



Chief Executive Officer
Shire of Serpentine-Jarrahdale
6 Paterson St
Mundijong WA 6123

Your ref:
Our ref: DMO 2903
Enquiries: Leah Petrie
Phone: 1300 762 982
Fax: (08) 6364 7001
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Dear Sir/Madam

NOTICE OF A CLASSIFICATION OF A KNOWN OR SUSPECTED CONTAMINATED SITE GIVEN UNDER SECTION 15 OF THE *CONTAMINATED SITES ACT 2003*

The site detailed below (the site), was classified by the Department of Water and Environmental Regulation (the department) under the Contaminated Sites Act 2003 (the Act) on 29/02/2008 as '*Possibly contaminated - investigation required*':

- LOT 512 ON DEPOSITED PLAN 53922 as shown on certificate of title LR3141/929 known as 40 Watkins Road, Mundijong WA 6123
- LOT 4396 ON DEPOSITED PLAN 219889 as shown on certificate of title LR3111/72 Mundijong WA 6123

Following the submission and subsequent review of additional information the site has been reclassified.

This notification is being sent to you in accordance with section 15(1) of the Act on the grounds that you, as the recipient, are one or more of the following:

- owner of the site (contact details sourced from the current certificate of title);
- occupier of the site;
- relevant public authority;
- person who, in the CEO's opinion, there is particular reason to notify;
- person who made the report under section 11 or 12; and
- person who, in the CEO's opinion, may be responsible for remediation of a site classified as *contaminated – remediation required*.

Site Re-Classification

Category of site classification: Possibly contaminated - investigation required

Date of site classification: 18/09/2024

Reasons for classification: The site was reported to the Department of Water and Environmental Regulation (the department) under section 11 of the 'Contaminated Sites Act 2003' (the Act), which commenced on 1 December 2006.

The site was classified under section 13 of the Act based on information submitted to the department by January 2008. These reasons for classification have been updated to reflect additional technical information submitted to the department by July 2024.

Prime House, 8 Davidson Terrace Joondalup Western Australia 6027

Locked Bag 10 Joondalup DC WA 6919

Ordinary Council Meeting - 10 February 2025
Telephone: 1300 762 982 Facsimile: 08 6364 7001

www.dwer.wa.gov.au

The site was reported because it has been used as a landfill for approximately 50 years, from circa 1950 to 2000 and illegal dumping is suspected to have occurred on the south-eastern portion of Reserve 23012. Waste disposal has the potential to cause contamination, as specified in the guideline 'Assessment and management of contaminated sites' (Department of Water and Environmental Regulation, 2021).

A preliminary asbestos assessment was initially carried out in September 2023 at the site due to its historical use as a landfill and to facilitate planned excavation works at the site. An additional asbestos investigation was conducted in October 2023 following the removal of a green waste stockpile where ACM was identified. A combined Preliminary Site Investigation and Detailed Site investigation was then carried out in June 2024 to assess the extent of potential contamination at the site and included assessment of soil and groundwater.

Potential areas of environmental concern were identified and included activities associated with the site's operation as a waste transfer and recycling facility, waste stockpiles, buried landfill waste and areas of waste dumping.

ACM was found to be present in soils within and below the landfill capping, within the former landfill extent, a soil/gravel windrow and a soil/mulch windrow and in surface soils in moderate and poor condition in the green waste sorting area. ACM debris from across the operational area of the site was removed. However, ACM remains in soil at quantities in excess of those specified for commercial and industrial use in 'Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia' (Department of Health, 2021). The site has been closed until remediation of ACM has been carried out.

Zinc and hydrocarbons (such as from petrol or diesel) were found to be present in soils within the green waste sorting area at concentrations exceeding the relevant Ecological Investigation Levels or Ecological Screening Levels for commercial and industrial land, as published in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM). PFAS were found to be present in soils at concentrations exceeding ecological indirect exposure guideline values, as published in 'PFAS National Environmental Management Plan' (Heads of EPAs Australia and New Zealand, January 2020).

