



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 11:58:36AM, 03/04/2026

Receipt No:

ID No: 65010

Search Results

This response relates to a search request received for:

22 Stockyards Lane
Hazelmere, WA, 6055

This parcel belongs to a site that contains 6 parcel(s).

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

Address	22 Stockyards Lane Hazelmere, WA, 6055
Lot on Plan Address	Lot 405 On Plan 76880
Parcel Status	<p>Classification: 31/05/2010 - <i>Remediated for restricted use</i></p> <p>Nature and Extent of Contamination:</p> <p>Groundwater beneath the site contains elevated levels of arsenic, copper, lead and zinc.</p> <p>Restrictions on Use:</p> <p>The land use of the site is restricted to commercial or industrial land use, which excludes sensitive land uses with soil access such as childcare centres, kindergartens, pre-schools and primary schools.</p> <p>Unexpected Finds Protocol</p> <p>In the event that any buried animal carcasses, soil with chemical contaminants above the site specific remediation acceptance criteria, asbestos, asbestos cement or other asbestos containing material are revealed works should stop in the area of the unexpected find. The affected area should be fenced off to minimize disturbance. A suitably qualified asbestos or contaminated site consultant shall be engaged to assess the degree of contamination and the remediation works required. A licensed asbestos contractor and/or experienced remediation contractor shall be engaged to remove all of the contaminated soils, in accordance with WA Occupational Health and Safety Regulations and DoH guidance. Affected soils are to be disposed of in accordance with the WA Landfill Waste Classification and Waste Definitions 1996 (as amended). A suitably qualified environmental consultant shall collect soil samples from the walls and base of excavation pits for NATA accredited laboratory identification to ensure that the contaminated materials have been successfully removed. In the event that validation samples are found to not comply with the relevant guidelines for commercial/industrial land use, the remedial cycle shall be repeated until it has been confirmed that all validation samples comply with relevant guideline values.</p> <p>Reason for Classification:</p> <p>This site was reported to the Department of Environment and Conservation (DEC) as per reporting obligations under section 11 of the 'Contaminated Sites Act 2003', which commenced on 1 December 2006. The site classification is based on information submitted to DEC by March, 2010.</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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A number of contamination assessments were carried out, and reviewed in a mandatory auditors report for the site, in order to comply with a condition that had been placed by the Western Australian Planning Condition as part of the planning approval process, to assess the site's suitability for a commercial and industrial land use.

The Site has historically been used as a wastewater treatment plant, for intensive agriculture and for the burial of animal carcasses, land uses that have the potential to cause contamination, as specified in the guideline 'Potentially Contaminating Activities, Industries and Landuses' (Department of Environment, 2004).

Abestos was identified on the site in 2008 during a soil investigation. The extent of asbestos was delineated laterally and vertically and asbestos fragments and impacted soil were disposed offsite at a suitable facility. Validation of the soils indicates that the asbestos content is below levels suitable for all site uses as published in 'Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia' (Department of Health, 2009).

During remedial works on the site, a number of animal carcasses were discovered and removed offsite. An unexpected finds protocol has been placed on the site should further animal carcasses be identified during excavation works (see restrictions on use at the Site). The soils on the site have been remediated to levels suitable for an industrial and commercial land use, as published in 'Assessment Levels for Soil, Sediment and Water' (Department of Environment, 2003).

Groundwater investigations found that metals (arsenic, copper, zinc and lead) and nitrate were present in groundwater at concentrations exceeding Freshwater Ecosystem Guidelines, as published in 'Assessment Levels for Soil, Sediment and Water' (Department of Environment, 2003). The metals (arsenic, copper, zinc and lead) and nitrate were present in groundwater at concentrations below guidelines for domestic non potable water use as published in 'Contaminated Sites Reporting Guideline for Chemicals in Groundwater' (Department of Health, 2006).

As the site is contaminated and has been remediated such that it is suitable for the proposed commercial or industrial landuse, but may not be suitable for a more sensitive landuse, 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.

DEC, in consultation with Department of Health, has classified this site based on the information available to DEC 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 DEC, 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, DEC recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.

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 section of the Department of Environment & Conservation.

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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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