



MINISTER FOR THE ENVIRONMENT;
LABOUR RELATIONS

Statement No.

000526

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

**REMEDICATION AND REDEVELOPMENT OF THE SWAN PORTLAND CEMENT SITE
BURSWOOD, TOWN OF VICTORIA PARK**

Proposal: The demolition of buildings on the Swan Portland Cement site [being part lot 66 (6.9609 hectare), lot 10604 (1.5989 hectare), part lot 35 (1.3264 hectare), part lot 35 (8.9953 hectare), part lot 1 (0.0486 hectare)], remediation of the site to a residential standard and redevelopment of the site for uses including Residential R80, Tourist/Residential R160, Hotel/Tourist, Office/Residential R160 and Mixed Use (maximum 1.5 hectares of total precinct), as documented in schedule 1 of this statement.

Proponent: B L Developments Pty Ltd

Proponent Address: PO Box 500, VICTORIA PARK WA 6979

Assessment Number: 1036

Report of the Environmental Protection Authority: Bulletin 879

This proposal, as defined in the Public Environmental Review, and subsequently modified during the environmental impact assessment process conducted by the Environmental Protection Authority, and as a consequence of the determination of appeals by the Minister for the Environment, may be implemented subject to the following administrative procedures and environmental conditions:

Administrative procedures

1 Implementation

- 1-1 Subject to these conditions and procedures, the proponent shall implement the proposal as modified during the environmental impact assessment process conducted by the Environmental Protection Authority and as a consequence of the determination of appeals by the Minister for the Environment and documented in schedule 1 of this statement.
- 1-2 Where the proponent seeks to change any aspect of the proposal as documented in schedule 1 of this statement in any way that the Minister for the Environment determines, on advice of the Environmental Protection Authority, is substantial, the proponent shall refer the matter to the Environmental Protection Authority.

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- 1-3 Where the proponent seeks to change any aspect of the proposal as documented in schedule 1 of this statement in any way that the Minister for the Environment determines, on advice of the Environmental Protection Authority, is not substantial, those changes may be effected.

2 Proponent Commitments

- 2-1 The proponent shall implement the consolidated environmental management commitments documented in schedule 2 of this statement.
- 2-2 The proponent shall implement subsequent environmental management commitments which the proponent makes as part of the fulfilment of conditions and procedures in this statement.

3 Proponent

- 3-1 The proponent for the time being nominated by the Minister for the Environment under section 38(6) or (7) of the Environmental Protection Act 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 in respect of the proposal.
- 3-2 Any request for the exercise of that power of the Minister referred to in condition 3-1 shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the proposal in accordance with the conditions and procedures set out in the statement.
- 3-3 The proponent shall notify the Department of Environmental Protection of any change of proponent contact name and address within 30 days of such change.

4 Commencement

- 4-1 The proponent shall provide evidence to the Minister for the Environment within five years of the date of this statement that the proposal has been substantially commenced.
- 4-2 Subject to condition 4-3, where the proposal has not been substantially commenced within five years of the date of this statement, the approval to implement the proposal as granted in this statement shall lapse. The Minister for the Environment will determine any question as to whether the proposal has been substantially commenced.
- 4-3 The proponent shall make application to the Minister for the Environment for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement at least six months prior to the expiration of the five year period referred to in conditions 4-1 and 4-2.
- 4-4 Where the proponent demonstrates to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority that the environmental parameters of the proposal have not changed significantly, then the Minister may grant an extension not exceeding five years for the substantial commencement of the proposal.

5 Compliance Auditing

- 5-1 The proponent shall submit periodic Compliance Reports in accordance with an audit programme prepared in consultation between the Department of Environmental Protection and the proponent.
- 5-2 Unless otherwise specified, the Chief Executive Officer of the Department of Environmental Protection is responsible for assessing compliance with the conditions, procedures and commitments contained in this statement and for issuing formal written advice that the requirements have been met.
- 5-3 Where compliance with any condition, procedure or commitment is in dispute, the matter will be determined by the Minister for the Environment.

6 Building Approvals

Prior to any subdivision, or sale of any existing lot, the Town of Victoria Park will make suitable administrative arrangements to:

- 1 require that all building approval applications are accompanied by plans showing depths of excavations with reference to Australian Height Datum;
- 2 ensure that any building application that would cause any excavation within 500 millimetres of the warning barrier to take place or any disturbance of asbestos on a lot where greater than one per cent by volume of asbestos has been recorded, is referred to the Environmental Protection Authority before approval. Installation of piles by a method that does not bring contaminated material to the surface is excepted from this requirement;
- 3 ensure that any building application that would cause any excavation within 500 millimetres of the warning barrier to take place or any disturbance of asbestos on a lot where less than one per cent by volume of asbestos has been recorded, is referred to the Environmental Protection Authority. Installation of piles by a method that does not bring contaminated material to the surface and excavation for lift shafts in accordance with an asbestos management plan are excepted from this requirement;
- 4 provide with any building approval application that seeks to cause any excavation below the warning barrier on a lot where cement kiln dust has been recorded, the plan provided by the proponent for the management of cement kiln dust disturbance as required in condition 11-1 (1); and
- 5 require all buildings and hardstand areas to be connected to the positive drainage system for the collection of storm water and not permit the installation of soakwells.

