



WESTERN AUSTRALIA

MINISTER FOR THE ENVIRONMENT

STATEMENT THAT A PROPOSAL MAY BE IMPLEMENTED (PURSUANT TO THE PROVISIONS OF THE ENVIRONMENTAL PROTECTION ACT 1986)**REMEDIAL TREATMENT OF FORMER FOUNDRY SITE, LOT 839
RAILWAY PARADE, BASSENDEAN****TOWER CORPORATION PTY LTD**

This proposal may be implemented subject to the following conditions:

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 and subsequent correspondence. (A copy of the consolidated commitments is attached).
2. 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. Prior to any on-site treatment or removal of waste materials (excluding removal of structures, equipment and associated waste), the proponent shall prepare and subsequently implement a program for investigation of contaminated groundwater intrusion from the Tonkin Industrial Park, to the satisfaction of the Minister for the Environment on advice of the Water Authority of Western Australia.
4. Prior to any on-site treatment or removal of waste materials (excluding removal of structures, equipment and associated waste), the proponent shall prepare a waste management plan to the satisfaction of the Minister for the Environment on advice of the Health Department of Western Australia and the Water Authority of Western Australia. This plan shall include identification of the location, composition and quantity of the waste materials.
5. The proponent shall treat and/or remove wastes containing high levels of lead and/or arsenic, to the satisfaction of the Environmental Protection Authority on advice of the Health Department of Western Australia. (This will be included in the waste management plan required by Condition 4.)
6. The proponent shall treat waste materials on-site and shall remove and dispose of waste materials from the site, to the satisfaction of the Environmental Protection Authority on advice of the Health Department of Western Australia.
7. The proponent shall not apply for the clearance of survey documents to allow the subdivision to proceed until the remedial works have been completed to the satisfaction of the Environmental Protection Authority.
8. 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.

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9. 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).

Bob Pearce, MLA
MINISTER FOR THE ENVIRONMENT

2 MAY 1994

18 April 1991

7.12 SUMMARY OF CONSOLIDATED COMMITMENTS

The proponent makes the following commitments for the management of the proposed demolition and amelioration works at the Vickers Hadwa foundry site:

- (i) Soil and groundwater samples will be taken at the completion of the proposed remedial works to verify that heavy metal and other pollutant concentrations are equal to or less than the selected cleanup criteria. The design of the sampling programme and interpretation of results will be the satisfaction of the EPA. Subdivision and sale of the land will not commence until the EPA is satisfied that the remedial works have been successful.
- (ii) The proponent will liaise with DOHSW with respect to working conditions on the site. Precautions will be taken to ensure that workers on the site are not subjected to undue risk. This commitment will be incorporated into contract conditions for the work. Ongoing liaison with DOHSW will be maintained for the duration of the work.
- (iii) In the interest of worker safety, the proponent will provide suitable protective clothing and breathing apparatus during removal of material identified as an inhalation hazard, and minimise vehicle movements over the central polluted fill area to the satisfaction of DOHSW and EPA.
- (iv) Dust emissions during the proposed demolition and amelioration works will be managed to the satisfaction of the EPA. Earthworks will be dampened using water sprays. Haul trucks leaving the site will be washed down. Truck loads will be dampened or covered with heavy tarpaulins during transport of wastes from the site. Areas with the potential to generate dust will be sprayed with mulch if they are to be left unwatered for an extended period of time.
- (v) Dust control sprays and the truck wash-down facility will be managed to the satisfaction of the EPA. Water will be obtained from a bore located upstream from the polluted areas of the site. Surface material at the wash-down area will be diluted and covered with a clean layer of fill at the completion of hauling works. The wash-down facility will be located in an area proposed for commercial, road or public open space use.

Water from the wash-down area will be conducted to a depression on-site where the waters will be allowed to soak into the ground. No wash-down waters will exit the work site. Surface material at the wash-down area will be diluted and covered with a clean layer of fill at completion of hauling works.
- (vi) To minimise any noise impact on local residential areas demolition and amelioration activity will be confined to daylight hours from Monday to Saturday only.
- (vii) To restrict all vehicle access to Iolanthe Street with vehicle movements south of Scadden Street.
- (viii) Public access to the project site during demolition and the proposed dilution works will be denied. Warning signs will be erected and the existing fences will be maintained to this end.

- (ix) The existing trees off Scaddan Street will be retained and incorporated in the approach road to the proposed residential development.
- (x) The existing trees currently on the eastern side of Railway Parade will be retained. These will line the western side of Railway Parade if the proposed realignment of this road is allowed to proceed.
- (xi) No problems relating to vibration are expected to arise from the proposed demolition and site amelioration. However, the proponent will take appropriate action to control vibration if this does pose a problem.
- (xii) A detailed survey of the polluted area will be conducted following demolition and removal of the foundry buildings in order to determine precisely the volume of material to be excavated and diluted.
- (xiii) The following rehabilitation works will be undertaken:
- . Dismantle the bag house and remove it from the site together with all associated dust. Approved DOHSW dust control and protection methods will be required.
 - . Excavation oil sludge pit and removal from site together with contents and any interconnecting pipe work.
 - . Excavation of stormwater drainage system and removal from site together with contents and any interconnecting pipe work.
 - . Demolition and removal of the existing foundry buildings and all remaining equipment and fittings. This will be carried out to DOHSW requirements.
 - . Removal, treatment or amendment of approximately 9000m³ of polluted fill in the central part of the site.
 - . Sorting and removal of large items of metal, "skulls", firebreaks, etc. from parts of the site.
 - . Provision of clean fill to provide adequate cover of the site in conjunction with development proposals.
- (xiv) To advise the Council of all activity to be carried out on the site and if required by Council to carry out a public awareness programme.

Note: Some of the above commitments may not be necessary, depending upon which management options are undertaken. Those commitments that need to be adhered to will be undertaken to the satisfaction of the Environmental Protection Authority.