



Ass # 817
Bull # 699
State # 338

WESTERN AUSTRALIA

MINISTER FOR THE ENVIRONMENT

**STATEMENT THAT A PROPOSAL MAY BE IMPLEMENTED
(PURSUANT TO THE PROVISIONS OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

**CLEAN-UP OF CONTAMINATED SITE
McCABE STREET, MOSMAN PARK (817)**

LANDCORP AND OCTENNIAL HOLDINGS PTY LTD

This proposal may be implemented subject to the following conditions:

1 Proponent Commitments

The proponent has made a number of environmental management commitments in order to protect the environment.

- 1-1 In implementing the proposal, the proponent shall fulfil the commitments (which are not inconsistent with the conditions or procedures contained in this statement) made in the Consultative Environmental Review dated July 1993. These commitments are published in Environmental Protection Authority Bulletin 699. (A copy of the commitments is attached.)

2 Implementation

Changes to the proposal which are not substantial may be carried out with the approval of the Minister for the Environment.

- 2-1 Subject to these conditions, the manner of detailed implementation of the proposal shall conform in substance with that set out in any designs, specifications, plans or other technical material submitted by the proponent to the Environmental Protection Authority with the proposal. Where, in the course of that detailed implementation, the proponent seeks to change those designs, specifications, plans or other technical material in any way that the Minister for the Environment determines on the advice of the Environmental Protection Authority, is not substantial, those changes may be effected.

3 Environmental Management Programme

- 3-1 The proponent shall protect the beneficial uses of the Swan River and the amenity of the public during clean-up operations on the site.
- 3-2 The proponent shall prepare an Environmental Management Programme to achieve the objectives of condition 3-1. This plan shall address, but not be limited to, the following:
- 1 dust,
 - 2 noise,
 - 3 vibration; and
 - 4 transport issues.

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The proponent shall consult with the Town of Mosman Park, the Swan River Trust, the City of Fremantle, the Water Authority of Western Australia and the Geological Survey of Western Australia in the preparation of this programme.

- 3-3 The proponent shall implement the Environmental Management Programme required by condition 3-2 to achieve the objectives of condition 3-1.

4 Contaminated Site Clearances

- 4-1 The proponent shall only proceed with the clean-up of the site after having demonstrated that the site clean-up criteria identified in the Consultative Environmental Review, Section 2.2, have been met. (The soil quality objectives are those in the Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites, January 1992).

- 4-2 The proponent shall collect, analyse and report on soil samples, after contaminated waste or soil is removed and prior to further development of an area.

5 Underground Storage Cell

- 5-1 Prior to any clean-up operations on the site, the proponent shall ensure that an agreement, acceptable to the Minister for the Environment, regarding the long-term management of the storage cell has been finalised with the Department of Land Administration.
- 5-2 The proponent shall design, construct and monitor the performance of the underground storage cell to ensure that there is no unacceptable release of contaminants.
- 5-3 The proponent shall prepare the final design details of the storage cell in consultation with the Environmental Protection Authority, the Town of Mosman Park, the Water Authority of Western Australia and the Geological Survey of Western Australia.
- 5-4 The proponent shall construct the storage cell to achieve the objective of condition 5-2.
- 5-5 The proponent shall prepare the final monitoring programme for the storage cell in consultation with the Environmental Protection Authority, the Town of Mosman Park, the Water Authority of Western Australia and the Geological Survey of Western Australia.
- 5-6 The proponent shall implement the monitoring programme required by condition 5-5 to achieve the objective of condition 5-2.

6 Proponent

These conditions legally apply to the nominated proponent.

- 6-1 No transfer of ownership, control or management of the project which would give rise to a need for the replacement of the proponent shall take place until the Minister for the Environment has advised the proponent that approval has been given for the nomination of a replacement proponent. Any request for the exercise of that power of the Minister shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the project in accordance with the conditions and procedures set out in the statement.

7 Time Limit on Approval

The environmental approval for this proposal is limited.

- 7-1 If the proponent has not substantially commenced the project within five years of the date of this statement, then the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment shall determine any question as to whether the project has been substantially commenced. Any application to extend the

period of five years referred to in this condition shall be made before the expiration of that period, to the Minister for the Environment by way of a request for a change in the condition under Section 46 of the Environmental Protection Act. (On expiration of the five year period, further consideration of the proposal can only occur following a new referral to the Environmental Protection Authority.)

8 Compliance Auditing

In order to ensure that environmental conditions and commitments are met, an audit system is required.

- 8-1 The proponent shall prepare periodic "Progress and Compliance Reports", to help verify the environmental performance of this project, in consultation with the Environmental Protection Authority.

Procedure

- 1 The Environmental Protection Authority is responsible for verifying compliance with the conditions contained in this statement, with the exception of conditions stating that the proponent shall meet the requirements of either the Minister for the Environment or any other government agency.
- 2 If the Environmental Protection Authority, other government agency or proponent is in dispute concerning compliance with the conditions contained in this statement, that dispute will be determined by the Minister for the Environment.

