



## Project Information Sheet

### Project Overview and Remediation Methodology

#### Site History

Lot 20 Adelaide Street Hazelmere was primarily used for sand mining (open cut) between approximately 1978 and 1982. From around 1987 to 1997, it operated as a licensed uncontrolled inert (chemically inactive) landfill, mainly receiving inert construction waste materials. However, reports indicate that some non-inert (chemically active) materials were also disposed of at the site during the historical landfilling period. The landfill was regulated by the Shire of Swan at that time.

Studies have been conducted to determine the level of contamination at the site resulting from fill materials and possible contaminants. These studies have identified varying levels of contamination primarily caused by fragments of asbestos in building waste debris and sands, as well as heavy metals and hydrocarbons. Recent studies also suggest a limited presence of Per- and Poly-Fluoroalkyl Substances (PFAS; associated with fire control water additive) in some areas of the site.

For more information on the management of hazardous materials, please see **Project Information Sheet - Hazardous Materials Management**.

#### Project Overview

The Hazelmere Hub Project is a remediation and redevelopment initiative aimed at revitalising 17 hectares of land at Lot 20 Adelaide Street in Hazelmere. The Project envisions developing commercial/light industrial lots, with a linear strip of residential lots along Adelaide Street to complete the neighbourhood streetscape.

To harness the potential of the location, it is necessary to remediate the site to eliminate risks to human and environmental health and comply with contamination regulations. This process involves:

1. **Identifying and assessing** any hazards or contaminants present on the site.
2. **Capping (covering or sealing)** these hazards to prevent exposure.
3. **Restoring the land** to a safe and usable state.

The goal of site remediation is to deliver clean and usable land for development while ensuring that potential health and environmental risks are effectively mitigated.

The project is at the proposal stage only and requires substantial work before submission for approval. It is important to note that **until the proposal is approved by the Department of Water and Environmental Regulation (DWER), no remediation works can take place on site**. Pending approvals, the remediation works are scheduled to begin in mid to late 2025 and will take approximately 30 months to complete.

#### Ownership and Management

The owner of the site is Hazelland Pty Ltd, which is owned by Moltoni Family. Moltoni Family have successfully completed many similar projects, including remediation and development of the award-winning Beaconsfield / Salentina Ridge in Western Australia, Gen Fyansford Estate in Victoria, and Perth Drive Ambridge (Pennsylvania) which received the Governor's Annual Friends of the Earth Award for Excellence.

An experienced Environmental Consultant will oversee the remediation works. These consultants are dedicated to developing safe and sustainable remediation strategies that repurpose land for the benefit of both local communities and the environment. The contamination investigation and remediation works are

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also subject to review by an independent DWER accredited contaminated site auditor. The auditor will be involved for the duration of the project.

Mainline Demolition Services, also owned by Moltoni Family, will undertake the remediation process under the supervision of the Environment Consultant. Since 1982, Mainline Demolition has been providing services to the civil, commercial, industrial and mining industries in Australia and internationally. They have a proven track record of successful remediation and redevelopment projects.

### Remediation Process

DWER administers and enforces the *Contaminated Sites Act 2003 (WA)*, which was introduced to identify, manage and clean up contamination in Western Australia. The Project Team is working closely with DWER, as well as Department of Health and local government authorities, including City of Swan and City of Kalamunda, to effectively manage the remediation process. Compliance with their regulations and guidelines is essential throughout the remediation process to protect human health and the environment.

It is a legal requirement of the *Contaminated Sites Act 2003 (WA)* that the site be remediated before any development can take place. There are several local examples of previous landfill sites being remediated, including the sites now occupied by Crown Casino/Resort and Optus Stadium.

The method below ensures proper removal, handling, and disposal/reuse of materials. It aligns with environmental standards, site development requirements, and emphasises safety and material management.

- **Clearing existing infrastructure** - Structures like sheds, containers, and smaller constructions on the southwest part of the site will be removed, along with surface waste and metals. A concrete stockpile 200 metres east along the southern boundary will be relocated for later use.
- **Soil management** - Approximately 65,000 to 85,000 cubic metres of sandy clay will be extracted from beneath the clean sandy material in the western area. This material will be placed in the residential development area as required.
- **Site levelling and materials handling** - The site's levels will be adjusted by progressively creating and backfilling areas with sorted, compacted materials, followed by a final layer of clean sand (capping). Oversized trees, steel, and concrete will be removed using excavation equipment with specialised sorting attachments / buckets to tease out contamination or large materials.
- **Environmental oversight** - A suitably qualified Environmental Scientist will oversee the excavation and sorting processes. Excavated materials will be sorted for reuse or appropriate disposal. Materials suitable for reuse will be relocated for final placement.
- **Material disposal** - Unsuitable materials will be disposed of at an appropriately licenced offsite landfill, while larger materials like concrete and rock will be repurposed for retaining walls, drainage swales, rock walls, or embankment cover.
- **Engineered fill and compaction** - Excavated areas will be refilled with engineered fill, including asbestos-impacted materials as deep fill, covered with a thick cobbled barrier, topped by clean fill sands. The filling process will occur in layers, compacted as needed and geotechnically certified for proper compaction levels.
- **Final surface treatment** - Once completed, the surface will be mulched or covered to prevent dust lift-off during subsequent construction phases.

### Further Information

If you have any questions or concerns, or would like to register for email updates, please email [info@hazelmerehub.com.au](mailto:info@hazelmerehub.com.au) or call 0408 875 843.

More information is also available on the project webpage [www.hazelmerehub.com.au](http://www.hazelmerehub.com.au) and Facebook page [www.facebook.com/HazelmereHub](https://www.facebook.com/HazelmereHub).

