



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 11:35:34PM, 30/04/2026

Receipt No:

ID No: 18913

Search Results

This response relates to a search request received for:

141 Wellington St
East Perth, WA, 6004

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.

Address	141 Wellington St East Perth, WA, 6004
Lot on Plan Address	Lot 20 On Diagram 26493
Parcel Status	<p>Classification: 14/01/2021 - <i>Remediated for restricted use</i></p> <p>Nature and Extent of Contamination:</p> <p>Hydrocarbons (such as from petrol and diesel) are present in groundwater as a plume extending beneath the site in a north north-westerly direction.</p> <p>Hydrocarbon-impacted soil remains present beneath the location of a former UST in the north west portion of the site at a depth of approximately 5 metres below ground level.</p> <p>Restrictions on Use:</p> <p>Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site.</p> <p>No habitable basements should be constructed without undertaking a site specific risk assessment.</p> <p>The land use of the site is restricted to commercial/industrial and high-density residential land with minimal accessible soil. The site should not be developed for a more sensitive use such as recreational open space, residential use or childcare centres without further contamination assessment and/or remediation.</p> <p>Due to the presence of hydrocarbon-impacted soil at depth, any excavations below 4 meters in depth should not be undertaken without a site specific occupational health and safety, environment management plan prepared and implemented to address potential risks to any workers undertaking intrusive works which could disturb impacted soils.</p> <p>Reason for Classification:</p> <p>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' (the Act), which commenced on 1 December 2006. The site was first classified under section 13 of the Act based on information submitted to the department by June 2007. The site has been classified again under section 13 of the Act to reflect additional technical information submitted to the department by</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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December 2020.

This site was used as a service station for approximately 57 years, from 1961 to 2018. A service station is a land use that has the potential to cause contamination, as specified in the guideline 'Assessment and management of contaminated sites' (Department of Environment Regulation [DER], 2014).

The department understands that the site has been cleared of infrastructure, is currently vacant, and is proposed for high-density residential development.

The site was subject to a series of contamination assessments carried out between 2007 and 2017 due to of a failed integrity test on an underground storage tank.

Soil investigations found hydrocarbons (such as from petrol or diesel) were present in soils at concentrations exceeding the Health Screening Level for vapour intrusion on commercial/industrial land, as published in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM). The soil impacts were localised to the north western portion of the site at approximately 5 meters below ground level.

Remedial works were carried out in August 2020 comprising the decommission of above ground site infrastructure and the excavation and off-site disposal of below ground infrastructure and surrounding hydrocarbon-impacted soils. Excavations were backfilled with clean soil and validation sampling confirmed that shallow hydrocarbon-impacted soil had been removed from site. However, groundwater levels fluctuate seasonally below the site and it is likely that there is residual hydrocarbon contamination at 5m depth associated with a 'smear zone' around the groundwater table.

Following remedial works, three rounds of soil vapour monitoring were undertaken in August 2020. Concentrations of hydrocarbons (such as from petrol or diesel) were found to be below Health Screening Levels for vapour intrusion on commercial/industrial land and residential land with minimal accessible soil, as published in the NEPM.

Polycyclic aromatic hydrocarbons (such as from diesel or oil) were present in groundwater at concentrations exceeding assessment levels for the non-potable use of groundwater, as published in the guideline 'Assessment and management of contaminated sites' (DER, 2014). Groundwater is therefore unsuitable for any use without further risk assessment and, if necessary, remediation works.

The hydrocarbon impacts in groundwater are present as a plume that originates in the north west portion of the site and extends offsite beneath the adjacent road reserve. The groundwater contamination has been delineated and found to be confined beneath the road reserve which has been classified separately under the Act. The groundwater monitoring has shown the contamination plume to be stable and reducing in concentration and extent.

The substances present in groundwater pose a potentially unacceptable risk to the environmental value of groundwater and is unsuitable for any use including non-potable uses such as garden or public open space irrigation. Therefore, abstraction of groundwater at the site is not permitted.

A tier 1 risk assessment has indicated that the contamination present on the site does not currently pose an unacceptable risk to human health, the environment or environmental values under the proposed landuse of high-density residential with minimal access to soil and provided groundwater is not abstracted. The contamination may present an unacceptable risk to human health under a more

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sensitive land use.

An accredited contaminated sites auditor (the auditor) reviewed the investigations and risk assessment for the site. The auditor's findings are documented in a mandatory auditor's report dated December 2020. The department accepts the auditor's recommendation that the site is suitable for the proposed high-density residential land use, provided that groundwater abstraction is restricted.

Based on the available information, the site appears suitable for commercial/industrial land use and proposed high-density residential land use provided groundwater is not abstracted and excavation between 4-6 meters below ground level is not undertaken without a site-specific occupational health and safety, environment management plan.

As the site is contaminated and has been remediated such that it is suitable for the proposed high-density residential land use subject to the stated restrictions, but may not be suitable for a more sensitive land use, the site is classified as 'remediated for restricted use'. Stakeholder(s) have been consulted and have agreed to these remediation objectives/outcomes and restrictions on 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.

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.

Based on the available information, contamination present beneath this site has also been identified beyond the site boundary beneath the adjacent land, 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', reports or information submitted to the department that are relevant to the investigation, assessment, monitoring or remediation of a source site are required to be accompanied by a mandatory auditor's report (MAR) prepared by an accredited contaminated sites auditor.

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:

Please refer to the Restrictions on Use applicable to the site.

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

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