Note

Where required, the Environmental Protection Authority will address specific incidents regarding noise, dust or other pollution control issues under the provisions of Part V of the Environmental Protection Act.

Kevin Minson MLA
MINISTER FOR THE ENVIRONMENT

- 1 FEB 1994

Environmental Management Commitments

**CLEAN-UP OF CONTAMINATED SITE
McCABE STREET, MOSMAN PARK (817)**

Landcorp and Octennial Holdings Pty Ltd

The proponent has made the following environmental management commitments:

Landcorp and Octennial Holdings Pty Ltd list of environmental management commitments

The following commitments are made to ensure that this proposal proceeds in an environmentally acceptable manner. Those commitments flagged by an asterisk (*) have been identified as requiring specific auditing by the EPA. Other commitments will be implemented and reviewed by the Town of Mosman Park and other relevant Government agencies.

CLEANUP PHASE

PROPONENTS: LANDCORP AND OCTENNIAL HOLDINGS PTY LTD

The joint Proponents make the following commitments in respect of the cleanup of contamination from the McCabe Street site:

1. Any activity pertaining to the cleanup undertaken on the McCabe Street site will comply with all legislative requirements.
2. The site cleanup will excavate and remove all pyrite cinders from the three dump areas (the western cinders dump, the pyrite slurry dump and the embankment cinders dump), the foundry waste dump, contaminated surface soils from the two areas around the former acid plants that have been identified as having high lead levels, and any discrete pockets of contaminated topsoils that occur elsewhere on the site.
- 3.* The effectiveness of the site cleanup will be confirmed by chemical analyses, to the satisfaction of the EPA.
4. All contaminated soils and pyritic cinders material, building rubble etc. on the site will be excavated and consolidated within an engineered storage cell located on the site.
5. The storage cell will be constructed to ensure waste is separated by a minimum of 5m vertical distance from the groundwater table.
6. The storage cell will be constructed to the details described in this CER, or to a similar approved standard.
7. The site cleanup will be supervised by professionals in the environmental and engineering fields, to ensure the work is carried out to the standards required by the EPA, the Health Department and the Department of Occupational Health, Safety and Welfare.
8. A separate Lot will be created to contain the waste storage cell. This Lot will remain as Crown land.

9. All existing drainage outfalls to the Swan River will be removed from the site. No other direct stormwater discharges to the Swan River will be constructed on the site.
- 10.* Subdivision and sale of the land will not occur until the site cleanup is completed to the satisfaction of the EPA, the Town of Mosman and all other relevant Government agencies.
11. Areas of the site to be sold as freehold residential lots will be covered with a minimum of 1m of clean fill.
12. Special precautions will be taken to control dust generation and protect workers from dust inhalation during site cleanup.
13. No water used during the cleanup works will be sourced from groundwater beneath the site.
14. All cleanup work will be supervised by professionals in the engineering and environmental fields using recognised quality control and quality assurance procedures to ensure the work is carried out to the highest standard.
15. In the event that the remedial works need to disturb the existing cycleway/pedestrian path along the southern boundary to the site, an alternative thoroughfare will be provided and the path restored as soon as possible, to the satisfaction of the Town of Mosman Park.
- 16.* Noise, dust and vibration from the site will be controlled to prevent unacceptable environmental impacts. In the event that the EPA receives ongoing complaints relating to noise or dust emissions from the site, the Proponents will conduct surveys and assessments in consultation with the EPA.
17. The Proponents will install two groundwater monitoring bores in accordance with the proposed monitoring programme in this report. An assessment of the results will be provided to the EPA, WAWA and Town of Mosman Park.
18. Upon completion of the remedial work programme, excavated areas will be sprayed with mulch and planted with grass to minimise any ongoing potential for dust emissions.
19. All areas of remedial works will be surrounded with appropriate fencing to exclude public access. Vehicle entry and exit points will have a gate that will be locked during non-working hours. Appropriate signs will be displayed along the perimeter fencing to inform the public of the nature and purpose of the remedial works, and to prohibit public access to the site.

20. The excavated disposal pit will be separately surrounded with 2m high wire mesh fencing capped with barbed wire, with appropriate signs to warn of the deep excavation. The security of this fence will be regularly inspected and maintained during the remedial works programme.

LONG TERM CONTAINMENT

PROPONENT: DEPARTMENT OF LAND ADMINISTRATION

The Proponent makes the following commitments in respect of the long term containment of wastes on the McCabe Street site:

- 21.* Conduct ongoing monitoring of groundwater quality and the storage cell capping system (refer Commitment 17) and if necessary, based on the results, implement actions necessary to prevent unacceptable environmental impacts.
22. Ensure all maintenance works necessary to ensure the ongoing integrity of the storage cell capping system are identified promptly by regular monitoring and carried out in a thorough and professional manner as quickly as is practicable.
23. Maintain a Crown Reserve over the waste storage cell and ensure adequate notification is given to all interested parties concerning the function and status of the Reserve.
24. Ensure that the surface of the Crown Reserve is properly maintained to a standard in keeping with the function of the land as part of the public recreational resource of the area to the satisfaction of the Town of Mosman, DPUD and any other relevant Government agency.