



Shire of Northam  
*Heritage, Commerce and Lifestyle*

# RFT 03 of 2024 - Disposal of 116 Peel Terrace Northam

# Request for Tender

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<b>Request Tender:</b>	<b>for</b>	Disposal of Land – 116 Peel Terrace Northam.
<b>Deadline:</b>		20 <sup>th</sup> May 2024 @ 4pm (WAST)
<b>Address Delivery:</b>	<b>for</b>	Shire of Northam Vendor Panel Portal, 395 Fitzgerald St Northam WA 6401 and/or records@northam.wa.gov.au
<b>RFT Number:</b>		03 of 2024

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## 1 Conditions of Tendering

### 1.1 How to Prepare Your Tender

- a) Carefully read all parts of this document;
- b) Ensure you understand the requirements and;
- c) Lodge your Tender before the Deadline.

### 1.2 Contact Persons

Tenderers should not rely on any information provided by any person other than the person listed below:

<b>Name:</b>	<i>Kristy Hopkins</i>
<b>Telephone:</b>	<i>(08) 9622 6100</i>
<b>Email:</b>	<i>kristy.hopkins@northam.wa.gov.au</i>

### 1.3 Lodgement of Tenders and Delivery Method

The Tender must be lodged by the Deadline. The Deadline for this request is **Monday 20<sup>th</sup> May 2024 at 4:00pm (WAST)**.

The Tender is to be submitted via the **Shire of Northam Vendor Panel** or **delivered by hand to 395 Fitzgerald St Northam** or **emailed to [records@northam.wa.gov.au](mailto:records@northam.wa.gov.au)** by the Deadline.

All pages must be numbered consecutively, and the Tender must include an index. Any brochures or pamphlets must be attached to the submission.

### 1.4 Site Inspection

116 Peel Terrace will be open for inspection on the below days and time. **Not mandatory but encouraged.**

- Tuesday 7<sup>th</sup> May 2024 between 10am – 12pm; and
- Wednesday 15<sup>th</sup> May 2024 between 1pm – 3pm.

### 1.5 Rejection of Tenders

A Tender will be rejected without consideration of its merits if:

- a) It is not submitted before the Deadline; or
- b) It is not submitted at the place specified in the Request; or
- c) It may be rejected if it fails to comply with any other requirements of the Request.

### 1.6 Late Tenders

Tenders received:

- a) After the Deadline; or
- b) In a place other than that stipulated in this Request.

will not be accepted for evaluation.

## 1.7 Acceptance of Tenders

Unless otherwise stated in this Request, Tenders may be for all or part of the Requirements and may be accepted by the Principal either wholly or in part. The Principal is not bound to accept the lowest Tender and may reject any or all Tenders submitted.

## 1.8 Disclosure of Contract Information

Documents and other information relevant to the contract may be disclosed when required by law under the Freedom of Information Act 1992 or under a Court order.

All Tenderers will be given particulars of the successful Tenderer(s) or be advised that no Tender was accepted.

## 1.9 Tender Validity Period

All Tenders will remain valid and open for acceptance for a minimum period of ninety (90) days from the Deadline or forty-five (45) days from the Principal's resolution for determining the Tender, whichever is the later unless extended on mutual agreement between the Principal and the Tenderers in writing.

## 1.10 Alternative Tenders

All Alternative Tenders may be accompanied by a conforming Tender.

Tenders submitted as Alternative Tenders or made subject to conditions other than the General Conditions of Contract must in all cases be clearly marked "**Alternative Tender**".

The Principal may in its absolute discretion reject any Alternative Tender as invalid.

Any printed "General Conditions of Contract" shown on the reverse of a Tenderer's letter or quotation form will not be binding on the Principal in the event of a Contract being awarded unless the Tender is marked as an Alternative Tender.