The detections of zinc, hydrocarbons and PFAS in soil were considered to be isolated and not indicative of widespread contamination. Further investigation is required to assess the potential for hydrocarbons and PFAS to leach into groundwater from soil at the site.

Metals (copper and zinc) and nutrients were found to be present in groundwater at concentrations exceeding Water Quality Australia's default guideline values for the protection freshwater ecosystems. Nutrients (nitrate) were also found to be present in groundwater at concentrations exceeding assessment levels for drinking water, as published in the guideline 'Assessment and management of contaminated sites' (Department of Water and Environmental Regulation, 2021).

Hydrocarbons (such as from petrol or diesel) were found to be present in groundwater at concentrations exceeding assessment levels for non-potable use of groundwater, as published in the guideline 'Assessment and management of contaminated sites' (Department of Water and Environmental Regulation, 2021).

PFAS (such as from PFAS-containing waste) were found to be present in groundwater at concentrations that exceed assessment levels health-based guidance values for drinking water and guideline values for freshwater ecosystems, as published in the 'PFAS National Environmental Management Plan' (Heads of EPAs Australia and New Zealand, January 2020).

Further investigations are required to characterise the nature and extent of groundwater impacts. Investigations should include the confirmation on the use of groundwater surrounding the site.

A tier 1 risk assessment has indicated that the asbestos contamination present on the site poses an unacceptable risk to human health should the site be reopened.

1021-attachment1
Concentrations of contaminants in groundwater exceed adopted assessment levels for non-potable groundwater use, drinking water and for freshwater ecosystems. Therefore, a tier 1 screening risk assessment indicates that further investigation is required to determine the risk to human health and the environment.

The site is not suitable for commercial/industrial use until further asbestos remedial measures have been undertaken.

The site is contaminated, and remediation is required before the site is reopened for asbestos in soil to reduce risks to human health to acceptable levels. However, soil and groundwater have not been fully investigated and therefore, the site is classified as 'possibly contaminated - investigation required'.

A memorial stating the site's classification has been placed on the certificate of title and will notify any interested parties of the contamination status of the site.

When the results of further soil and groundwater investigations are submitted to the department, these will be reviewed, and the site may be reclassified.

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.

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.

Based on the available information, contamination present on this site appears likely to extend beyond the site boundary to the adjacent land. Should further investigations confirm that the contamination of the site is consistent with the definition of a "source site" specified in Part 1, Section 3 of the Act, in accordance with Regulation 31(1)(b) of the Contaminated Sites Regulations 2006, any reports or information submitted to the department that are relevant to the investigation, assessment, monitoring or remediation of a source site will be required to be accompanied by a mandatory auditor's report (MAR) prepared by an accredited contaminated sites auditor.

As a Waste Transfer and Recycling facility, the site is currently licensed under Part V of the 'Environmental Protection Act 1986', with limitations on the type of waste that can be accepted at the premises.

Due to the presence of asbestos in soil, a site-specific health and safety plan is recommended to address the risks to the health of any workers undertaking intrusive works until further notice.

Due to the nature and extent of groundwater contamination identified to date, the abstraction of groundwater for any purpose is not recommended.

Action Required:

This site is considered to be high priority for action to be taken to address asbestos and groundwater contamination, as described below.

The licensed waste transfer and recycling facility should remain closed to the public until effective operational risk management measures are put in place to protect worker and visitor health. The former landfill site on Reserve 23012 should be secured against public access until it is effectively remediated.

Remediation of the site is required to mitigate potential risks to human health. Remedial options must be assessed, and a remediation action plan developed for the site and submitted to the department by no later than 31 May 2025. 10-24-attachment1

Further investigations are required to fully characterise and delineate the lateral and vertical extent of groundwater contamination beneath the site and potentially off-site in the vicinity of the site's south-western boundary. Confirmation of the groundwater uses in the vicinity of the site is also required. A report documenting the results of further investigations should be completed and submitted to the department by April 2025.

