



## Contaminated sites fact sheet 7


# How to interpret information on contaminated sites

October 2024

## Purpose

This fact sheet is designed to help people understand the information provided by the Department of Water and Environmental Regulation (the department) in response to an online search of its contaminated sites database

or by submitting a written request (Form 2) for information. Guidance on obtaining contaminated sites information is provided on Fact sheet 2. Contaminated sites information is provided in the form of a **basic summary of records (BSR)** or a **detailed summary of records (DSR)**. An example (hypothetical) BSR is shown below.

 Government of Western Australia Department of Water and Environmental Regulation		Page 1 of 1
<b>Contaminated Sites Act 2003</b> <b>Basic Summary of Records Search Response</b>		
Report generated at 12:01:11PM, 08/10/2024		
		Receipt No: <i>SAMPLE BSR</i>
		ID No: <i>94433</i>
<b>Search Results</b>		
This response relates to a search request received for:		
8 Davidson Tce Joondalup, WA, 6027		
This parcel belongs to a site that contains 1 parcel(s).		
<b>Address</b>	8 Davidson Tce Joondalup, WA, 6027	
<b>Lot on Plan Address</b>	Lot 450 On Diagram 75369	
<b>Parcel Status</b>	<b>Classification:</b> 08/10/2024 - <i>Not contaminated - unrestricted use</i> <b>Nature and Extent of Contamination:</b> Sample Text - Investigations found that no contamination is present in soil or groundwater at the site. <b>Restrictions on Use:</b> Sample Text - There are no restrictions on use applicable to the site. <b>Reason for Classification:</b> Sample Text - A contamination assessment was carried out in 2023 in order to comply with a condition that had been placed by the Western Australian Planning Commission (WAPC) as part of the planning approval process, to assess the site's suitability for residential land use. The site has been classified under section 13 of the 'Contaminated Sites Act 2003' (the Act) based on information submitted to the Department of Water and Environmental Regulation (the department) by September 2024. The site is located within an area that has been historically used for.....	
<b>Certificate of Title Memorial</b>	Nil	
<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.	
<b>Disclaimer</b> 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.		

Excerpt from basic summary of records

## Introduction

The *Contaminated Sites Act 2003* (the Act) was introduced to identify, record, manage and clean up contamination. Under the Act, known or suspected contamination must be reported to the department, investigated and, if necessary, cleaned up (remediated).

Investigating and cleaning up contaminated sites is, in most cases, the responsibility of the polluter or current site owner. The department administers and enforces the Act which includes classifying sites (in consultation with the Department of Health) and making information on contaminated sites available to the public.

## Information available on contaminated sites

Single residential properties and many commercial/ industrial properties comprise a single parcel of land (or 'parcel'). Larger residential and commercial/industrial properties may contain more than one parcel.

A summary of records relates to a single parcel of land; however, a contaminated site may comprise one or more parcels. If you require details on all the parcels making up a site, you will need to request and pay for a summary of records for each of those parcels.

There are two types of summaries available from the department under the *Contaminated Sites Act 2003* (Act) – **basic** and **detailed**. An example BSR is shown on the previous page.

## How to interpret your BSR

The date and time the BSR was generated is displayed in the top right-hand corner. The information in the BSR is valid at the time and date the BSR was generated and reflects the most recent classification of the site (the classification date is provided under **Parcel Status**).

Below this is a receipt number – applies when a prescribed fee is paid with a Form 2 application – and the department identification number or parcel number (department use only).

On the left-hand side of the page is a list of key headings in boxes, which are described in detail below.

**Search Results:** the parcel address to which the BSR relates, followed by the number of parcels included in that site, e.g. this parcel belongs to a site that contains three parcels.

**Address:** the parcel street address from the Certificate of Title, at the time of classification.

**Lot on Plan Address:** the parcel land description from the Certificate of Title, at the time of classification.

**Parcel Status:** contains up to six sections:

- 1. Classification** – the date of classification and the classification given to the site (refer to fact sheet 4 for more information on site classifications). Sites can be reclassified if additional technical information is submitted to the department.
- 2. Nature and Extent of Contamination** – briefly outlines the type(s) of contamination present and where it is found on the site. The description is parcel specific and may differ between parcels making up the site.
- 3. Restrictions on Use** – the department may place restrictions on certain activities if contamination is present. Examples include restrictions on:
  - the abstraction and use of groundwater
  - the performance of underground maintenance work
  - a change to a more sensitive land use which may increase exposure to contamination (e.g. changing from commercial to residential land use).
- 4. Reasons for Classification** – explains the contamination issues identified at the site. Information listed here may include:
  - when and why the site was reported to the department as a known or suspected contaminated site

- the nature of potentially contaminating activities undertaken
- the identified contaminants of concern
- the extent of investigation undertaken
- the extent of any remediation (clean-up) undertaken and a brief description of what was done and when
- the assessment criteria used to assess the suitability of the site for the current land use and to classify the site.