## 1.11 Tenderers to Inform Themselves

Tenderers will be deemed to have:

- a) examined the Request and any other information available in writing to Tenderers for the purpose of tendering;
- b) examined all further information relevant to the risks, contingencies, and other circumstances influencing their Tender which is obtainable by the making of reasonable enquiries;
- c) satisfied themselves as to the correctness and sufficiency of their Tenders including tendered prices which will be deemed to cover the cost of complying with all the Conditions of Tendering and of all matters and things necessary for the due and proper performance and completion of the work described therein;

- d) acknowledged that the Principal may enter negotiations with a chosen Tenderer and that negotiations are to be carried out in good faith; and
- e) satisfied themselves they have a full set of the Request documents and all relevant attachments.

## 1.12 Alterations

The Tenderer must not alter or add to the Request documents unless required by the Conditions of Tendering.

The Principal will issue an addendum to all registered Tenderers where matters of significance make it necessary to amend or supplement the issued Request documents before the Deadline.

## 1.13 Risk Assessment

The Principal may have access to and consider:

- a) any risk assessment undertaken by any credit rating agency;
- b) any financial analytical assessment undertaken by any agency; and
- c) any information produced by the Bank, financial institution, or accountant of a Tenderer.

To assess that Tender and may consider such materials as tools in the Tender assessment process.

Tenderers may be required to undertake to provide to the Principal (or its nominated agent) upon request all such information as the Principal reasonably requires satisfying itself that Tenderers are financially viable and have the financial capability to provide the Services for which they are submitting and meet their obligations under any proposed Contract. The Principal reserves the right to engage (at its own cost) an independent financial assessor as a nominated agent to conduct financial assessments under conditions of strict confidentiality. For this assessment to be completed, a representative from the nominated agent may contact tenderers concerning the financial information that tenderers are required to provide.

The financial assessment is specifically for use by the Principal for the purpose of assessing Tenderers and will be treated as strictly confidential.

## 1.14 Evaluation Process

This is a Request for Tender.

Your Tender will be evaluated using information provided in your Tender.

The following evaluation methodology will be used in respect of this Request:

- a) Tenders are checked for completeness and compliance. Tenders that do not contain all information requested (e.g. completed Offer form and Attachments) may be excluded from evaluation.
- b) The most suitable Tenderers may be short listed and may also be required to clarify their Tender and or make a presentation. Referees may also be contacted prior to the selection of the successful Tenderer.

The sale may then be awarded to the Tenderer whose Tender is considered the most advantageous Tender to the Principal.

## 1.15 Ownership of Tenders

All documents, materials, articles and information submitted by the Tenderer as part of or in support of the Tender will become upon submission the absolute property of the Principal and will not be returned to the Tenderer at the conclusion of the Tender process PROVIDED that the Tenderer be entitled to retain copyright and other intellectual property rights therein, unless otherwise provided by the Contract.

## 1.16 Canvassing of Officials

If the Tenderer, whether personally or by an agent, canvasses any of the Principal's Commissioners, Councillors and/or Officers (as the case may be) with a view to influencing the acceptance of any Tender made by it or any other Tenderer, then regardless of such canvassing having any influence on the acceptance of such Tender, the Principal may at its absolute discretion omit the Tenderer from consideration.

## 1.17 Identity of the Tenderer

The identity of the Tenderer is fundamental to the Principal. The Tenderer will be the person, persons, corporation or corporations named and whose execution appears on the Offer Form of this Request. Upon acceptance of the Tender, the Tenderer will become owner.

## 1.18 Costs of Tendering

The Principal will not be liable for payment to the Tenderer for any costs, losses or expenses incurred by the Tenderer in preparing their Offer.

## 1.19 Tender Opening

Tenders will be opened in the Principal's offices, following the advertised Deadline. All Tenderers and members of the public may attend or be represented at the opening of Tenders.

The names of the persons who submitted the Tender by the due Deadline will be read out at the Tender Opening. No discussions will be entered into between Tenderers and the Principal's officers present or otherwise, concerning the Tenders submitted.

The Tender Opening will be held on or as soon as practicable after the Deadline at The Shire Administration Office.

## 1.20 In House Tenders

The Principal does not intend to submit an In-House Tender.



