



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 12:18:58PM, 19/06/2025

Search Results

Receipt No:

ID No: 60398

This response relates to a search request received for:

362 Brown St
East Perth, WA, 6004

This parcel belongs to a site that contains 5 parcel(s).

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

Address	362 Brown St East Perth, WA, 6004
Lot on Plan Address	Lot 362 On Plan 43585
Parcel Status	<p>Classification: 29/01/2014 - <i>Remediated for restricted use</i></p> <p>Nature and Extent of Contamination:</p> <p>Subsurface soil materials and groundwater beneath the site are impacted by petroleum hydrocarbon (such as from coal tar), phenol compounds, ammonia and metal contamination.</p> <p>Restrictions on Use:</p> <p>The land use of the site is restricted to recreational open space with minimum soil access which excludes sensitive uses with accessible soil such as childcare centres, kindergartens, pre-schools and primary schools. The site should not be developed for a more sensitive use such as residential use or childcare centres without further contamination assessment and/or remediation.</p> <p>Due to the nature and extent of groundwater contamination identified to date, the abstraction of groundwater for any purpose is not recommended.</p> <p>Excavation and/or dewatering of soils activities are not recommended to be undertaken without appropriate planning to ensure occupational health and safety, disposal, contamination containment issues and associated risks have been adequately identified and addressed.</p> <p>Groundwater levels and containment measures are to be managed and assessed to ensure successful containment of contamination within the site boundaries.</p> <p>Reason for Classification:</p> <p>This site was reported to the Department of Environment Regulation (DER) prior to the commencement of the Contaminated Sites Act 2003 (CS Act). The site classification is based on information submitted to DER by December 2013.</p> <p>The site formed part of the former East Perth gasworks which produced, stored and distributed town gas until operations ceased in 1972. This is a land use with potential to cause contamination as listed in the DER guideline, 'Potentially Contaminating Activities, Industries and Landuses' (October 2004).</p>

Disclaimer

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The site was redeveloped for public open space and is now known as Mardalup Park.

In 1990, as part of a program to remediate and redevelop this site, soil, groundwater and sediment investigations at the site and nearby Swan River (the river), were required as part of a Public Environmental Review (PER) under the 'Environmental Protection Act 1986' (EP Act), Part IV approval process.

These investigations identified petroleum hydrocarbons (such as from coal tar), phenol compounds, ammonia and metals in soil, sediment and groundwater. Ecological and human health risk assessments carried out in 1993 were used to determine remediation objectives and site specific assessment criteria for soil, sediment and groundwater quality at the site.

In March 1994, Ministerial Statement 346 was issued under Part IV of the EP Act for the remediation and management of contamination at the former East Perth gas-works site and nearby areas of the river.

In June 1995, Ministerial Statement 315 was issued requiring management measures to prevent contamination entering Claisebrook Cove. An Environmental Management Plan (EMP) to remediate and contain contamination was developed and between 1994 and 1996 and a series of clean-up works were carried out. Contaminated soils were excavated and some were taken off-site for bioremediation. When the works were finished, the remaining contaminated soils were buried below layers of remediated fill material, sediments dredged from the river and a layer of clay which was used as a 'cap' to reduce rainfall infiltration. 'Clean fill' soils were used to form the present ground surface.

The site is bounded on all sides by subsurface barriers to contain contaminated groundwater within the site. On the northern boundary, a Groundwater Interception Drain (GID) intercepts groundwater flowing onto the site, directs it along the eastern boundary and into the river. On the western boundary, sheet piling is a physical barrier to prevent contaminated groundwater flowing into the cove. On the southern boundary, a shallow cut-off 'curtain' prevents free-phase hydrocarbons discharging to the river.

Annual reporting required by Ministerial Statement 346, shows ammonia within the GID discharge waters at concentrations exceeding approved site specific assessment levels (as set out in the EMP). Groundwater quality within the containment area remains unsuitable for domestic non-potable use, as polycyclic aromatic hydrocarbons are present at concentrations exceeding domestic non-potable groundwater use guidelines as published in 'Assessment Levels for Soil, Sediment and Water' (Department of Environment and Conservation, 2010).

Periodic water quality assessments have detected ammonia in groundwater within Mardalup Park, the GID and the Swan River drain outfall, at concentrations exceeding the approved site specific assessment levels and ANZECC Marine Water Criteria (Department of Environment and Conservation, February 2010).

The Office of the Environmental Protection Authority (OEPA), with the assistance of DER and Swan River Trust, completed a desktop audit of the site's compliance reporting. The OEPA concluded that detections of PAHs outside the containment area and elevated groundwater levels within the containment area, suggest that the containment system may not be performing to specification.

Based on the available information, and consistent with historical advice, the site is suitable for public

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open space land use, but may not be suitable for more sensitive land uses (e.g. residential housing, day care centres).

Further groundwater monitoring is required to assess the containment of contamination and the integrity of containment systems into the future. The site has therefore been classified as 'remediated for restricted use'.

DER, in consultation with the Department of Health, 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.

Action Required

Further assessment of the integrity and efficiency of contamination containment measures at the site are required. DER recommends that investigations initially focus on potential for contaminated groundwater to migrate from the on-site containment area to the river.

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 the Contaminated Sites Branch of the Department of Environment Regulation.

Current Regulatory Notice Issued

Type of Regulatory Notice: *Nil*

Date Issued: *Nil*

General

No other information relating to this parcel.

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