**5. Other Relevant Information** – information listed here may include:

- if the department considers the site meets the definition of a **source** or **affected** site under the Act (*the site which is the origin or source of contamination is known as the source site and the adjacent properties affected by contamination migrating from the **source** site are known as **affected** sites*)
- if an accredited contaminated sites auditor is required to review and report on the standard of work carried out and to produce a mandatory auditor's report
- if there are disclosure requirements under the Act where the land is part of a transaction – sale, mortgage or lease agreement.

**6. Action Required** – a summary of the actions (such as investigation, risk assessment and/or remediation) and the required timeframes considered necessary by the department to address the suspected or known contamination at the site.

**Certificate of Title Memorial:** four site classifications (*contaminated – remediation required, contaminated – restricted use, remediated for restricted use and possibly contaminated – investigation required*) require a memorial to be placed on the Certificate of Title (the department instructs Landgate to do this). A memorial will also be placed on the Certificate of Title if the department has issued a regulatory notice relating to the site.

**Current Regulatory Notice Issued:** confirms if the department has issued a regulatory notice (*hazard abatement, clean-up or investigation notice*) against the site, or the site's owner and the date the notice was issued. If no notice has been issued, the word 'Nil' will be displayed.

**General:** includes other information relevant to the site such as the date and nature of appeals lodged with the Contaminated Sites Committee (an independent decision-making body set up under the Act). This may include appeals against the site classification or regarding the parcel's inclusion in the site (contact the [Contaminated Sites Committee](#) for further information).

## How to interpret your DSR

The DSR (example provided) includes all the information provided in the BSR, plus:

**Certificate of Contamination Audit:** confirms if a certificate of contamination audit (CCA) has been issued for the site – the DSR lists the date the CCA was issued and a copy will be attached to the DSR. If no CCA has been issued the word 'Nil' will be displayed.

**Environmental Reports:** a comprehensive list of reports on the site held by the department. The information will include the author, date and report title. The list of reports may include management plans, sampling and analysis programs and any other information (including technical reports) which the department's CEO considers appropriate.

**Auditor Reports:** if applicable, a full list of Mandatory Auditor's Reports (MARs) on the site held by the department.

The higher fee charged for a DSR also includes access to the environmental and auditor reports. An electronic copy of the report(s) will be supplied if available, otherwise contact the department to arrange a mutually convenient time to view the documents listed in the DSR. Please note that if you request a DSR and there is no information available additional to the BSR, you will be refunded the difference in fee between a DSR and BSR.

## More information

For advice on contaminated sites, please contact the department's contaminated sites information line on 1300 762 982 or email [info@dwer.wa.gov.au](mailto:info@dwer.wa.gov.au).

This document is available in alternative formats and other languages on request.

## Related documents

[Find additional publications](#) about contaminated sites and related fact sheets, or contact the department on 1300 762 982.

## Legislation

This document is provided for guidance only. It should not be relied upon to address every aspect of the relevant legislation. The full text of the *Contaminated Sites Act 2003* is available from the [Department of Justice](#).

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<b>Contaminated Sites Act 2003 Detailed Summary of Records Search Response</b>		
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<b>Certificate of Title Memorial</b>	Nil	
<b>Current Regulatory Notice Issued</b>	<b>Type of Regulatory Notice:</b> Nil <b>Date Issued:</b> Nil	
<b>Certificate of Contamination Audit</b>	<b>Date Issued:</b> Nil	
<b>Environmental Reports</b>	1. Annual Groundwater Monitoring Programme 2024 (Environmental Consultant, October 2024) Report Author: Environmental Consultant. [Report Date: 01/10/2024, Receival Date: 08/10/2024]  2. Sampling and Analysis Plan (Environmental Consultant, August 2024) Report Author: Environmental Consultant. [Report Date: 09/08/2024, Receival Date: 26/08/2024]	
<b>Auditor Reports</b>	1. Mandatory Audit Report (WA Environmental Auditor, 8 October 2024) Report Author: [Report Date: 07/08/2024, Receival Date: 08/10/2024]	
<b>General</b>	No other information relating to this parcel.	
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### Excerpt from detailed summary of records

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#### Legal advice

The information provided to you by the department in relation to this matter does not constitute legal advice. Due to the range of legal issues potentially involved in this matter, the department recommends that you obtain independent legal advice.