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Bull # 588
State # 224

WESTERN AUSTRALIA
MINISTER FOR ENVIRONMENT

**STATEMENT TO AMEND CONDITIONS APPLYING TO A PROPOSAL
(PURSUANT TO THE PROVISIONS OF SECTION 46 OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

PROPOSAL: TONKIN INDUSTRIAL PARK, BASSENDEAN (126-1)

CURRENT PROPONENT: NORTHCORP LIMITED

CONDITIONS SET ON: 25 OCTOBER 1989

Condition 1 has been amended to read as follows :

- 1A. In implementing the proposal, including the proposed amendment reported on in Environmental Protection Authority Bulletin 588, the proponent shall fulfil the commitments (which are not inconsistent with the conditions or procedures contained in this statement) made in the Public Environmental Report (1988). (A copy of the commitments is attached).
- 1B Subject to the conditions in this amended statement , 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.

The following conditions are inserted following condition 5:

6. Prior to 30 June 1992, the proponent shall develop and refer to the Environmental Protection Authority, a waste management strategy for the waste stockpiled on the Stage 2 area of the Tonkin Industrial Park.
7. During any ground-disturbing activities on lots 107 and 108, the proponent shall advise the Environmental Protection Authority of any areas of significant soil contamination (as defined by the Environmental Protection Authority) which are encountered. The proponent shall treat or remove such contaminated soil to the satisfaction of the Environmental Protection Authority.
8. The proponent shall undertake an assessment of the groundwater quality beneath lots 107 and 108, to the satisfaction of the Environmental Protection Authority on advice of the Water Authority of Western Australia. This assessment will be used to determine if any conditions should be imposed on the development of these lots.

Bob Pearce, MLA
MINISTER FOR THE ENVIRONMENT

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TONKIN INDUSTRIAL PARK

PROPONENT'S COMMITMENTS

The objectives of remedial treatment of Tonkin Industrial Park will be that:

- . The quality of groundwater flowing beneath the site will, in the long term, be returned to a state typical of groundwater in the Bassendean area.
- . Health of either workers or residents will not be jeopardised.
- . The intended land use of the site or its environs will not be compromised.
- . No financial or environmental burden in the long term will result to any party.

The cleanup and development of the site will be undertaken in two stages as outlined in the Public Environmental Report.

The first stage of the cleanup and development involves the area of land that has been shown by site investigations to be contaminated with a thin surface veneer of pyritic material and other wastes.

The second stage of the cleanup and development involves the remainder of the land area which is known to have buried stockpiles of wastes that are in contact with, and contaminating groundwater beneath the site.

Northcorp Limited, as proponent, has entered into an agreement with the Town of Bassendean to undertake the cleanup and development in accordance with the following timetable.

Stage 1: Completion of stage 1 cleanup and development works within six months of obtaining Environmental Protection Authority, the Town of Bassendean, and all other Statutory Authority approvals to both the cleanup and development proposals. Failure to meet this commitment will result in the Town of Bassendean completing the necessary works.

Stage 2: Completion of stage 2 cleanup and development works by 31 December 1992 provided a suitable site is found to accept wastes from the Tonkin Park site and that satisfactory arrangements have been made for the ongoing management of the wastes at the disposal site. Failure of Northcorp Limited to meet this commitment will result in the Town of Bassendean completing the work provided a suitable disposal site can be found.

Northcorp Limited commits itself to the following for completion of Stage 1 of the development:

1. Northcorp Limited will take responsibility for ensuring that all works carried out as part of the site cleanup will be completed to the satisfaction of the Environmental Protection Authority and other relevant statutory authorities.
2. All works associated with the cleanup operation will be carried out to the direction and under the supervision of qualified and reputable professionals in the engineering and environmental fields acting as consultants to Northcorp Limited. Confirmation of the selected consultants will be subject to the approval of the Environmental Protection Authority.
3. Shallow deposits of waste materials to be cleaned up in Stage 1 of the proposal will be collected and placed over the deeper parts of the pyrites dump. These wastes will be collected during the initial stages of the site preparation phase of the Stage 1 development. The work will be carried out by a reputable earthmoving contractor under the supervision of Northcorp's consultants.
4. Subdivision and sale of land from Stage 1 will not occur until all wastes on these lands have been relocated to the satisfaction of the Environmental Protection Authority and other relevant authorities.
5. Dust control will form a key requirement in cleanup operations. During surface stripping of wastes before Stage 1 of the development there will be an extensive use of water sprays and vehicle movements will be minimised over contaminated areas of the site. Direction on and supervision of these activities will be provided by the consultants to Northcorp Limited. The work will be carried out by the selected contractor.
6. Northcorp Limited's consultants will confer with the Department of Occupational Health, Safety and Welfare with respect to working conditions on the site. In particular, precautions will be implemented to ensure that workers on the site are not subjected to undue risk as a result of the contaminated nature of the site. Procedures to ensure this commitment is met will be incorporated into contract conditions for the work and supervised by Northcorp Limited's consultants. Ongoing liaison with DOSHWA will be maintained for the duration of the work.