## 2 Tenderer's Offer

The Chief Executive Officer  
Shire of Northam  
395 Fitzgerald Street  
Northam WA 6401

### **TENDER 03 of 2023 – Disposal of Land – 116 Peel Terrace Northam.**

I/We (Registered Entity Name): \_\_\_\_\_  
(BLOCK LETTERS)

of: \_\_\_\_\_  
(REGISTERED STREET ADDRESS)

ABN \_\_\_\_\_ ACN (if any) \_\_\_\_\_

Telephone No: \_\_\_\_\_ Facsimile No: \_\_\_\_\_

E-mail: \_\_\_\_\_

I/We agree that I am/We are bound by and will comply with this Request and its associated schedules, attachments, all in accordance with the Conditions of Tendering contained in this Request signed and completed.

The tendered price is valid up to ninety (90) calendar days from the date of the Tender closing or forty-five (45) days from the Council's resolution for determining the Tender, whichever is the later unless extended on mutual agreement between the Principal and the Tenderer in writing.

I/We agree that there will be no cost payable by the Principal towards the preparation or submission of this Tender irrespective of its outcome.

The tendered consideration is as provided under the schedule of rates of prices in the prescribed format and submitted with this Tender.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Signature of authorised signatory of Tenderer: \_\_\_\_\_

Name of authorised signatory (BLOCK LETTERS): \_\_\_\_\_

Position: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Authorised signatory Postal address: \_\_\_\_\_

Email Address: \_\_\_\_\_

## 1. ABOUT NORTHAM

Northam is the largest town situated between Perth and Kalgoorlie approximately 97 kilometres northeast of the Perth metropolitan area and is the regional centre for the surrounding agricultural districts which primarily produce wheat, barley, oats, sheep, wool and cattle.

Other localities within the Shire of Northam include Bakers Hill, Buckland, Burlong, Clackline, Copley, Grass Valley, Irishtown, Jennapullin, Katrine, Malabaine, Meenaar, Mokine, Muluckine, Muresk, Southern Brook, Spencers Brook, Throssell, Woottating and Wundowie. The population of Northam and the surrounding townsites is approximately 11,800 people.

Northam has been identified as one of nine 'SuperTowns' by the Department of Regional Development and Lands under the Royalties for Regions, Region Centres Development Plan. The 'SuperTowns' were identified as offering opportunities to diversify and decentralise Western Australia's projected growth. Residents and visitors from neighbouring towns and Shires use Northam for their everyday banking, retail, shopping and government servicing requirements.

The town of Northam is home to several public facilities that include a library, hospital and a variety of health care facilities, a senior citizens' and respite centre, a recreation centre, three major sporting grounds, an Olympic swimming pool, senior high schools and primary schools, a Central Regional Tafe and Muresk Institute.

The Northam Town Centre includes two neighbourhood shopping centres, one anchored by Woolworths and the other by Coles & Aldi, plus cafes, restaurants, hotels motels, specialty retail and fast food outlets.

Yilgarn Avenue, near 116 Peel Terrace, Northam is a main road for the town, linking Peel Terrace/York Road with Great Eastern Highway, which is a major road for the wheatbelt, extending from the Perth Metropolitan Area through the wheatbelt into the Goldfields Region.

## 2. SITE INSPECTION

116 Peel Terrace will be open for inspection on the below days and times:

- Tuesday 30<sup>th</sup> April 2024 between 10am – 12pm; and
- Wednesday 1<sup>st</sup> May 2024 between 1pm – 3pm.

## 3. DISPOSAL DETAILS

116 (Lot 255) Peel Terrace, Northam is a 13,408 square metre site located within an industrial precinct situated in the eastern moiety of the Northam Town Centre. The Zoning is "Light & Service Industry". An aerial view of the site can be found in Appendix 2.

Surrounding development comprises office/warehouse and office/workshop developments generally constructed in the 1970's through to some modern present day developments.

116 Peel Terrace is located on the southern side of Peel Terrace and is a great opportunity for a business that is looking to further develop the site. The site will be sold "as is".

