

Basic summary of records



Contaminated Sites Act 2003
Basic Summary of Records Search Response

Report generated at 10:32:03AM, 31/01/2022

Search Results

Receipt No:

ID No: 64327

This response relates to a search request received
for: Lot 350 On Plan 55290
Ghooli, WA, 6426

This parcel belongs to a site that contains 2 parcel(s).

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

Lot 350 On Plan 55290
Ghooli, WA, 6426

Lot 350 On Plan 55290

Classification: 31/03/2021 - Contaminated - remediation required

Nature and Extent of Contamination:

Unauthorised disposal of asbestos-containing material (ACM) has occurred on this site.

Restrictions on Use:

Due to the presence of asbestos fragments and free fibres in surface soils, an ongoing site management plan must be implemented as a priority action to reduce potential for disturbance and exposure of the public to potentially friable asbestos.

Reason for Classification:

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', which commenced on 1 December 2006. The site was classified under section 13 of the Act based on information submitted to the department by December 2016. These reasons for classification have been updated to reflect additional technical information submitted to the department by March 2021.

The site was reported because broken fragments of suspected asbestos- containing materials (ACM) were found scattered in soils in the vicinity of a decommissioned water pump station in the north central portion of the site.

Between June and July 2016, risk investigation and asbestos remedial works were carried out, including the erection of fencing and warning signs and the application of a dust suppressant. These strategies were successful in reducing the immediate asbestos exposure risks.



Address
Lot on Plan Address
Parcel Status

Disclaimer

The detailed site investigation was conducted in December 2016 including a site walkover and extensive soil sampling. The investigation found that fragments of ACM were scattered throughout the site. Stockpiles of ACM sheeting, asbestos rope and illegally deposited household and building waste were also identified at the site. Free asbestos fibres were present in soils and mounds of ash material considered to be waste products of a boiler that was used onsite.

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

ACM is present in soils at quantities exceeding Health Investigation Levels for public open space, parkland and recreational areas as specified in 'Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia' (Department of Health, May 2009).

Metals (zinc and copper) and polycyclic aromatic hydrocarbons (such as from petrol, diesel and oil) were present in soils at concentrations exceeding the relevant Ecological Investigation Levels for urban residential land and public open space specified in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM).

Groundwater investigations have not been carried out at the site and the quality of groundwater beneath the site is unknown.

As an appropriate human health risk assessment has not been carried out, the department cannot comment on the suitability of the site for any use.

The site is contaminated, and remediation is required to reduce risks to human health, the environment and environmental values to acceptable levels. Therefore, the site is classified as 'contaminated - remediation required'.

As remediation of the site is required, remedial options should be assessed, and a remediation action plan developed for 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.

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:

As remediation of the site is required, remedial options must be assessed and a remediation action plan developed for the site.

A schedule for carrying out the actions required is to be provided to the department in writing by no

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.



3

Contaminated Sites Act 2003

Basic Summary of Records Search Response

Report generated at 10:32:04AM,
31/01/2022

	<p>later than 7 May 2021. Timeframes in the schedule should meet the department's expectations for action at high priority sites, as published in section 8.3 of 'Identification, reporting and classification of contaminated sites in Western Australia' (Department of Environment Regulation, June 2017).</p> <p>A human health risk assessment is required to determine the suitability of the site for its current land use.</p> <p>A hydrogeological assessment should be carried out to determine if contamination present at the site poses a risk to groundwater.</p>
Certificate of Title Memorial	<p>Under the Contaminated Sites Act 2003, this site has been classified as "contaminated - remediation required". An instrument affecting land which comprises all, or part of, this site will not be registered or accepted for registration, unless the CEO of the Department of Environment Regulation consents to the registration in writing. For further information on the contamination status of this site, or this restriction, please contact Contaminated Sites at the Department of Environment Regulation.</p>
Current Regulatory Notice Issued	<p>Type of Regulatory Notice: <i>Nil</i></p>
General	<p>Date Issued: <i>Nil</i></p> <p>No other information relating to this parcel.</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.