



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 02:02:35PM, 16/04/2026

Search Results

Receipt No:

ID No: 73161

This response relates to a search request received for:

Lot 196 On Plan 406851
Baldivis, WA, 6171

This parcel belongs to a site that contains 7 parcel(s).

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

Address	Lot 196 On Plan 406851 Baldivis, WA, 6171
Lot on Plan Address	Lot 196 On Plan 406851
Parcel Status	Classification: 26/11/2020 - Remediated for restricted use Nature and Extent of Contamination: The site has historically been used as market gardens. Restrictions on Use: Given that this site has been historically used for market gardening, the use of this site is restricted to its current land use, and may not be suitable for more sensitive land uses (such as residential development, primary school or childcare centre) without further contamination assessment and/or remediation. Reason for Classification: 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 CS Act). The site has been classified under section 13 of the CS Act based on information submitted to the department by August 2020. This site includes multiple parcels of land in the locality of Baldivis, which at the time of classification were used for rural/residential land use and as road reserves. Information relating to some of these parcels (former Lot 9011 Kerosene Lane, Baldivis) was provided to the department following a contamination assessment carried out between 2013 and 2014, to comply with a planning condition to assess the site's suitability for a change in land use from market garden to residential development. A portion of former Lot 9011 was previously classified under section 13 of the CS Act based on information submitted to the department by December 2015. The site was reported in 2018 because ammonium sulfate contamination was present in groundwater beneath the site, originating from a former tailings storage facility (TSF) located to the north of Kerosene Lane in Baldivis. Parcels of land within this site have been used for market gardening. Market gardens and TSFs are

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considered to be potentially contaminating land uses, as specified in the guideline, 'Assessment and management of contaminated sites' (Department of Environment Regulation [DER], 2014).

The TSF operated for approximately 25 years from the early 1970s. The TSF was first identified to be leaking in 1979, based on the results of routine groundwater monitoring. Initial efforts were made to repair the TSF liner, but evidence suggests that the TSF may have continued to leak until it was decommissioned in 1995.

Groundwater remediation at the TSF site began in 1980, and continues to be carried out at the time of classification. Between 1995 and 1998, a cover material was placed over the TSF to prevent further leachate from forming and entering the groundwater beneath the TSF.

Several investigation, monitoring, groundwater modelling and remediation reports have been prepared for the TSF site. A detailed site investigation report was prepared in December 2017, which summarised historical investigations and reported on groundwater investigations carried out in the broader Baldivis area during 2017. Additional investigations since 2017 were carried out to address data gaps in delineation of contamination and assessment of risks to human health.

Ammonia and chloride are present in groundwater at this site at concentrations exceeding criteria for the non-potable use of groundwater, and chloride, sulfate, nitrate, nitrite, copper and manganese are present at concentrations exceeding criteria for drinking water, as published in 'Assessment and management of contaminated sites' (DER, 2014). These criteria are relevant because groundwater in this area has previously been used for both potable and non-potable purposes.

The ammonia and sulfate contamination originates from the former TSF to the north. The nitrate contamination may have originated from multiple sources, including market gardening and poultry farms in this area as well as the former TSF.

Residential parcels of land within this site and the local area have either been connected to scheme water (or alternative potable sources provided), or are vacant and/or in the process of being connected to scheme water and any remaining groundwater bores have been physically disconnected. Future redevelopment will be subject to subdivision and/or development conditions requiring connection to scheme water. Groundwater monitoring data in 2019 and a site-specific human health risk assessment based on residential use of groundwater for irrigation did not identify the need to restrict use of groundwater for garden irrigation at this site.

An accredited contaminated sites auditor (the auditor) reviewed the investigations and risk assessment for the TSF and this site. The auditor's findings are documented in a Mandatory Auditor's Report (MAR) dated December 2017 and addendums to the MAR dated March 2018 and August 2020. The department and the Department of Health accepts the auditor's recommendation that restriction of groundwater use for residential garden irrigation is not required.

Remediation has been carried out to address potential risks to human health from groundwater impacted migrating from the former TSF to the north. However, no investigations have been carried out to confirm the site is suitable for a change from market garden use to a more sensitive use. Therefore, the site is classified as 'remediated for restricted use'.

A memorial stating the site's classification will be 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.

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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.

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.

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.

In 1991, the then Minister for the Environment set a number of conditions for the TSF site in Ministerial Statement 377, under Part IV of the 'Environmental Protection Act 1986' (the EP Act). This included groundwater remediation, decommissioning and reporting conditions, and environmental monitoring and management commitments.

Groundwater monitoring for the TSF is ongoing in accordance with a Site Management Plan dated 29 November 2019.

Action Required:

The department notes that the site was used for market gardening, which is a land use that has the potential to cause contamination, as specified in the guideline 'Assessment and management of contaminated sites' (DER, 2014). For this reason, the department recommends that further assessment of potential contamination should be undertaken before any change in land use to a more sensitive land use (such as residential, primary school or childcare centre) in the future.

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: *Nil*

Date Issued: *Nil*

General

No other information relating to this parcel.

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