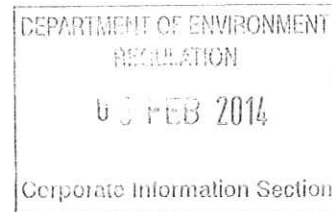


Our Ref: A05952  
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29 January 2014

Contaminated Sites  
Department of Environment Regulation  
Locked Bag 33  
Cloisters Square  
Perth WA 6850



Dear Sir / Madam

### REVIEW OF THE CONTAMINATED SITES ACT 2003

I'm writing to you in relation to the current review of the *WA Contaminated Sites Act 2003*.

It is understood that the department currently seeks feedback from the community on its discussion paper, which outlines proposed changes to the *Act*, *Regulations* and associated administrative processes.

An electronic copy of the submission template provided by the department has been completed by the City and sent to the nominated email address. A copy of the completed submission template is also attached to this letter.

The City also wishes to raise an issue pertinent to the review of the *Act* separately to the submission template, as outlined below.

The City understands the need for independent review of contaminated site investigations, management plans and works in ensuring appropriate management of contaminated sites and in turn the safeguarding of public and environmental health. However, the City is concerned that under current circumstances this independent review function is not undertaken by Contaminated Site Auditors who are employed by the department but rather by private consultants. As a consequence, parties seeking to resolve their contaminated site issues can face significant additional fees in engaging Contaminated Site Auditors over and above the fees charged by the primary consultant tasked with undertaking the contaminated site investigations / works etc.

This may prove to be a significant issue for the City of Bunbury in the future as it has a large number of contaminated sites to manage, many of which are historical land fill sites that potentially may require the engagement of a Contaminated Sites Auditor.

In addition to the costs associated with engaging Contaminated Site Auditors who are external to the department, it is also presumed that this arrangement results in some degree of double-handling of information as the reports prepared by the auditors must also be reviewed by department staff (e.g. when determining site classifications).

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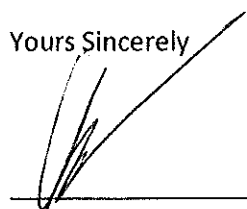
In view of these factors, the City considers that it would be less costly and more efficient for the independent review of contaminated site investigations etc. to be performed by Contaminated Sites Auditors who are internal to the department (i.e. within its employ).

The City understands that such an arrangement is likely to require the allocation of considerable additional resources to the department due to increased staffing requirements. However, these costs could be partially / totally offset through the introduction of a cost recovery scheme whereby responsible parties pay a fee to the department in order to have their reports etc. reviewed. The City contends that it would be cheaper for responsible parties to pay the department for its staff time in performing the auditor function rather than paying private consultant fees.

Given that many local government authorities may be in a similar position to the City of Bunbury, the department may wish to approach the Western Australian Local Government Association to contact its constituent local government authorities for an indication of support for the proposal.

If you have any queries, please do not hesitate to contact me as detailed above.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Andrew Brien', written over a horizontal line.

Andrew Brien  
**CHIEF EXECUTIVE OFFICER**



# Review of the *Contaminated Sites Act 2003*

## *Discussion paper*

### SUBMISSION COVER SHEET

Complete and email this form with your submission by

**Monday 24 February 2014.**

To assist us in collating stakeholder responses, please submit in Word format.  
PLEASE DO NOT SEND PDF DOCUMENTS

Submissions will be published on the DER webpage, however, personal contact details will not be made public.

Email to: [consitesreview@der.wa.gov.au](mailto:consitesreview@der.wa.gov.au)

This submission is written on behalf of (individual or organisation name):

City of Bunbury

Please indicate which best describes you/your organisation:

Academic	<input type="checkbox"/>	Member of the public	<input type="checkbox"/>	Professional association	<input type="checkbox"/>
Auditor	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Real estate	<input type="checkbox"/>
Community group	<input type="checkbox"/>	Legal practitioner	<input type="checkbox"/>	State agency	<input type="checkbox"/>
Developer	<input type="checkbox"/>	Local government	X	Other (specify)	<input type="checkbox"/>
Environmental consultant	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>		<input type="checkbox"/>

Contact person	Andrew Brien		
Position	Chief Executive Officer		
Email	CEO@bunbury.wa.gov.au	Fax	(08) 9792 7184
Phone	(08) 9792 7081	Mobile	-
Postal address	PO Box 21	State	WA
Suburb/ city	Bunbury	Postcode	6230
Number of pages (including this cover sheet)		Seven (7)	



## Review of the *Contaminated Sites Act 2003* *Discussionpaper*

### Response template

To get the most out of your feedback, **please provide examples and relevant data to support your view (e.g. how the issue affects you, information regarding costs incurred and how frequently the issue arises)**. Comments are most helpful if they:

- contain a clear rationale;
- provide evidence to support your view;
- describe any alternatives we should consider; and
- where possible provide data which could inform a costs and benefits analysis of the issue such as how often the issue arises and what direct and/or indirect costs or savings would be incurred if the change was made.