Northcorp Limited commits itself to the following for completion of Stage 2 of the development provided a satisfactory site can be nominated by others that will accept the wastes to be removed from the site.

7. Northcorp Limited will take responsibility for ensuring that all works carried out as part of the site cleanup will be completed to the satisfaction of the Environmental Protection Authority and other relevant statutory authorities.

8. All works associated with the cleanup operation will be carried out to the direction and under the supervision of qualified and reputable professionals in the engineering and environmental fields acting as consultants to Northcorp Limited. Confirmation of the selected consultants will be subject to the approval of the Environmental Protection Authority.
9. Cleanup of the site within Stage 2 of the development will be achieved by removal of all wastes from the site to an approved disposal facility. The location and nature of the disposal facility is yet to be determined and will be nominated by others. The cleanup work will be undertaken by an experienced and reputable earthmoving contractor to be selected by Northcorp Limited. All works will be to the direction and under the supervision of Northcorp Limited's consultants.
10. The cleanup work will be undertaken as far as practicable during winter months, consistent with the need to avoid handling wastes when groundwater levels are high (ie. at the end of winter). Water sprays will also be used to spray dust. This work will be carried out by the selected contractor to the direction and under the supervision of Northcorp Limited consultants.
11. Subdivision and sale of land in Stage 2 (as shown in Figure 1.3 of the Public Environmental Report) will not occur before remedial action is completed to the satisfaction of the Environmental Protection Authority and other relevant statutory authorities.
12. Dust control will form a key requirement in cleanup operations. Trucks will be covered after loading and during transport of the wastes and stringent hygiene standards will be maintained at all times. This work will be carried out by the selected contractor to the direction and under the supervision of Northcorp Limited's consultants.
13. Northcorp Limited's consultants will confer with the Department of Occupational Health, Safety and Welfare with respect to working conditions on the site. In particular, precautions will be implemented to ensure that workers on the site are not subjected to undue risk as a result of the contaminated nature of the site. Procedures to ensure this commitment is met will be incorporated into contract conditions for the work and supervised by Northcorp Limited's consultants. Ongoing liaison with DOSHWA will be maintained for the duration of the work.
14. Materials will be removed from the site until visual inspection by the consultants shows that all wastes have been removed. Soils will then be tested by an independent laboratory to ensure that there is no remaining significant contamination. Northcorp Limited's consultants will direct the contractor on the limits of excavation. All test results will be presented to the Environmental Protection Authority for inspection so that they are satisfied with the extent of waste removal prior to further treatment or development of the site.

15. Following completion of the removal of contaminated materials and subject to the Environmental Protection Authority's approval the resulting excavation will be backfilled with clean filling from a source approved by the Environmental Protection Authority. This work will be directed and supervised by Northcorp Limited's consultants.
16. Water discharged from the site into the Chapman Street drain during construction will, if necessary, be treated to ensure no deterioration of water quality occurs in the drain or the Swan River. The Swan River Management Authority and the Water Authority of Western Australia will be consulted to establish appropriate quality criteria. Northcorp Limited's consultants will design and ensure implementation of appropriate treatment measures. Monitoring of outflows at the point of discharge will be carried out to ensure compliance.

In all phases of the cleanup work for the Tonkin Park site Northcorp Limited commits itself to:

17. Liaise with the relevant government departments including the Environmental Protection Authority; Water Authority of Western Australia; Geological Survey Department of Western Australia; State Planning Commission; Department of Occupational Health, Safety and Welfare; Health Department of Western Australia; and the Bassendean Town Council.