



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 08:56:02AM, 10/05/2022

Receipt No:

ID No: 64577

Search Results

This response relates to a search request received for:

Lot 3 Robb Rd
North Coogee, WA, 6163

Lot 3 on Deposited Plan 17373 save and except the portion marked 'Subject M' on Deposited Plan 402036, on certificate of title 1878/137, known as Lot 3 Robb Rd, North Coogee WA 6163

This parcel belongs to a site that contains 3 parcel(s).

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

Address

Lot 3 Robb Rd
North Coogee, WA, 6163
Lot 3 on Deposited Plan 17373 save and except the portion marked 'Subject M' on Deposited Plan

Parcel Status

Classification: 16/06/2015 - *Remediated for restricted use*

Nature and Extent of Contamination:

Hydrocarbons (such as from diesel or oil) are present in shallow soil beneath the power station building.

Metals (such as copper, nickel and zinc) are present in groundwater beneath the site.

Restrictions on Use:

The land use of the site is restricted to residential land use with minimal opportunities for soil access land use (NEPM, 2013) and includes the potential for commercial and recreational development. The site should not be developed for a more sensitive use without further contamination assessment and/or remediation.

Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site.

Reason for Classification:

The former South Fremantle Power Station was originally reported to the Department of Environment Regulation (DER) prior to the commencement of the 'Contaminated Sites Act 2003' (the Act), and was reported again as per reporting obligations under section 11 of the Act, which commenced on 1 December 2006.

The former South Fremantle Power Station (the site) has been classified under section 13 of the Act based on information submitted to DER by September 2014.

The site was historically used as a power station from 1950 until 1985. This is a land use that has the potential to cause contamination as specified in 'Assessment and Management of Contaminated Sites' (Department of Environment Regulation, 2014).

The site was reported because information and investigations undertaken prior, and subsequent to, the decommissioning of the power station identified a number of areas on the site which were

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impacted by contamination.

The site has been subject to a number of environmental assessments including remediation and validation works from 1991 until 2011. These investigations and remedial works have focused on a variety of localised areas within the site and have occurred at various times since the site was decommissioned in 1985.

Extensive investigations and remedial works (such as the excavation and offsite disposal of impacted soil and asbestos containing material) associated with the former South Fremantle Power Station, have been carried out at the site since its decommissioning in 1985. However, some impacted soil and groundwater remain beneath the site.

During the period of assessment, DER and Department of Health (DoH) have provided advice regarding the adequacy of a number of investigations and risk assessments. Subsequent to this advice, a data gap analysis was completed and the investigations and risk assessment works completed for the site were the subject of an independent review by an accredited contaminated site auditor (the Auditor) who provided a voluntary auditor's report (VAR) dated 3 September 2014.

Hydrocarbons (such as from diesel or oil) were identified in shallow soils beneath the concrete floor of the heritage listed building at concentrations exceeding Ecological Investigation Levels and Health-based Investigation Levels for residential developments with accessible soils or high density residential, as published in 'Assessment Levels for Soil, Sediment and Water' (DEC, 2010) which were the relevant guidelines at the time of investigation.

A comparison of residual hydrocarbon impacts in soil against current Environmental Screening Levels and Health Screening Levels (vapour intrusion) for residential land, as published in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM) was not undertaken against historical analytical results as the reported total hydrocarbon fractions were not in accordance with the NEPM.

However, a risk assessment found that although hydrocarbon contamination remains in shallow soils below the concrete floor of the heritage listed power station building, it is unlikely that the residual hydrocarbon impacts poses a vapour risk based on the thickness of the concrete slab, the vertical extent of the hydrocarbon impacted soil, the age of the source and the absence of impacts in groundwater beneath this area of the site.

Chemicals of potential concern were not detected in groundwater in excess of the domestic non-potable groundwater use guidelines as published in 'Assessment Levels for Soil, Sediment and Water' (Department of Environment and Conservation, 2010) which were the relevant guidelines at the time of investigation.

Metals (including copper, nickel and zinc) were present in groundwater beneath the site at concentrations exceeding the Marine Water Quality guidelines, as published in 'Assessment Levels for Soil, Sediment and Water' (DEC, 2010) and the Environmental Quality Criteria (moderate protection) as published in Environmental Quality Criteria Reference Document for Cockburn Sound, 2003-2004 (Environmental Protection Authority Report 20, January 2005).

A risk assessment completed for metals in groundwater found that concentrations of these metals are generally decreasing over time and it is unlikely that metal impacts in groundwater beneath the site pose a risk to the receiving marine environment, known as Owen Anchorage.

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	<p>Based on this information, the Auditor recommended that the site is suitable for the proposed land use of medium to high density residential, with appropriate restrictions. DER accepts the findings of the VAR.</p> <p>As the site is contaminated and has been remediated such that it is suitable for the proposed land use as medium to high density residential, subject to implementation of an Auditor approved Site Management Plan, the site is classified as 'remediated for restricted use'.</p> <p>DER, in consultation with the DoH, has classified this site based on the information available to DER 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 DER, and as such, the usefulness of this information may be limited.</p> <p>Action Required:</p> <p>The development and implementation of an Auditor approved Site Management Plan is required in order to manage risks associated with the residual hydrocarbon soil impacts present beneath the concrete floor of the heritage listed power station building prior to any development at 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 Environment 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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