#### ***What will happen to the information I provide?***

After the comment period has closed (24 February 2014), we will review and consider all stakeholder feedback and produce a detailed report for consideration by the Minister for the Environment. The review report will be tabled by the Minister in Parliament. All submissions received will be published on the DER website (personal contact details will not be made public).

#### ***Thank you***

We would like to thank you for your time in contributing to this review process. This stakeholder consultation will provide valuable information for us to consider and incorporate into improving the operation of the CS Act and Regulations and the way we do our business.

## (1) Duty to report

Under s.11(4) of the Act, the following persons have a duty to report a site:

- an owner or occupier of the site
- a person who knows, or suspects, that he or she has caused, or contributed to, the contamination
- an auditor engaged to provide a report that is required for the purposes of this Act in respect of the site.

If any other person becomes aware of a known or suspected contamination, they may report it, but are not obliged to do so.

In the Consultation paper we asked: Should a person with the professional knowledge or ability to identify contamination have a duty to report it?

### Proposed way forward – include an ‘environmental consultant’ in the persons with a duty to report under s.11

The intent here is that the reporting obligation would apply to environmental consultants engaged for investigation or remediation purposes [an appropriate definition of ‘environmental consultant’ would need to be included in the Act]. It is suggested that for an environmental consultancy, the onus would be on the project manager to ensure that known/suspected contamination is reported to DER in the appropriate timeframe. It is not intended that a reporting obligation would apply to other professionals such as a field technician sampling wells, a laboratory technician conducting laboratory analyses or to someone conducting a survey at the site.

1.1	<p><b><i>Do you support the proposed change?</i></b></p> <p>Please remember to provide specific examples and information on the possible financial consequences of making or not making the proposed change. You may also wish to offer an alternative solution.</p>
1.1	<p>The proposed change is considered appropriate provided that the term “environmental consultant” is well defined.</p> <p>On face value, the term can be applied to organisations (e.g. an environmental consultancy) and individuals (e.g. environmental staff working within a Local Government Authority).</p> <p>Whilst there are sound public and environmental health reasons to compel both organisations and individuals to report known / suspected sites, it needs to be acknowledged that forcing an individual employee to report on their organisations activities may result in undesirable consequences for them in the workplace.</p>
1.2	<p><b><i>If your answer is no, why do you not support the proposed change?</i></b></p>

1.2	NA
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## (2) Site classification scheme

In the Consultation paper we asked: In circumstances where contamination has been identified but requires further investigation to determine whether clean-up is necessary for the current or proposed land use, would a new classification, *contaminated—investigation required* be helpful? Would such a classification prompt more timely investigations at a site?

### Proposed way forward — process improvements — no change to classification system

We have initiated substantial improvements to our internal procedures to provide clearer guidance on what a site classification of *possibly contaminated— investigation required* means. A summary of the planned improvements is provided in the Discussion paper.

2.1	<p><i>Do you support the proposed way forward?</i></p> <p>Please remember to provide specific examples and information on the possible financial consequences of making or not making the proposed change. You may also wish to offer an alternative solution.</p>
2.1	<p>The proposed internal procedure changes are supported. Clarification of the location of classified sites via the provision of a map with notification letters will support Local Government Authorities with land use planning and other functions.</p>
2.2	<p><i>If not, what modifications or alternative course of action do you propose?</i></p>
2.2	<p>NA</p>

## (3) Mandatory disclosure

Under s.68 of the Act, landowners must provide written disclosure to any new or potential owners if selling or transferring land that is classified *contaminated—restricted use*, *contaminated—remediation required* or *remediated for restricted use* or land that is subject to a regulatory notice.

In the Consultation paper we asked: Are the mandatory disclosure requirements clear? Have you encountered difficulties in knowing when to make a disclosure?

