



Statement No.

MINISTER FOR THE ENVIRONMENT, SCIENCE

000683

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

FINAL REMEDIATION WORKS FOR THE FORMER CRESCO SITE,
BAYSWATER

Proposal: Remediation of the former Cresco site, which is the land bounded by Tonkin Highway and Railway Parade in the City of Bayswater (Figure 1), involving treatment of soil and groundwater and removal of infrastructure, so that it is suitable for future commercial/industrial use, as summarised in schedule 1 of this statement.

Proponent: CSBP Limited.

Proponent Address: PO Box 345
KWINANA WA 6966

Assessment Number: 1477

Report of the Environmental Protection Authority: Bulletin 1175

The proposal referred to above may be implemented subject to the following conditions and procedures:

1 Implementation

1-1 Subject to the conditions and procedures of this statement, the proponent shall not implement the proposal except in accordance with the description in the Public Environmental Review, September 2004, as summarised in schedule 1 of this statement.

2 Proponent Nomination and Contact Details

2-1 The proponent for the time being nominated by the Minister for the Environment under section 38(6) or (7) of the *Environmental Protection Act*

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1986 is responsible for the implementation of the proposal until such time as the Minister for the Environment has exercised the Minister's power under section 38(7) of the Act to revoke the nomination of that proponent and nominate another person as the proponent for the proposal.

- 2-2 If the proponent wishes to relinquish the nomination, the proponent shall notify the Environmental Protection Authority, as required under section 38(6a), and provide: 1) a letter or a copy of this statement, including any future amendments, endorsed by the proposed proponent that the proposal will be carried out in accordance with this statement, 2) the person or title responsible for, and the contact details of, the proposed proponent, and, 3) documentation on the capability of the proposed proponent to implement the proposal and fulfil the conditions and procedures of this statement.
- 2-3 The nominated proponent shall notify the Department of Environment of any change of contact name and address within 60 days of such change.

3 Commencement and Time Limit of Approval

- 3-1 The proponent shall substantially commence the implementation of the proposal within five years of the date of this statement or the approval granted in this statement shall lapse and be void.

Note: The Minister for the Environment will determine any dispute as to whether the proposal has been substantially commenced.

- 3-2 The proponent shall make application for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement to the Minister for the Environment, prior to the expiration of the five-year period referred to in condition 3-1.

The application shall demonstrate that:

1. the environmental factors in EPA Bulletin 1175 have not changed significantly;
2. new, significant, environmental issues have not arisen; and
3. all relevant government authorities and stakeholders have been consulted.

4 Compliance Auditing

- 4-1 The proposal shall not be implemented other than in accordance with an audit program prepared to the requirements of the Minister for the Environment on advice of the Department of Environment. The audit program shall set out the requirements of the conditions, procedures and commitments, the timing for meeting the requirements and a reporting schedule to:

1. provide verifiable evidence of compliance with the conditions, procedures and commitments;
2. describe the current status of the implementation of the proposal;
3. review the performance and, if necessary, update the environmental management plans or programs required by the conditions, procedures and commitments.

Note: Under sections 48(1) and 47(2) of the *Environmental Protection Act 1986*, the Chief Executive Officer of the Department of Environment is empowered to monitor the compliance of the proponent with the statement and should directly receive the compliance documentation, including environmental management plans, related to the conditions, procedures and commitments contained in this statement.

5 Remediation program

Monitoring program

- 5-1 The proponent shall prepare a Preliminary Ground and Surface Water Monitoring Program by 15 October 2005, based upon the current monitoring program, and shall implement the Program immediately. This Preliminary Water Monitoring Program shall be finalised and approved by the Department of Environment by 31 October 2005 and shall be implemented during the remediation program until the Department of Environment authorises the cessation of monitoring as per condition 5-8.

Lime Dosing Performance

- 5-2 During the remediation, the proponent shall operate the lime dosing plant such that all of the following targets are achieved:
1. the removal efficiency of aluminium and zinc from pumped groundwater remains greater than 90 percent;
 2. the monthly, flow-weighted, mean concentration of aluminium in the tail water is less than 5 mg/L;
 3. the monthly, flow-weighted, mean concentration of zinc in the tail water is less than 0.5 mg/L; and
 4. the monthly, flow-weighted, mean pH of the tail water is between 7 and 9.

Ammonia

- 5-3 During the remediation, the proponent shall monitor in accord with the Environmental Monitoring Plan required by condition 5-1, the natural attenuation of ammonia to demonstrate:
1. that the average attenuation rate constant remains above 0.001 per day; and

2. the flow weighted mean concentration of ammonia in surface water at the Bayswater Main Drain Gauge Station remains below 0.91mg/L.