Permitted uses include:

- Industry – Cottage
- Industry – Light
- Industry – Service
- Lunch Bar
- Motor Vehicle Repair
- Motor Vehicle Wash
- Public Utility
- Service Station
- Trade Supplies
- Vehicle Recovery & Towing
- Warehouse / Storage

Discretionary uses include:

- Caretaker's Dwelling
- Carpark
- Civic Use
- Drycleaning Premises
- Garden Centre
- Landscape Supplies
- Motor Vehicle, Boat or Caravan Sales
- Motor Vehicle Wrecking
- Roadhouse
- Showroom
- Telecommunications Infrastructure
- Trade Display
- Transport Depot
- Veterinary Centre

### **Buildings on property**

#### Office (Area: 90m<sup>2</sup>)

Circa early to mid-1980's single level standalone office with brick elevations and metal roof. The office has a standalone position towards the western boundary with brick elevations and metal roof and a medium sized patio extending off the front elevation.

The office has a primarily open design with a separate partitioned office and a set of amenities. Wall mounted reverse cycle air conditioning units of a modern standard are provided. Located to the rear of the office is a set of external ablutions of a fair standard inclusive of a shower.

## Workshop (Area: 225m<sup>2</sup>)

Located in the middle of the site near the office, with steel framed metal clad elevations and metal roof and has sliding door access on the front and rear elevations. The workshop is fitted with gantry crane railing and the eastern end is fitted with a stud framed office situated above a storage area. The workshop has a clear span truss height of approximately 6.5 to 8 metres.

## Open shed (Area: 280m<sup>2</sup>)

Located to the south of the office is an open shed enclosed on three sides with steel and part timber frame and metal clad elevations and metal roof. Clear span truss height of approximately 5 to 6 metres. Fluorescent lighting is provided.

## Small shed (Area: 38m<sup>2</sup>)

Located to the rear of the main workshop accessed via two roller doors on the front elevation.

## External ablutions

Located to the rear of the office.

Photos of the different buildings can be found in Appendix 1.

## **Access and Easements**

The front of the site, which is accessed via two crossovers from Peel Terrace, is bitumen paved providing excellent vehicle access, parking and some laydown area. Most of the site is provided with gravel hardstand providing a large amount of laydown area.

Easements relating to drainage and access benefitting the Shire and neighbouring properties respectively have been lodged with Landgate. Locations of the easements are indicated on Appendix 3.

## **Site Features**

- Slightly irregular shape.
- Land slopes upwards from the street frontage at a gentle to medium gradient.
- Site situated above the road grade.
- No Heritage issues or historical significance on the site.
- The property is not in a known flood area nor a bush fire zone.

## **Environmental Considerations**

Since the enactment of the *Contaminated Sites Act 2003*, the Department of Environment Regulation maintains a public database in Western Australia of land that has been classified as contaminated.

The property has been classified by the Department of Water & Environmental Regulation as 'Remediated for Restricted Use'.

The property has been utilised as a municipal depot for an extended period including the storage of bulk petroleum fuels in underground fuel tanks. Remediation works have been completed.

The restrictions on use do not prevent the subject property being for industrial use, which is its 'highest and best' use. This is a common classification for properties located in industrial areas. Refer Appendix 4, Department of Water & Environmental Regulation – Contaminated Sites Summary of Records.

Previous potentially contaminating use	Yes
Environmental planning overlay	No
Contamination uses on adjoining properties	Not apparent
Known contamination issues in surrounding areas	Not apparent
Known groundwater contamination in surrounds	Yes
Potentially contaminating processes or materials on site	No
Known past underground storage of contaminant materials	Yes
Listed on contaminated or environmental site registers	Yes
Do operations require environmental licensing	No

#### 4. Assessment Criteria and Weighting

1. Sale price (40%)
  - a. Provide proposed purchase price and demonstration of alignment to current market value.
2. Proposed use of land (20%)
  - a. Provide a description of the proposed use and any planned redevelopment or enhancements.
  - b. Provide an overview of:
    - i. The extent to which the property will be made accessible to the public or broader community.
    - ii. The extent to which the proposed use is complementary to surrounding sites and businesses.
3. Employment generation (20%)
  - a. Detail whether there will be any scope for employment opportunities within the community.
4. Economic impact (20%)
  - a. The extent to which the proposal aligns with the Shire of Northam Council Plan and other relevant informing strategies.
  - b. How the proposed use of the land will positively impact the economy for the Shire of Northam.

