



Natural Area Consulting
99c Lord Street
Whiteman Park WA 6068

RECEIVED
15 JUL 2015

BY:

Dear Sir/Madam

This letter is the formal notice of classification of a known or suspected contaminated site in which you have an interest. This constitutes the notice the Department of Environment Regulation (DER) is legally obliged to give under the *Contaminated Sites Act 2003* (the Act), which came into effect on 1 December 2006.

The Act was set up to record and manage contaminated sites in Western Australia, in order to protect people's health and the environment. Please note that contamination does not necessarily mean that an area is unsafe to live or work in – for example, it may be limited to groundwater, and only becomes an issue to be managed if a groundwater bore was being considered.

This notice explains why the site has been classified, what restrictions, if any, have been placed on the use of the site and how you can appeal the classification. In some cases, this notice may include other lots which also form part of the classified site, in addition to the lot in which you have an interest.

If, after reading this letter, you have any further queries, please contact DER on 1300 762 982 (Contaminated Sites Information Line).

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**), consisting of 1 parcel(s) of land, was reported to the CEO of DER as a known or suspected contaminated site and has been classified under the Act:

- LOT 406 ON PLAN 216401 as shown on certificate of title LR3004/734 known as 189 Bussell Hwy, West Busselton WA 6280

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:

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

Site Classification

Category of site classification: Decontaminated

Date of site classification: 30/06/2015

Reasons for classification: This site was reported to the Department of Environment Regulation (DER) as per reporting obligations under section 11 of the 'Contaminated Sites Act 2003' (the Act), which commenced on 1 December 2006. The site classification is based on information submitted to DER by June 2015.

The site was reported because Asbestos Containing Material (ACM) was found to be present in soils within the north-east portion of the site. A beach shack was historically located in the north-east portion of the Busselton Health Campus site and was understood to have been demolished between 30 - 40 years ago.

Asbestos investigations carried out in February 2014 found ACM to a depth of 0.3 metres below ground level. Remedial works were carried out in July 2014 comprising collection of ACM fragments, excavation of contaminated soil (to a maximum depth of approximately 1 metre below ground level), off-site disposal and backfilling with clean fill.

Subsequent validation assessment has demonstrated that the identified ACM impacted soil was successfully remediated in accordance with 'Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia' (Department of Health, May 2009).

ACM may potentially occur in currently stabilised/inaccessible soils adjacent to the excavation area, beneath remnant native vegetation and a dual use path. Accordingly, an 'Asbestos Site Management Plan' (dated June 2015) has been prepared to manage any unexpected finds for the site, that outlines management measures for any activity (such as excavation or landscaping) that may disturb soil at the site in the future.

No additional contamination has been reported or is known on the balance of the site health campus site.

Groundwater investigations have not been carried out as contamination of groundwater at the site is not suspected.

As the site has been successfully remediated and is suitable for all landuses including the current public open space land use, the site is classified as 'decontaminated'.

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.

In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, DER recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.

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 Environment Regulation, Locked Bag 33, Cloisters Square, Perth WA 6850. A fee of \$30 currently applies for a Basic Summary of Records. Forms are available from www.der.wa.gov.au/contaminatedsites.

In some instances DER 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 DER's *Contaminated Sites Management Series* guidelines, is submitted to DER. The current site classification is the classification most recently conferred on the site.

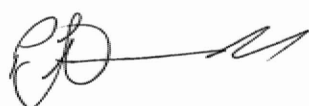
Appealing the Site Classification

All site classifications given by DER 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 to be lodged in writing with the Contaminated Sites Committee at Forrest Centre, Level 22, 221 St Georges Terrace, Perth WA 6000, within **30 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 \$45) applies.

To find out more about the appeal process, see the Contaminated Sites Committee website at www.consitescommittee.wa.gov.au or contact the office of the Committee on (08) 6467 5201.

For further information on all aspects of site classification, please refer to Fact sheet 4 - Site classifications and appeals and *Site Classification Scheme 2006* (guideline) which are available from DER's website www.der.wa.gov.au/contaminatedsites or by contacting the Registrar on 1300 762 982.

Yours sincerely



Paul Newell, A/Manager

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

01/07/2015

Enc. Attachment A – Nature and Extent and Restrictions on Use.
• Fact sheet 4 - Site classifications and appeals

ATTACHMENT A – Nature and Extent and Restrictions on Use

- LOT 406 ON PLAN 216401

Nature and Extent: Following remediation of asbestos, no contamination remains at the site.

Restriction on Use: There are no restrictions on use applicable to the site.

Busselton Health Campus, Mill Rd, West Busselton



LEGEND

- Road Centrelines
- Cadastre
- Local Government Authorities
- Railways**
 - Mainline
 - Sliding (cont)

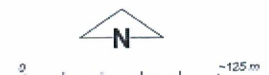
- Other types of rail
- Closed - Abandoned
- Closed - Dismantled
- Acid Sulfate Soils Field Points

Perth Metropolitan Central
15cm Orthomosaic -
Landgate 2011

Perth Metropolitan North
15cm Orthomosaic -
Landgate 2011

Perth Metropolitan South
15cm Orthomosaic -
Landgate 2011

Busselton Townsite 20cm
Orthomosaic - Landgate
2008



Scale 1:4820

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Prepared by:
Prepared for:
Date: 1/07/2015 11:47:50 AM

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



Government of Western Australia
Department of Environment Regulation

WIA Crown Copyright 2002