings are documented in a mandatory auditor's report (MAR) dated 15 November 2016. The MAR concluded that the site was suitable for development for commercial and public open space land uses, provided measures were implemented to improve and maintain the cover of uncontaminated soil.

On 21 December 2016, the department received specialist advice from the Radiological Council of Western Australia (Radiological Council) who agreed with the conclusions in the MAR regarding radiological assessments of the site. In consultation with the Radiological Council, the department accepted the findings of the MAR.

Remediation and validation works were carried out across an area of 2.7 hectares comprising the northern portion of Lot 501 in 2017 and 2018. Remedial works undertaken in the northern portion of the site involved the stripping of 0.2 metres of topsoil, followed by removal of 517 tonnes of underlying mineral sand tailings, which was taken off-site to an approved mineral sands disposal facility. Imported clean soil material of 0.5 metres thickness was reinstated across the northern portion of Lot 501. Following the application of the clean soil capping layer, a final gamma radiation survey was undertaken across the remediated portion of the site.

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A Site Management Plan (SMP) was developed to provide for long-term monitoring and maintenance of the clean soil capping layer applied to the northern portion of the site, which is currently proposed for development.

The southern portion of Lot 501, which largely comprises estuarine foreshore and mangroves, is not proposed to be developed at this time. Investigations have indicated that historical mineral sands deposition in this area is unlikely. However, further assessment is recommended should any development be proposed on the southern portion of the site in the future.

The remediation and validation works were the subject of an independent review by an auditor whose findings were documented in a MAR dated 18 June 2019 and an addendum to the MAR dated 23 December 2020. The MAR and addendum recommended that the site is suitable for recreational public open space land use provided the auditor-approved SMP is implemented to protect and prevent the disturbance of soils that form the 0.5 metre clean soil capping layer.

The site is contaminated and has been remediated such that it is suitable for recreational public open space and/or commercial/industrial land uses, subject to implementation of the auditor-approved 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 (Radiation Council), 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 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 the department.

Action Required:

Please refer to the Restrictions on Use applicable to the site.

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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: *Nil*

Date Issued: *Nil*

General

No other information relating to this parcel.

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