### 5. Applicants to inform themselves

Prior to making a submission the Applicant shall be taken to have satisfied itself:

- (1) By physical examination and inspection of the Property site and how it relates to the Property's plans and surrounding urban realm.
- (2) By enquiry of the appropriate authorities, as to the zoning of the Property, the development which may take place on the Property and the way that development may be carried out, and as to any restriction which may be imposed on the Property; and
- (3) By perusal and examination as to the terms and conditions of any encumbrances on the Property.

The Applicant shall be deemed to have made a submission and undertaken all usual investigations, enquiries and studies prior to the submission and to have incurred on its own account all expenses associated with the preparation and submission in reliance solely on that examination, inspection and enquiry and not on any statement, warranty, condition or representation made to, or alleged to have been made to, the Applicant by the Seller or its agents, in respect of the above matters however arising.

Should the Shire choose to dispose of the property it reserves the right to include special conditions not currently included in the Tender and all or any conditions remain subject to final approval by Council.

These conditions will be dependent on the accepted submission. These will be advised to the Applicant prior to submission to Council for approval and included in the contract of sale provided to the buyer for execution.

## Appendix 1

### Photos of Buildings

### 116 (Lot 255) Peel Terrace, Northam

**Disclaimer:** *At the time of these photos, the Old Depot was still being used as a storage space.*

*The furniture, machinery and other items in the photos are not included in the Tender sale and will be removed prior to settlement.*



