



MINISTER FOR ENVIRONMENT

14 DEC 1987

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

AMENDMENT TO PRESTIGE BRICK PROPOSED BRICKWORKS AT MIDLAND

This proposal may be implemented subject to the following conditions:

1. Adherence by the proponent to the proposal as assessed by the Environmental Protection Authority and to the commitments given in the Public Environmental Report, and the Notice of Intent and in the additional information supplied to the Environmental Protection Authority. (Copy of relevant commitments attached.)
2. The fluoride mass emission rate from the whole plant must not exceed 1.0 gram/second.
3. Prior to commissioning the plant, a fluoride scrubber shall be fitted to stage one of the proposal to the satisfaction and specification of the Environmental Protection Authority.
4. The fluoride emissions released to the environment shall be through a stack with a minimum height as specified by the Environmental Protection Authority.
5. The proponent shall monitor the emission rate and supply the results to the Environmental Protection Authority as part of a monitoring and verification programme approved by the Environmental Protection Authority. The Environmental Protection Authority shall make the results of monitoring available for public information.
6. The proponent shall fund an independent study, to be approved by the Environmental Protection Authority to measure ground level concentrations of fluoride on areas around the plant, and the associated effects on the environment. For appropriate verification of this study, monitoring will have to commence well before the plant becomes operational. In the event that the Environmental Protection Authority is not satisfied with the assessment of the state of the environment as shown in the results of the study, the Environmental Protection Authority shall require the proponent to modify its operations to reduce air emissions to an acceptable level.

7. If in accordance with Recommendation (6) the Environmental Protection Authority considers that environmental damage has occurred as a result of the brickworks operation, the maximum allowable mass emission rate as per condition (2) shall be reduced to a level such that the objective of the continuing maintenance of current beneficial uses of the locality is met.
8. If the project proceeds to Stage 2 the proponent shall maintain the fluoride emissions from the total plant within the mass emission rate set in Condition 2 or as subsequently reduced under the requirements of Condition 7.
9. Prior to the construction of the clay stockpile, the proponent shall submit its clay stockpile management programme, including details of stormwater runoff and landscaping, to the Swan River Management Authority (or its proposed successor the Swan River Trust) and obtain its approval thereto.
10. The noise emissions from the plant shall be at a level acceptable to the Environmental Protection Authority. This will be controlled by appropriate licencing conditions set under the Environmental Protection Act.
11. Should there be a nuisance from dust associated with the brickworks outside the site boundary then the Swan Shire Council and the nominee of the Minister for Transport should require the proponent to take appropriate action to stop the nuisance occurring, in addition to any other action the Council is required or empowered to take under other legislation in respect to that nuisance.
12. If there is to be any filling of any part of the floodplain, it should not take place until it is appropriately zoned and there is a fresh development application before the Shire Council and the State Planning Commission for that land and in any event, the proponent shall landscape the filled area which is not required directly for the clay stockpile, in a manner which utilizes only the indigenous floodplain vegetation of the area."

Barry Hodge, MLA
MINISTER FOR ENVIRONMENT

**CONSOLIDATED LIST OF COMMITMENTS BY THE PROPONENT
CONTAINED IN THE PER, THE NOI AND IN SUPPLEMENTARY
INFORMATION PROVIDED TO THE ENVIRONMENTAL PROTECTION AUTHORITY**

- . A fluoride scrubber will be fitted to Stage 1 of the project to the specification of the Environmental Protection Authority.
- . Redevelopment strategy plan indicates that the entire original 29 ha site will be used to accommodate the brickworks in two distinctive phases of redevelopment, except for:
 - approximately 0.6 ha of land to be transferred to Westrail; and
 - approximately 2.4 ha of floodplain to be vested as part of the future Helena River linear park concept.
- . Use existing railway spur lines into the site.
- . All raw materials will be transported mainly by truck to the site. Possibility of rail transport at some future date.
- . Waste bricks will be recycled by recrushing with virgin clay and used in the manufacture of new bricks.
- . To overcome potential dust problems a 'wet process' will be used which involves the addition of water to the raw materials at each stage of the crushing process.
- . Clay stockpiles will be continuously watered to eliminate any dust problems created by dumping and truck movement.
- . All gaseous waste, including water vapours, will be discharged from three individual stacks. 'Two of these stacks will be from the (brick) dryer and will only discharge water vapour. The third will be the kiln exhaust stack, discharging other gases including fluorides'. The only visible emission will be a water vapour cloud.
- . A stack of a height to be specified by the Environmental Protection Authority is to be built to disperse the kiln exhaust gases.
- . An access point for measurement of fluorides in the gas stream will be included.
- . During the first year of operation of the plant it is envisaged that regular inspection of the surrounding areas and potential vegetation damage be instigated at any substantiated complaint from the surrounding residents or landusers. If a substantial likelihood (or reasonable suspicion of such) exists that damage is being caused by fluorides from the stack then analysis of foliar content of a representative sample of damaged plants shall be arranged.
- . In the event that a series of reports indicate a recurring problem the area affected will be monitored for ambient ground level concentrations using a high volume sampler or other approved method of monitoring, (as 2628.2 - 1984 Ambient Air-Determination of Gaseous Fluorides and Acid-soluble Particulate Fluorides (0.1 gm/m or greater) - Manual, Double Filter Paper Sampling). Monitoring will take place over a 30 or 90 day period.

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- . After testing and modelling, should it eventuate that a scrubber is required for any future kilns then Prestige Brick will comply with the requirements of the EPA.
- . Demolition and follow up landscaping programme will be instituted to ensure that the appearance of the site is considerably improved.
- . Prestige Brick will acknowledge its specific responsibilities under the following Acts and Regulations:
 - State Planning Commission Act (1985)
 - Environmental Protection Act (1986)
 - Metropolitan Region Town Planning Scheme Act (1959)
 - Metropolitan Region Scheme (1963)
 - Local Government Act (1960-1982)
 - Shire of Swan Town Planning Scheme No 9 (1985)
 - Shire of Swan Extractive Industry By Laws (1982)
 - Noise Abatement Act (1972-1981)
- . Effluent/wash water from the Saleyards operated by the WA Meat Commission will continue to be treated as it is at present. In the event that part of the treatment system as used at present is interfered with by Prestige Brick, it will be either relocated or re-installed at Prestige Brick's cost.
- . The WA Meat Commission will be responsible for the operation and maintenance of the treatment/settlement system. Prestige Brick will allow access for such maintenance.
- . The noise level emanating from the site will comply with the Noise Abatement (Neighbourhood Annoyance) Regulations 1979.
- . The current stormwater drainage system will be utilized.
- . A strip of land 10 metres by approximately 210 metres within the floodplain of the Helena River will be ceded to the Crown free of cost in order to assist the creation of the Helena River linear park as promoted in the System 6 Report (see Plan A in Notice of Intent), subject to satisfactorily negotiations being concluded with the present owners of the land.
- . Standard oil and silt trapped manholes to the specifications of the Shire of Swan and the Water Authority of WA will be installed in the existing drainage system discharging to the Helena River floodplain.
- . Stormwater from the proposed clay stockpile area will be collected and discharged into the existing wastewater settlement and treatment lagoons.
- . The land embankment and land adjacent to the clay bund for a distance of 15 metres from the site boundary will be landscaped with indigenous floodplain vegetation.

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- Only one ingress and egress point will be used at the south-east section of the site, whilst the sale yards remain in operation.
- The specification of plant, equipment and building construction will ensure that adequate attenuation of noise is achieved. This is possible within current technology for the type of plant envisaged.