



MINISTER FOR THE ENVIRONMENT;
LABOUR RELATIONS

Statement No.

000542

**STATEMENT THAT A SCHEME MAY BE IMPLEMENTED
(PURSUANT TO THE PROVISIONS OF DIVISION 3 OF PART IV OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

**METROPOLITAN REGION SCHEME
AMENDMENT NO. 999/33A (NORTHBRIDGE URBAN RENEWAL)**

Scheme Purpose: (a) to rezone the Northbridge Redevelopment Area from 'Primary Regional Roads Reservation' to 'Central City Area' Zone, 'Urban' Zone, 'Primary Regional Roads Reservation' and 'Other Regional Roads Reservation', and to amend the Scheme Maps accordingly.

Responsible Authority: Western Australian Planning Commission

Responsible Authority Address: 469 Wellington Street, PERTH WA 6000

Assessment Number: 1185

Report of the Environmental Protection Authority: Bulletin 969

Subject to the following conditions, there is no known environmental reason why the Metropolitan Region Scheme amendment to which the above report of the Environmental Protection Authority relates should not be implemented:

1 Soil Contamination Management Plan(s)

- 1-1 The Responsible Authority shall require a Soil Contamination Management Plan for any land that has residual soil contamination above ANZECC B levels (Australian and New Zealand Environmental Conservation Council and National Health and Medical Research Council, 1992) or has not been assessed, to be prepared and lodged with a subdivision or development application, whichever occurs first. Determination of an application will be subject to receipt of an acceptable Soil Contamination Management Plan. The Soil Contamination Management Plan shall be to the requirements of the Responsible Authority and to the satisfaction of the Department of Environmental Protection.

This Plan shall meet the following objective:

- to ensure the remediation of the site to an acceptable standard that is compatible with the intended land use, consistent with appropriate criteria.

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The Plan(s) shall:

1. determine the nature and extent of the soil contamination, indicating where levels exceed ANZECC B;
2. identify the remediation approach to be used, either to ANZECC B levels or levels determined by a site-specific health-based risk assessment and/or ecological risk assessment; and

(Note: Risk assessments shall include fate and transport modelling of groundwater. Where the risk assessment indicates that future groundwater beneficial uses will be compromised, a monitoring programme is required).

3. specify actions to ensure that remediation:
 - occurs prior to the commencement of any development;
 - is to a standard that is suitable for the intended land uses; and
 - is consistent with remediation guidelines recognised by the Department of Environmental Protection.

1-2 The Soil Contamination Management Plan required by condition 1-1 shall be implemented.

2 Soil Remediation Validation Report(s)

2-1 Following implementation of the Soil Contamination Management Plan, required by condition 1-1, and prior to backfilling with clean fill and/or commencement of site works for subdivision or development on any land that has residual soil contamination above ANZECC B or has not been assessed or not previously validated, the Responsible Authority shall require, as a condition of subdivision or development, the preparation of a Soil Remediation Validation Report for the subject land to the requirements of the Responsible Authority and to the satisfaction of the Department of Environmental Protection, to meet the following objective:

- to verify the remediation of the site to an acceptable standard that is compatible with the intended land use, consistent with appropriate criteria.

The Report(s) shall:

1. include a diagram identifying where validation samples have been taken;
2. describe the justification for the spacing of the validation samples;
3. include the analytical results of the validation sampling; and
4. specify any additional works, monitoring or management to be undertaken.

(Note: Validation sampling shall be undertaken in accordance with the approach outlined in the New South Wales Environmental Protection Authority Guidelines for Consultants Reporting on Contaminated Sites, November 1997, and include land above the Northbridge Tunnel unless validation of the remediation of this land has since been approved by the Department of Environmental Protection prior to the date of publication of this statement).

3 Groundwater Contamination Investigations

- 3-1 The Responsible Authority shall require the collection and review of existing groundwater contamination data from within or adjacent to the amendment area and additional sampling to give a regional overview of groundwater quality. The data shall be assessed against beneficial use criteria for the area to the requirements of the Responsible Authority and to the satisfaction of the Department of Environmental Protection.
- 3-2 The Responsible Authority shall provide the results of the groundwater contamination investigations described above to the Water and Rivers Commission, the East Perth Redevelopment Authority, local governments and the Department of Environmental Protection.

4 Contaminated Groundwater Management

- 4-1 Any intended construction dewatering shall be referred to the Water and Rivers Commission and the Department of Environmental Protection.
- 4-2 Any construction dewatering shall be managed to the requirements of the Water and Rivers Commission and the Department of Environmental Protection.

5 Contaminated Site Schedule

- 5-1 A Contaminated Site Schedule shall be maintained by the local planning authority(s) listing all lots where, prior to sale, residual soil exceeds the ANZECC B level, where the contamination status is unknown, or where groundwater contamination exceeds beneficial use criteria.

The Schedule shall identify:

- investigation status; and
- level of any known contaminants.

- 5-2 A memorial shall be placed on the Titles of all lots where soil contamination in excess of ANZECC B levels is to be retained and/or where groundwater contamination exceeds beneficial use criteria.

(Note: Those lots above the Northbridge Tunnel, where access to groundwater is constrained, will not require placement on the Contaminated Site Schedule).

CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

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