## PART 2 - RFT 03 OF 2024

### General Photos





## PART 2 - RFT 03 OF 2024





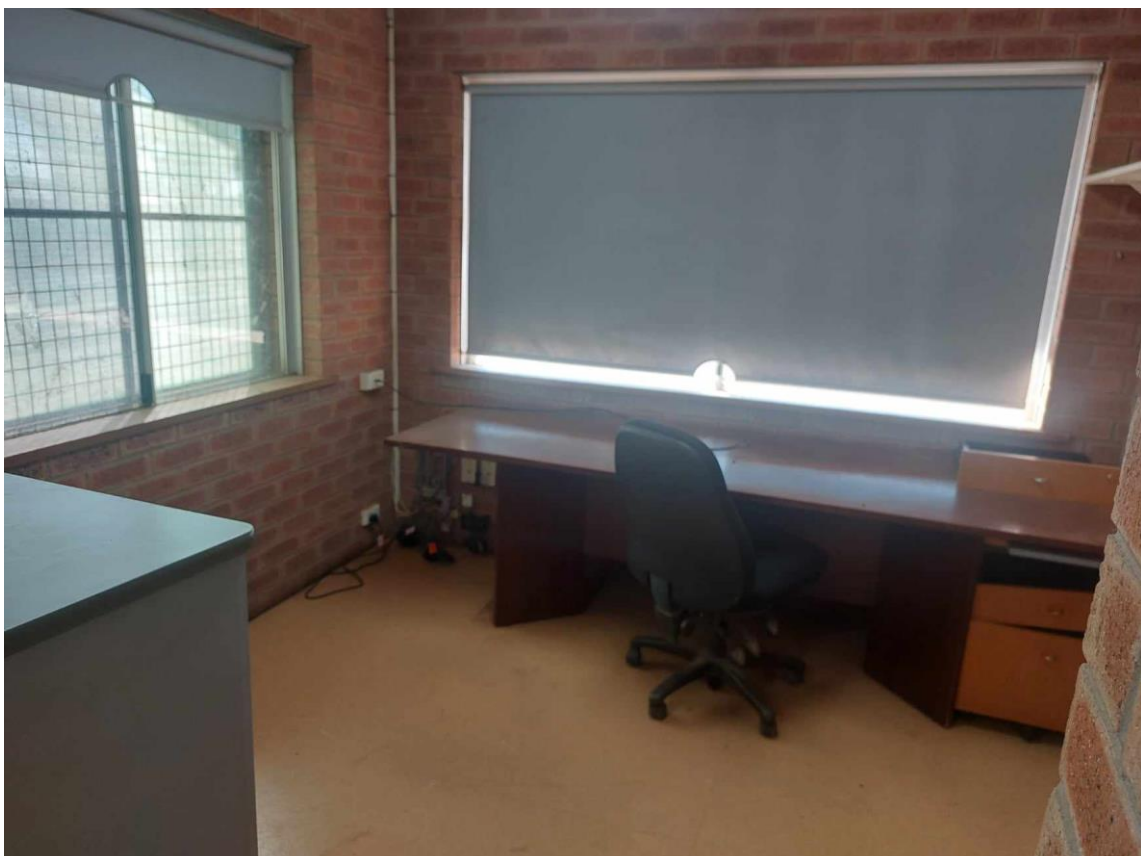
## PART 2 - RFT 03 OF 2024





## PART 2 - RFT 03 OF 2024

Office (Area: 90m<sup>2</sup>)





## PART 2 - RFT 03 OF 2024



## PART 2 - RFT 03 OF 2024





## PART 2 - RFT 03 OF 2024





## PART 2 - RFT 03 OF 2024

### Workshop (Area: 225m2)





## PART 2 - RFT 03 OF 2024





## PART 2 - RFT 03 OF 2024



## PART 2 - RFT 03 OF 2024





## PART 2 - RFT 03 OF 2024

### Open shed (Area: 280m2)



## PART 2 - RFT 03 OF 2024

### Small shed (Area: 38m<sup>2</sup>)





## PART 2 - RFT 03 OF 2024

### External ablutions



**Appendix 2**  
**Site Aerial View**  
**116 (Lot 255) Peel Terrace, Northam**







**Appendix 3**  
**Easement Locations**  
**116 (Lot 255) Peel Terrace, Northam**



Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Interest Only

Plan Heading

EASEMENTS OVER: 255/D85626

Locality and Local Government

Locality	NORTHAM
Local Government	SHIRE OF NORTHAM

Survey Details

Survey Method	Conventional Survey
Field Records	
Declared as Special Survey Area	No

Survey Certificate - Regulation 54

I hereby certify that this plan is accurate and is a correct representation of the ----  
(a) \* survey; and/or  
(b) \* calculations from measurements recorded in the field records;  
[\* delete if inapplicable]  
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

	Date
Licensed Surveyor	

Survey Organisation

Name	RM SURVEYS
Address	WILLETTON 6955
Phone	94577900
Fax	94577922
Email	cadastral@rmsurveys.com.au
Reference	NORTH-PEEL

Affected Tenure

Plan Number	Lot Numbers	Title Reference	Subject Land Description
D85626	LOT 255	1996-101	

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(B)	EASEMENT	SEC. 195 OF THE LAA 1997	DOC	D85626: 255	SHIRE OF NORTHAM	Drainage
(A)	EASEMENT		DOC	D85626: 255	P52894: 303 P1863: 158 P75792: 800	Access Easement

