



AUSTRALIAN
ENVIRONMENTAL AUDITORS

AEA Ref: EA1001-C14

2/06/2026

Mr Tayne Evershed
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Auditor Advice
DA Considerations for Stage 1 Remediation Works
Lot 20 Adelaide Street, Hazelmere WA
Hazelmere Hub

Dear Tayne,

I am the site auditor appointed by Rob Moltoni to complete the site audit for the Hazelmere Hub. As you are aware, it has been a long process. The Stage 1 remediation works are essentially leveling, contouring and ground preparation works. There will be construction performed in this stage. Once the Stage 1 remediation works are completed, there will then be follow up work to assess/confirm land use suitability. At that time, a DA will be lodged for development.

As background, the Stage 1 remediation works for the above referenced site were delayed by the conditions of a Hazard Abatement Notice (HAN) issued by DWER in 2016 initially this being for installation of fire breaks and fencing. The HAN was amended in 2018, with this amendment preventing major earthworks (no excavation of more than 10m³ soil, no heavy machinery, etc.) without written approval from the CEO of DWER.

To address concerns noted in the HAN, a detailed Remedial Action Plan (RAP) was submitted in November 2025 with an Interim Mandatory Auditor's Report (IMAR) to DWER and was conditionally approved by DWER. The condition of the approval being that a detailed Construction Environmental Management Plan (CEMP) was prepared to ensure monitoring, management and reporting were detailed to the satisfaction of the auditor and presented to DWER in a further IMAR. I have reviewed the CEMP and several revisions and now am satisfied that it is suitable. I completed and submitted the subsequent IMAR to DWER on 28 May 2026. DWER are currently in the process of reviewing the information in preparation for sign-off and completion of the requirements of the HAN.

In my view, the environmental management of remediation of this nature should fall under the purview of the audit system owing not only to its speciality nature, but that no buildings are to be constructed in this stage. When the earthworks are complete and the land is found suitable for land use, I will submit another MAR recommending reclassification of the site. That would then require a DA to be lodged to council for consideration.

I understand that, Mr Moltoni received confirmation from DWER that a Works Approval from DWER was not necessary for the levelling and filling activities associated with the rehabilitated landfill. The confirmation received by Mr Moltoni does not overrule the requirement of DWER signing off on approval to commence earthworks.

Australian Environmental Auditors Pty Ltd
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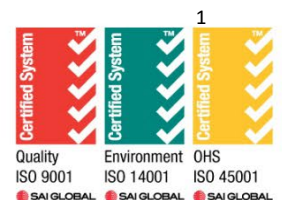
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Please revise the report accordingly or contact Nina Alavi or I on 03 8542 7500 to discuss.

Sincerely,
Australian Environmental Auditors Pty Ltd



Charlie Barber
WA DWER Contaminated Sites Auditor

DOCUMENT CONTROL	
Draft By / Date	Reviewed By / Date
CB: 29 May 2026	ST: 1 June 2026