



## **Contaminated Sites Act 2003**

### **Basic Summary of Records Search Response**

Report generated at 12:38:17AM, 22/05/2026

<i>Receipt No:</i>
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<i>ID No:</i> 14294
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#### Search Results

This response relates to a search request received for:

52 Villiers St  
Bassendean, WA, 6054

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>	52 Villiers St Bassendean, WA, 6054
<b>Lot on Plan Address</b>	Lot 821 On Plan 40943
<b>Parcel Status</b>	<p><b>Classification:</b> 28/02/2018 - <i>Remediated for restricted use</i></p> <p><b>Nature and Extent of Contamination:</b></p> <p>Following remedial work, fragments of asbestos-containing material remain in fill beneath the site.</p> <p><b>Restrictions on Use:</b></p> <p>Land use of the site is restricted to public open space.</p> <p>The site is to be managed in accordance with an approved site management plan.</p> <p>Disturbance of fill at the site is restricted unless carried out in accordance with an approved site management plan.</p> <p><b>Reason for Classification:</b></p> <p>This site previously formed part of Lot 663 on Plan 3767, known as 1 Hardy Road Bassendean. Information on Lot 663 was submitted to the Department of Water and Environmental Regulation (DWER) prior to the commencement of the 'Contaminated Sites Act 2003' (the Act). This portion of former Lot 663, now known as Lot 821 on Plan 40943, was reported as per reporting obligations under section 11 of the Act, which commenced on 1 December 2006. Lot 821 has been classified under section 13 of the Act based on information submitted to DWER by March 2003.</p> <p>This site was reported because uncontrolled fill was placed on the site in the 1970s, which included fragments of asbestos-containing material (ACM) and other building rubble. A soil and groundwater investigation was carried out in 2000 to assess the contamination status of the site.</p> <p>The concentration of lead in several isolated soil samples exceeded the health investigation levels (HILs) for residential and recreational land uses specified in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM). No assessment of the concentration of ACM remaining at the site was carried out at that time.</p>

**Disclaimer**

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Cadmium, copper, lead and dieldrin were detected in groundwater from a monitoring bore installed up gradient of the fill at concentrations marginally exceeding assessment levels for fresh waters as specified in 'Assessment and management of contaminated sites' (Department of Environmental Regulation [DER] 2014). Copper was also detected in groundwater from two down gradient monitoring bores at concentrations marginally exceeding the assessment level for fresh waters. The nature and extent of groundwater impacts detected were determined to be unlikely to pose an unacceptable risk to the environment.

In 2001 soils were screened to remove oversize material and it was reported that 1.2 tonnes of ACM (pieces of asbestos cement sheeting) was removed and disposed off-site. Soil validation sampling found the concentrations of lead in the soil did not exceed the relevant health or ecological assessment levels for any land use. However, it was concluded that small fragments of ACM were likely to remain in the soil.

The fill is present in the northern portion of Lot 821, which is generally flat and grassed with a steep embankment down to natural soils in the southern portion of the site. During 2015, a fence was installed at the top of the embankment to prevent illegal dumping. During 2017, a geofabric was installed over the embankment to prevent erosion and reduce the potential for exposure of ACM.

In February 2018, DWER officers inspected the site. No ACM was observed across the elevated, grassed area of the site. However, several small fragments of ACM were observed at the edge of the grass and on the embankment.

The land is currently zoned 'parks and recreation' under the Metropolitan Regional Scheme and is owned and managed by the Western Australian Planning Commission (WAPC). Regular site inspections are carried out to maintain the surface coverings and remove any surface ACM.

The site is contaminated and has been remediated such that it is suitable for the current 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 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.

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	<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 DWER.</p> <p><b>Action Required:</b></p> <p>A site management plan is to be prepared for the site to ensure the site remains suitable for use as public open space. The SMP is to be submitted to DWER by no later than 31 May 2018 for assessment by DWER and DoH.</p>
<b>Certificate of Title Memorial</b>	<p>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.</p>
<b>Current Regulatory Notice Issued</b>	<p><b>Type of Regulatory Notice:</b> <i>Nil</i></p> <p><b>Date Issued:</b> <i>Nil</i></p>
<b>General</b>	<p>No other information relating to this parcel.</p>

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