



## Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 04:45:31PM, 10/01/2023

Receipt No:

ID No: 76167

### Search Results

This response relates to a search request received for:

Lot 1881 On Deposited Plan 410595  
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.

<b>Address</b>	Lot 1881 On Deposited Plan 410595 Bunbury, WA, 6230
<b>Lot on Plan Address</b>	Lot 1881 On Deposited Plan 410595
<b>Parcel Status</b>	<p><b>Classification:</b> 05/09/2019 - <i>Remediated for restricted use</i></p> <p><b>Nature and Extent of Contamination:</b></p> <p>Mineral sand tailings containing elevated levels of radionuclides were historically deposited at the site and are capped by a layer of uncontaminated soil of variable thickness.</p> <p><b>Restrictions on Use:</b></p> <p>The land use of the site is restricted to a caravan park, which includes construction of chalets and/or short-stay holiday units, but 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 or childcare centres without further contamination assessment and/or remediation.</p> <p>Existing soils at the site are not to be disturbed other than for minor disturbance required for the removal of vegetation and proof rolling of the existing ground surface undertaken as part of site preparation work associated with the development of the site as a caravan park.</p> <p>Development work associated with the proposed caravan park development is to be undertaken in accordance with an auditor-approved construction environmental management plan (CEMP). The CEMP must provide for the existing ground surface across the entire site to be raised with imported clean fill by an average height of not less than 1.0 metre and by not less than 0.5 metres at any location. Following the raising of the ground surface across the site, soils below a depth of 0.5 metres are not to be excavated or otherwise disturbed.</p> <p><b>Reason for Classification:</b></p> <p>This site was reported to the Department of Water and Environmental Regulation (DWER) 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 based on information submitted to DWER by December 2016. The site has been classified again under section 13 of the Act to reflect additional technical information submitted to DWER by June 2019.</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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The site was reported because mineral sand tailings with elevated levels of radionuclides were known to have been disposed at the site. The site comprises lot 1881 Koombana Drive, Bunbury. Lot 1881 lies within a larger area known as Koombana Park, which was formerly used for the disposal of mineral sands tailings.

A portion of Koombana Park 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 Appendix B of 'Assessment and management of contaminated sites' (DER 2014).

The mineral sand tailings were reportedly capped with uncontaminated soils in the 1990s and the site has since been used as recreational / open space and also comprises a portion of the Koombana Road road reserve.

Ground disturbance during the installation of traffic lights along Koombana Drive in late 2007 exposed mineral sand tailings and a subsequent gamma survey found elevated levels of gamma radiation were present. The area was capped with uncontaminated soil in late 2008 and a gamma survey showed levels had reduced.

Investigations carried out in 2015 and 2016 found mineral sand tailings were present across Koombana Park overlain by a cover of uncontaminated soil with variable thickness ranging from 0.15 to 0.5 metres. A surface stockpile of mineral sand was also identified, which was removed and disposed off-site.

An additional gamma survey and radiological assessment specific to Lot 1881 was undertaken in 2019 to inform management measures required to support development of Lot 1881 as an extension to an adjacent caravan park.

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 does not pose an unacceptable risk to human health provided measures are taken to improve and maintain the cover of uncontaminated soil, and provided that mineral sands tailings beneath the cover are not disturbed or exposed.

Soil investigations for potential non-radiological contaminants of concern found none were present at levels exceeding the relevant human health and environmental assessment levels for soil.

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

The investigations and risk assessment works were the subject of independent review by an accredited contaminated sites auditor. The auditor's review has been documented in mandatory auditor's reports (MAR) dated 15 November 2016 and 18 June 2019. The auditor concluded that the site is suitable for development as a caravan park, including the construction of chalets or short-term holiday units, provided measures are implemented to improve and maintain the cover of uncontaminated soil. The auditor provided recommendations to achieve this including:

Preparation of an auditor approved construction and environmental management plan to be implemented for the development works; the existing ground surface across the entire site to be

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raised with imported clean fill by an average height of not less than 1.0 metre and by not less than 0.5 metres at any location; and, following the raising of the ground surface across the site, soils below a depth of 0.5 metres are not to be excavated or otherwise disturbed.

On 31 July 2019, DWER received specialist advice from the Department of Health Radiological Council who agreed with the conclusions in the MAR regarding radiological assessments of the site. It is noted that further works are to be mandated within a construction management plan in order to bring the site to a state suitable for the proposed use as a caravan park. DWER accepts the findings of the MAR.

The site is contaminated and has been remediated such that it is suitable for development for use as a caravan park, subject to implementation of an auditor approved construction and environmental management plan. 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.

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.

In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, DWER 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 DWER's expectations for action that should be taken to address potential or actual contamination described in the Reasons for Classification.

### Action Required:

An auditor-approved construction and environmental management plan is to be prepared and implemented for the proposed development works.

Compliance with the plan is to be monitored and the site validated after development works are complete.

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.

### 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.

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<b>Current Regulatory Notice Issued</b>	<b>Type of Regulatory Notice:</b> <i>Nil</i> <b>Date Issued:</b> <i>Nil</i>
<b>General</b>	No other information relating to this parcel.

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