



PROJECTS

ENVIRONMENTAL AUDIT

Audit18

RESIDENTIAL RE-DEVELOPMENT, Hocking, Private Developer



A Mandatory Audit Review (MAR) of a proposed residential subdivision was undertaken on behalf of a private developer, in response to a Western Australian Planning Commission (WAPC) condition.

The existing landuse included:

- Residential dwelling
- Septic tank associated with residential dwelling
- Asbestos Containing Material (ACM) fence



The subdivided lot was part of a larger 'mega lot' which had been used for uncontrolled waste disposal, and machinery parking and maintenance impacts from which did not affect the subdivided (residential) lot.

An ACM investigation was undertaken along the former fenceline, consistent with Department of Health guidelines, which confirmed that there was no residual ACM present.

Minor groundwater impacts were identified from nitrate from former market gardening, while heavy metals were consistent with local background groundwater quality.

On the basis of the Audit review completed, the recommended site classification was:

"Not contaminated-unrestricted use"



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