Landfill gas investigations are required to adequately assess the status of landfill gas at the site and potential off-site impacts.

Investigations are to be carried out in accordance with the department's contaminated sites guidelines and the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM). PFAS investigations and assessment are also to be carried out in accordance with the 'PFAS National Environmental Management Plan Version 2.0' (Heads of EPAs Australia and New Zealand, January 2020).

Asbestos investigations are to be carried out in accordance with the 'Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia' (Department of Health, 2021).

General Information

The nature and extent of contamination and any restrictions on the use of the land, if applicable, are listed in Attachment A.

Information relating to the classification of the site is also available by submitting a request for a summary of records (using Form 2) to: Department of Water and Environmental Regulation, Locked Bag 10, Joondalup DC, WA 6919. A fee of \$44 currently applies for a Basic Summary of Records. Forms are available from <https://www.wa.gov.au/organisation/departments/departments-of-water-and-environmental-regulation/contaminated-sites>.

In some instances the department has had to classify sites based on historical information. A site may be re-classified at any stage when additional information becomes available, for example where a new investigation or remediation report completed in accordance with the department's 'Contaminated Sites Guidelines' and the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, is submitted to the department. The current site classification is the classification most recently conferred on the site.

Memorials

In accordance with section 58(1), the department has already lodged memorial(s) against the Certificate(s) of Title relating to the site.

Given that the memorial(s) lodged against the site will remain, the Western Australian Planning Commission (WAPC) may not approve the subdivision of the land under Section 135 of the Planning and Development Act 2005, or the amalgamation of that land with any other land without seeking, and taking into account, the advice of the department as to the suitability of the land for subdivision or amalgamation. Furthermore, a responsible authority (e.g. Local Government Authorities) may not grant approval under a scheme for any proposed development of the land without seeking, and taking into account, advice from the department as to the suitability of the proposed development.

Appealing the Site Classification


All site classifications given by the department are appealable. However, only certain people can lodge a valid appeal. The people who can lodge a valid appeal varies, depending on the classification category, as detailed in Fact Sheet 4: *Site classifications and appeals*. Appeals need

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to be lodged in writing with the Contaminated Sites Committee at Level 18, Millgreen Complex, 197 St Georges Terrace, Perth WA 6000, within **45 days** of being given this notification. The appeal should set out the appellant's relationship to the site, and must include the grounds and facts upon which it is based. An appeal fee (currently \$66) applies.

To find out more about the appeal process, see the Contaminated Sites Committee website at <https://www.wa.gov.au/organisation/contaminated-sites-committee> or contact the office of the Committee on (08) 6364 7264.

For further information on all aspects of site classification, please refer to Fact Sheet 4 and the 'Contaminated Sites Guidelines', which are available from the department's website at <https://www.wa.gov.au/organisation/department-of-water-and-environmental-regulation/contaminated-sites> or by contacting the Contaminated Sites Information Line on 1300 762 982.

Yours sincerely



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Penny Woodberry, Manager

CONTAMINATED SITES REGULATION
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

18/09/2024

Enc. Attachment A – Nature and Extent and Restrictions on Use.

[Fact Sheet 4: Site classifications and appeals](#)

[Fact Sheet 5: Buyer beware – buying and selling contaminated land](#)

[Form 6 – Land Owner's Disclosure Before Completion of Land Transaction](#)

- LOT 512 ON DEPOSITED PLAN 53922
- LOT 4396 ON DEPOSITED PLAN 219889

Nature and Extent: Asbestos-impacted soils are present across the site. Zinc, hydrocarbons (such as from petrol or diesel) and Per-and poly-fluoroalkyl substances (PFAS) (such as from PFAS containing waste) are also present in soil stockpiles on the site. Heavy metals (copper, manganese, zinc), hydrocarbons and PFAS are present in groundwater beneath the site. Further investigation is required to determine the nature and extent of impacts, and to inform assessment of potential risks.

Restriction on Use: Please refer to Reasons for Classification and Other Relevant Information for further information on the contamination present at the site.