### Proposed way forward—minor changes to the Act

The definition of ‘owner’ is provided in s.5 (1) of the Act. For the purposes of s.68, we propose to clarify the meaning of ‘owner’ and ‘completion of a transaction’ as described in the Discussion paper.



3.1	<i>Do you support the proposed way forward?</i>
	Please remember to provide specific examples and information on the possible financial consequences of making or not making the proposed change. You may also wish to offer an alternative solution.
3.1	The proposed change appears to be sound in principle, however, this is not a subject area with which the City has had previous dealings.
3.2	<i>If not, what modifications or alternative course of action do you propose?</i>
3.2	NA

## (4) The Contaminated Sites Committee

### (4.1) Improved timeframes for decisions on responsibility for remediation

It was originally anticipated that most committee decisions on responsibility for remediation would be made within six months of a request being filed with the committee (reg. 27). However, these decisions are taking much longer in practice. In many cases this is because relevant information is submitted after material has been circulated by the committee, resulting in multiple rounds of consultation prior to the committee making its final decision.

**In the Consultation paper we asked: Should there be a time limit and requirement for all relevant documents to be sent to the committee to decide on the responsibility for remediation? What time limit (e.g. three months) would be fair to all parties? Can you suggest other ways to expedite the decision making process?**

### Way forward – possible changes to the Act

The possible changes to the Act to improve the timeliness of committee decision-making could include:

- a timeframe of three months in the Act to complete the circulation of all information submitted to the committee. For example, a three-month timeframe would mean that parties would have about 10 weeks from the call for submissions to provide all relevant information for circulation to the other parties. The process would need to be clearly articulated in supporting guidelines to avoid claims that the process lacked procedural fairness if exchange of information was curtailed.
- extending the offence of providing ‘false or misleading information’ (s. 94) to include making a written submission to the committee in connection with a decision on responsibility for remediation (penalty \$125,000, and a daily penalty of \$25,000).
- the authority (or ‘headpower’) in the Act for the committee to publish its reasons for each decision on responsibility for remediation. (Reference to published decisions may help parties to identify the types of documentation which will be required by the committee and may also help parties to come to an agreement on responsibility without applying to the committee for a formal decision).

*Please also consider the next section on the role of the committee and whether you would support the possible transfer of some committee functions to the State Administrative Tribunal before finalising your response to Q.4.1.*

4.1	<i>Do you support the proposed changes?</i>  Please remember to provide specific examples and information on the possible financial consequences of making or not making the proposed change. You may also wish to offer an alternative solution.
4.1	The proposed three month time limit appears reasonable provided that the due date and penalties for non-compliance are clearly communicated to responsible parties. Again, this is not a subject area with which the City has had previous dealings.
	<i>If not, what modifications or alternative course of action do you propose?</i>
4.1	NA

## **(4.2) Role of the Contaminated Sites Committee and the State Administrative Tribunal**

When the Act was being drafted, the State Administrative Tribunal (SAT) did not exist so Parliament did not address the question of whether or not all or part of the role of the committee should be performed by SAT. Further information on this issue is provided in the Discussion paper.

4.2.1	<i>Do you support SAT review of the Contaminated Sites Committee's primary decisions (e.g. the committee decisions on responsibility for remediation), assuming that SAT is appropriately resourced to perform this task?</i>  Please remember to provide specific examples and information on the possible financial consequences of making or not making the proposed change. You may also wish to offer an alternative solution.
4.2.1	If the question relates to the review of the Contaminated Sites Committee's primary decisions on questions of law only (i.e. as occurs at present), it is recommended that this function remain with the Supreme Court given its primacy in this area. However, if the question relates to a merits review of the committee's primary decisions, then the transfer of responsibility to SAT may be appropriate in seeking to derive equitable outcomes for affected parties.
4.2.2	<i>Do you support SAT becoming the review decision-maker in place of the Contaminated Sites Committee for appeals against classification and notices served under the Act, assuming that SAT is appropriately resourced to perform this task?</i>



Review of the *Contaminated Sites Act 2003*  
Discussion paper response template

	Please remember to provide specific examples and information on the possible financial consequences of making or not making the proposed change. You may also wish to offer an alternative solution.
4.2.2	The proposed change is not supported as this task requires technical expertise, which arguably the Contaminated Sites Committee is best placed to provide. Also, as stated in the discussion paper, the committee is likely to result in timelier outcomes than SAT in this regard, which in turn may translate to faster action in addressing contamination issues.