2. site context + analysis

2.1 Site Description + Local Context

The site comprises approximately 10.77ha of land, being Lots 18-20, 252, 254 and 255 Lefroy Road, Beaconsfield. The land is owned by the City of Fremantle, MRWA and WAPC. Certificates of Title detailing land ownership are provided at Appendix One.

The site is located approximately 2 kilometres southeast of the Fremantle City Centre (Figure 2). Surrounding development is predominantly residential. The Strang Court Mixed Use area is located to the south-west.

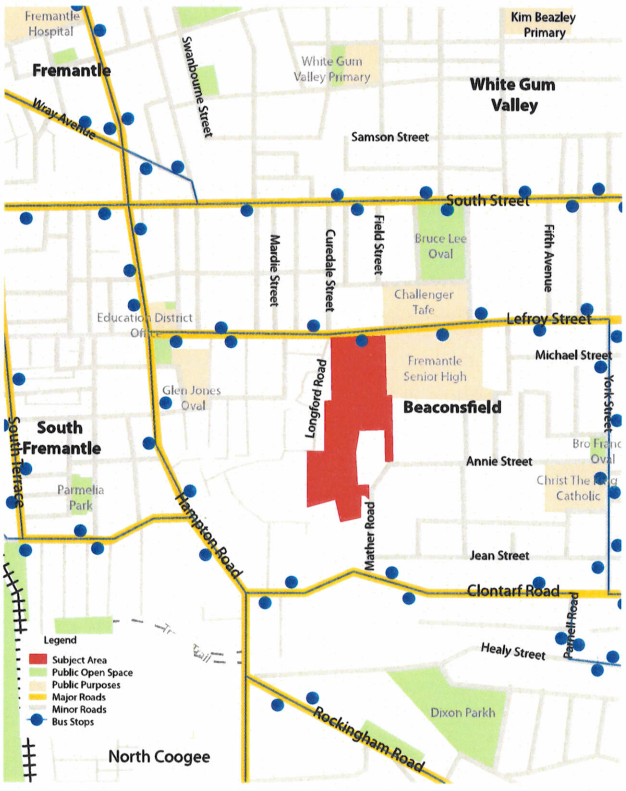
The site is abutted on its eastern boundary by the South Fremantle Senior High School. The interface between the two sites comprises the school's playing fields.

Vehicle access to the site is taken from Clontarf Road via Mather Road to the south. Steep embankments from Lefroy Road to the north and Salentina Ridge to the west prevent access from these directions. The land is well serviced by public transport with existing services in walking distance on Lefroy and Clontarf Roads respectively.

Until 1978 the site was a limestone quarry. From the 1970's onwards to the present day, the land has been progressively filled with municipal landfill, comprising mostly soil and inert waste.

Figure 2 - District Context

Figure 3 - Local Context



2.2 Site Analysis

The following summary outlines the site's existing environmental conditions and is taken from the Geotechnical and Environmental Information Report (GEIR) provided at Appendix Two to this report.

Geotechnical investigations were carried out in conjunction with environmental assessment for the presence of landfill gas and for assessment of soil and groundwater quality. The environmental assessment was carried out in general accordance with the Department of Environment and Conservation's (DEC) Contaminated Sites Management Series. The results of the investigation indicated that the waste is predominantly inert waste comprising construction rubble/ demolition waste. Two areas of deep fill were encountered and some voids were also detected in a few locations. Asbestos was observed in fragment form on the site's surface and at depth within the fill material. The site will be managed as an asbestos impacted site if no further delineation of the extent of asbestos fragments is to be undertaken.

Based on the residential development scenario proposed in the LSP, geotechnical site preparation and importing of clean fill will be required to minimise exposure to the underlying construction rubble/demolition waste for residential and passive recreational land use (for further detail see Section 8.1 of this report).

Groundwater results generally indicated that the groundwater quality is comparable across the site and with surrounding groundwater quality, with one exception which indicated the presence of impacts consistent with leaching of contaminants from the soil contamination. Further groundwater monitoring both onsite and offsite has been recommended to evaluate this contamination. In addition, further groundwater information for the overall site will be collected to assess baseline groundwater quality prior to site development consistent with the Commission's requirements set out in its Better Urban Water Management Guidelines (October 2008).

The site is a highly modified ecosystem and no native fauna were observed.

To ensure that any potential for unacceptable impacts to the community are mitigated, the GEIR recommends the preparation of a comprehensive Environmental Management Plan. This includes a range of sub-plans summarised as follows:

- Unexpected Findings Plan
- Asbestos Management Plan
- Air Quality Management Plan
- Noise Management Plan
- Urban Water Management Plan
- Fauna Management Plan
- Weed Management Plan

Therefore, subject to the proposed remediation and management measures detailed above (including a memorial on title), the site is considered suitable for residential development and the risk to human health and environment is considered to be low.