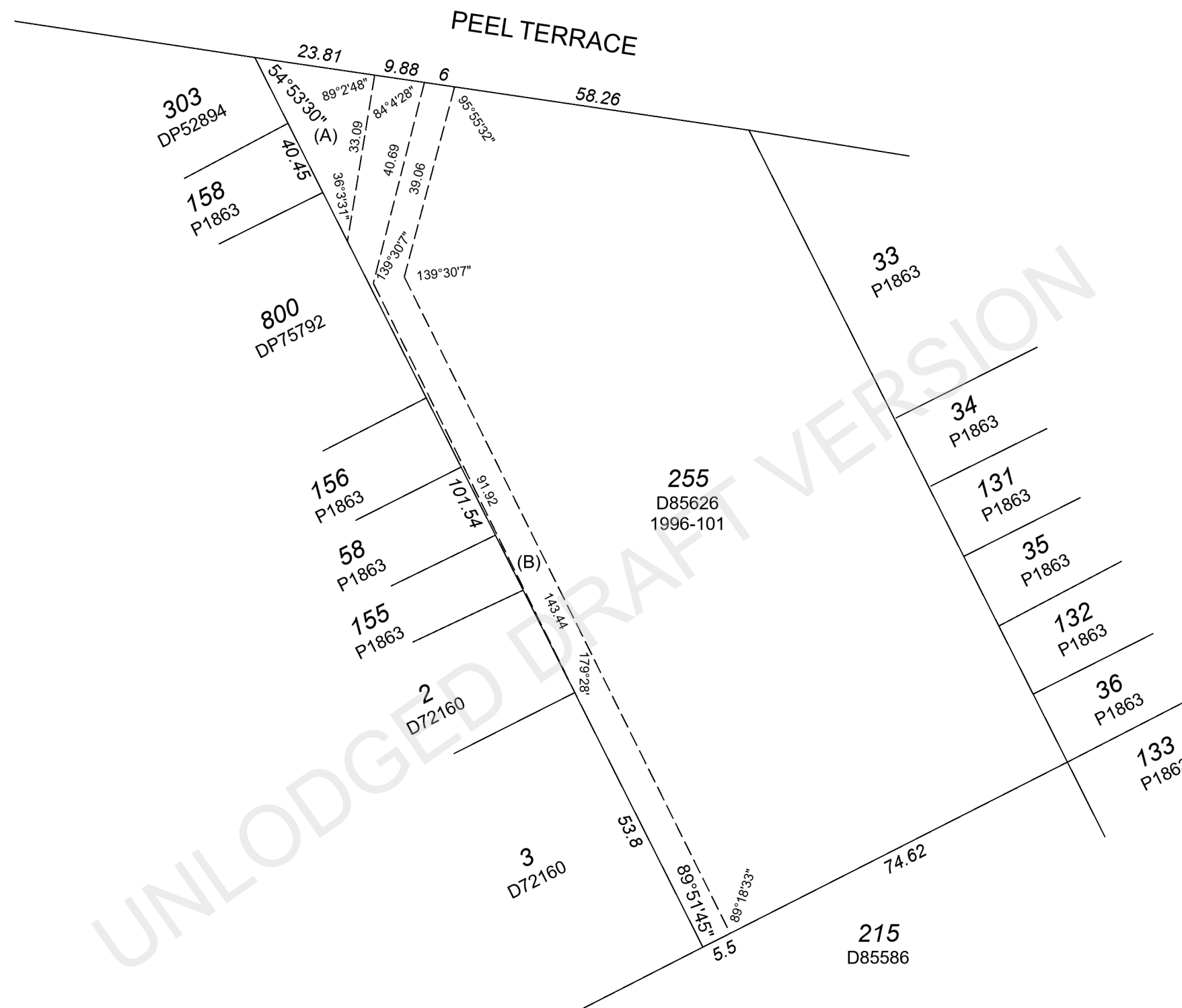


ADDITIONAL SHEETS  
ENDORSEMENT SHEET

SHEET  
1 OF 2 SHEETS

VERSION NUMBER  
1

DEPOSITED PLAN  
427613



SCALE 1:1000 @ A3  
10 0 50  
ALL DISTANCES ARE IN METRES



ADDITIONAL SHEETS  
ENDORSEMENT SHEET

SHEET 2 OF 2 SHEETS

VERSION NUMBER 1

DEPOSITED PLAN  
427613

**Appendix 4**  
**Contaminated Site basic Summary of Records**  
**116 (Lot 255) Peel Terrace, Northam**



## Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 10:10:43AM, 05/02/2024

### Search Results

Receipt No:

ID No: 14007

This response relates to a search request received for:

116 Peel Tce  
Northam, WA, 6401

This parcel belongs to a site that contains 2 parcel(s).