Fluoride

- 5-4 During the remediation, the proponent shall monitor the concentration of fluoride in the water at the Bayswater Main Drain Gauge Station to demonstrate that the monthly flow weighted mean concentration of fluoride remains below 2.0 mg/L.

Contingency Plan

- 5-5 The proponent shall prepare a Preliminary Contingency Plan by 15 October 2005 outlining measures which will be implemented should the requirements of condition 5-2 be not met in any period, or if the flow weighted mean concentration of fluoride exceeds 1.6mg/L. This Preliminary Contingency Plan shall be finalised and approved by the Department of Environment prior to 31 October 2005.

The Plan shall include, but not be limited to, the following contingency measures:

1. onsite recirculation of tailwater from the lime dosing plant to prevent direct discharge to the Bayswater Main Drain; and/or
2. interception and re-infiltration of groundwater on-site;
3. ceasing abstraction; and
4. the treatment of groundwater through a permeable reactive barrier, or similar method, between the site and the Bayswater Main Drain.

Validation

- 5-6 The proponent shall continue to actively remediate the site and conduct validation testing of the soils until the contamination levels achieve the criteria for commercial/industrial land use levels, being the Health Investigation Level 'F', according to the National Environmental Protection Measure (National Environmental Protection Council 1999).

Completion of remediation

- 5-7 The proponent shall continue to actively remediate the site and test the water quality until the monthly flow weighted mean concentrations of fluoride, aluminium and zinc at the Bayswater Main Drain Gauge Station are no greater than background levels, with a 95% certainty, where background levels are defined as the pre-remediation, flow weighted, mean concentrations of fluoride, aluminium and zinc in the Bayswater Main Drain and its tributaries during 2003-2004.

Monitoring period

5-8 The proponent shall continue to monitor groundwater quality for not less than two years following the fulfilment of the requirements of conditions 5-6 and 5-7, and until the Department of Environment authorises the cessation of monitoring.

Memorials on land titles

5-8 The proponent shall provide notification to all prospective owners or lessees of the property, following remediation, of any residual contamination in groundwater beneath the site. This notification shall include the type and extent of the contamination, and any resulting restrictions, or actions required, such as further sampling and laboratory analysis of groundwater to ensure that it is suitable for intended use. This notification is to be provided in a format such that it can be provided to any subsequent owners or lessees.

6 Dust management

6-1 The proponent shall not undertake remediation activities that have the potential to create dust other than in accordance with a Dust Management Plan prepared to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority and the Department of Health.

The Dust Management Plan shall set out measures for all of the following:

1. the assessment of the potential for health risk;
2. the control of dust generation during remediation activities;
3. the implementation of an ambient air quality monitoring programme;
4. a process for managing public queries and complaints; and
5. a process for reporting the results and interpretation of the dust control measures, and for reviewing the performance and, if necessary, implementing improvements of the dust control measures.

6-2 The proponent shall make the Dust Management Plan required by condition 6-1 publicly available during the remediation activities.

Procedures

1. The proponent shall prepare and implement a Noise Management Plan in accordance with Regulation 13 of the *Environmental Protection (Noise) Regulations 1997*, on the advice of the City of Bayswater.

Notes

1 Where a condition states "to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority", the

Environmental Protection Authority will provide that advice to the Department of Environment for the preparation of written notice to the proponent.

2. The Environmental Protection Authority may seek advice from other agencies or organisations, as required, in order to provide its advice to the Department of Environment.
3. Where a condition lists advisory bodies, it is expected that the proponent will obtain the advice of those listed as part of its compliance reporting to the Department of Environment.
4. The Minister for the Environment will determine any dispute between the proponent and the Environmental Protection Authority or the Department of Environment over the fulfilment of the requirements of the conditions.

Dr Judy Edwards MLA
MINISTER FOR THE ENVIRONMENT; SCIENCE

05 OCT 2005

Schedule 1

The Proposal (Assessment Number 1477)

The proposal is for the remediation of the former Cresco site, which is the land bounded by Tonkin Highway and Railway Parade in the City of Bayswater (Figure 1), involving the excavation and disposal/treatment of soil, and the abstraction and treatment of groundwater and the removal of buildings and associated infrastructure.

Table 1: Key Proposal Characteristics

Element	Description
Volume of contaminated soil material.	Approximately 280,000 cubic metres of soil material containing heavy metals, fluoride compounds and acid generating compounds and other contaminants.
Remediation of soil contamination:	Excavation and either removal to landfill or treatment and reuse onsite.
Management of groundwater contamination:	Abstract and treat groundwater to remove contaminants. Disposal of treated groundwater via infiltration onsite or direct discharge to the Bayswater Main Drain.
Remediation time frame:	Approximately 5 years.
Area for remediation	Approximately 37 hectares
Infrastructure, including buildings	Removed to suitable disposal sites.

Figure 1. Location of site