



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 01:46:05PM, 31/01/2023

Receipt No:

ID No: 73089

Search Results

This response relates to a search request received for:

6 Austral Pde
East 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	6 Austral Pde East Bunbury, WA, 6230
Lot on Plan Address	Lot 51 On Diagram 58926
Parcel Status	<p>Classification: 13/08/2020 - Remediated for restricted use</p> <p>Nature and Extent of Contamination:</p> <p>Following remediation, hydrocarbons (such as from petrol, diesel or oil) remain present in soil beneath the location of former underground fuel storage tanks in the north east and central east portions of the site.</p> <p>Restrictions on Use:</p> <p>The land use of the site is restricted to commercial/industrial use. 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>Due to presence of hydrocarbons in soil beneath the north east and central east portions of the site, any intrusive works should be undertaken in accordance with a suitable site management plan.</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.</p> <p>The site was first classified under section 13 of the Act based on information submitted to the department by March 2018. The site has been classified again under section 13 of the Act to reflect additional technical information submitted to the department by July 2020.</p> <p>The site was used as a service station for approximately 39 years, from 1959 to 1998, and as a mechanical workshop from 1998 to 2002. The site was reported because a contamination assessment carried out in March 2018 identified hydrocarbons (such as from petrol, diesel or oil) in soil beneath the site. Service stations and mechanical workshops are land uses which have the potential to cause contamination, as specified in the guideline 'Assessment and management of</p>

Disclaimer

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contaminated sites' (Department of Environment Regulation [DER], 2014).

The contamination assessment carried out in March 2018 was undertaken to assess the site's suitability for a continued commercial land use and to assess the need for any remediation or further investigation for the possible sale of the site.

These investigations identified hydrocarbons (such as from petrol) present in shallow soils at concentrations exceeding Ecological Screening Levels and Management Limits for commercial and industrial land, and Health Screening Levels for vapour intrusion on commercial and industrial land as published in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM).

No groundwater contamination was detected. However, groundwater investigations were limited.

Remedial works comprising excavation and removal of underground storage tanks and associated infrastructure were initially carried out in 2013. Further remediation involving the removal of an underground waste oil storage tank, oil separator tank and the excavation and off-site disposal of hydrocarbon-impacted soils was carried out in March 2020.

Following remediation, hydrocarbons (such as from petrol or diesel) remained present in soils beneath isolated areas of the site in the north east and central east portions of the site at a depth of around 1.4 to 1.8 metres below ground level. These hydrocarbon impacts were present at concentrations exceeding Ecological Screening Levels for commercial and industrial land as published in the NEPM, but below relevant health-based criteria.

Further groundwater monitoring conducted in March and April 2020 has indicated that although hydrocarbons are present in groundwater beneath the site, concentrations did not exceed any environmental or health based criteria published in the guideline 'Assessment and management of contaminated sites' (DER, 2014).

A tier 1 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 current commercial land use. However, the contamination may present an unacceptable risk to human health under a more sensitive land use.

The site has been remediated such that it is suitable for continued commercial land use, but may not be suitable for a more sensitive land use. 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 notify any prospective owners of the contamination status of the site.

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.

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	<p>Other Relevant Information:</p> <p>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.</p> <p>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.</p> <p>Action Required:</p> <p>Please refer to the Restrictions on Use applicable to the site.</p>
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	<p>Type of Regulatory Notice: <i>Nil</i></p> <p>Date Issued: <i>Nil</i></p>
General	No other information relating to this parcel.

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