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

Address	116 Peel Tce Northam, WA, 6401
Lot on Plan Address	Lot 255 On Diagram 85626
Parcel Status	<p><b>Classification:</b> 08/01/2013 - <i>Remediated for restricted use</i></p> <p><b>Nature and Extent of Contamination:</b></p> <p>Following remediation in 2011, hydrocarbons remained in soils near former underground storage tanks at depths between 0.5 and 6 metres below ground level.</p> <p>Metals and the organochloride pesticide DDT are also present in soil at the site.</p> <p>Metals are present in groundwater beneath the site. The hydrocarbon benzene was detected in groundwater in the southern portion of the site.</p> <p><b>Restrictions on Use:</b></p> <p>Other than for analytical testing, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.</p> <p>The land use of the site is restricted to commercial/industrial use. 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.</p> <p><b>Reason for Classification:</b></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 November 2012.</p> <p>This site has been used as a municipal depot for more than 20 years, including the storage of bulk petroleum fuels. This is a land use that has the potential to cause contamination, as specified in the guideline 'Potentially Contaminating Activities, Industries and Landuses' (Department of Environment, 2004).</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.



## **Contaminated Sites Act 2003**

### **Basic Summary of Records Search Response**

Report generated at 10:10:43AM, 05/02/2024

A limited contamination assessment was undertaken in 2011 during the removal of underground fuel storage tanks (USTs) from four separate locations at the site. The assessment was restricted to soil in the immediate area around the fuel storage and dispensing infrastructure. Field screening of soil samples indicated that soils across the site contained elevated levels of volatile organic compounds, indicating possible hydrocarbon (such as from petrol, diesel or oil) impacts at the site.

The soil sampling and analysis confirmed that hydrocarbons were present in soils at concentrations exceeding Ecological Investigation Levels and, in the absence of speciation analysis, potentially exceeding Health-based Investigation Levels for commercial and industrial sites, as published in 'Assessment Levels for Soil, Sediment and Water' (DEC, 2010).

The most severely impacted soils were removed off-site and disposed at a licensed landfill. Subsequent validation sampling in the excavation pits, along with further investigation of surrounding soils, confirmed that hydrocarbons remained in soil at depths between 0.5 and 6 metres below ground level, at concentrations exceeding Ecological Investigation Levels and Health-based Investigation levels for residential land use, but below Health-based Investigation Levels for commercial and industrial sites, as published in 'Assessment Levels for Soil, Sediment and Water' (DEC, 2010).

Further investigations conducted between July and October 2012 found that heavy metals and the organochloride DDT were present in soils at concentrations exceeding Ecological Investigation Levels, but below Health Investigation Levels for all landuses, as published in 'Assessment Levels for Soil, Sediment and Water' (DEC, 2010).

The hydrocarbon benzene and heavy metals were present in groundwater at concentrations exceeding Aquatic Ecosystems - Freshwater guidelines, Australian Drinking Water Guidelines and/or domestic non-potable groundwater use guidelines, as published in 'Assessment Levels for Soil, Sediment and Water' (DEC, 2010). The heavy metal concentrations are thought to reflect the background groundwater quality of the area.

As the site is contaminated and has been remediated such that it is suitable for the current commercial/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 the 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.

#### **Action Required**

The land use of the site is restricted to commercial/industrial use. The site should not be developed

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## **Contaminated Sites Act 2003**

### **Basic Summary of Records Search Response**

Report generated at 10:10:43AM, 05/02/2024

	for a more sensitive use such as recreational open space; residential use or childcare centres without further contamination assessment.
<b>Certificate of Title Memorial</b>	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 & Conservation.
<b>Current Regulatory Notice Issued</b>	<b>Type of Regulatory Notice:</b> <i>Nil</i> <b>Date Issued:</b> <i>Nil</i>
<b>General</b>	No other information relating to this parcel.

#### **Disclaimer**

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