Note

- 1 "Remediation" in this statement means removal or rendering safe contaminants so that they no longer pose or have the potential to pose an unacceptable risk to human health or the environment. Areas remediated must be validated in accordance with the Asbestos Environmental Management Plan and the Cement Kiln Dust Environmental Management Plan.
- 2 Soil criteria for residential use adopted by the Department of Environmental Protection are based on the investigation levels in *Australian and New Zealand guidelines for the assessment and management of contaminated sites*, Australian and New Zealand

Environment and Conservation Council, National Health and Medical Research Council, January, 1992, or the "B" criteria in *Contaminated Soils, First International TNO Conference on Contaminated Soil 11-15 November 1985*, Assink, J W and Van den Brink, W M (1986).

- 3 "Validate" in this statement means retest to the requirements of the Department of Environmental Protection to prove to a specified probability that contaminants have been remediated to given criteria.
- 4 "Residual" in this statement means remaining on the site after remediation has been completed and validated.
- 5 "Ground-disturbing activities" excludes sampling and monitoring to determine the extent and nature of contamination.

Environmental conditions

7 Asbestos Contamination

- 7-1 Prior to construction beyond remediation, the proponent shall remediate (see note 1) areas of the site contaminated by asbestos.
- 7-2 The proponent shall either remove asbestos contamination from the site to an approved disposal site, or cover this contamination with a physical warning barrier and at least two metres of clean fill material (certified as not containing contaminants above soil criteria for residential use, see note 2) to the requirements of the Environmental Protection Authority on advice of the Health Department of Western Australia, WorkSafe Western Australia, the Department of Environmental Protection, the Department of Minerals and Energy and the Town of Victoria Park, as appropriate.

The abovementioned warning barrier shall be permeable to water and long-lasting and also resistant to alkaline attack if being used in areas contaminated with cement kiln dust.
- 7-3 In the event that movement of asbestos-contaminated material within the site is required, the proponent shall only move small quantities of material from areas which are distinct from the main body of contamination, into an already contaminated area. If the area from which asbestos has been moved is to be considered as uncontaminated, the area shall be validated (see note 3) as uncontaminated to the requirements of the Environmental Protection Authority on advice of the Department of Environmental Protection.
- 7-4 The proponent shall not recontour asbestos-contaminated material, except for the purposes of levelling the site for the installation of a warning barrier and clean fill.
- 7-5 In areas where greater than one per cent by volume of asbestos contamination has been covered with a warning barrier, the proponent shall not cause or allow any excavation below the barrier or any other disturbance of the asbestos contamination, except for the installation, by a method that does not bring contaminated material to the surface, of piles for building.

Note:

Areas of greater or less than one per cent asbestos by volume and "no detectable asbestos" are to be established by the proponent in accordance with the sampling and analysis plan required by condition 10-1 (1).

- 7-6 In areas where less than one per cent by volume of asbestos contamination has been covered with a warning barrier, the proponent shall not cause or allow any excavation below the barrier or any other disturbance of the asbestos contamination, except for the installation, by a method that does not bring contaminated material to the surface, of piles for building and/or the excavation of lift shafts.

Excavation of lift shafts shall be undertaken in accordance with the plan for management of any disturbance of residual asbestos contamination required by condition 10-1 (2).

- 7-7 Within six months following completion of remediation, or before the installation of any underground services, whichever is the sooner, the proponent shall provide details of any residual (see note 4) asbestos contamination, including concentrations and depths, that will remain on site to all service providers, as well as the Town of Victoria Park, the Western Australian Planning Commission, WorkSafe Western Australia, the Health Department of Western Australia and the Department of Environmental Protection.

The proponent shall also provide to the Town of Victoria Park, contour plans of the barrier and fill levels with reference to Australian Height Datum at half metre intervals.

- 7-8 The proponent shall ensure that an adequate depth of clean fill material is placed over asbestos-contaminated material to enable underground services to be installed within clean fill, to the satisfaction of service providers.

8 Cement Kiln Dust Contamination

- 8-1 Prior to construction beyond remediation, the proponent shall cover areas of cement kiln dust not contaminated with asbestos with a warning barrier and a minimum of one metre of clean fill, to the requirements of the Environmental Protection Authority on advice of the Health Department of Western Australia, WorkSafe Western Australia and the Department of Environmental Protection.

The abovementioned warning barrier shall be permeable to water, long-lasting and resistant to alkaline attack.

- 8-2 Within six months following completion of remediation, or before the installation of any underground services, whichever is the sooner, the proponent shall provide details of any residual (see note 4) cement kiln dust contamination, including concentrations and depths, that will remain on site to all service providers, as well as the Town of Victoria Park, the Western Australian Planning Commission, WorkSafe Western Australia, the Health Department of Western Australia and the Department of Environmental Protection.

The proponent shall also provide to the Town of Victoria Park, contour plans of the barrier and fill levels with reference to Australian Height Datum at half metre intervals.

- 8-3 The proponent shall ensure that an adequate depth of clean fill material is placed over cement kiln dust contamination to enable underground services to be installed within clean fill, to the satisfaction of service providers.

9 Environmental Management System

- 9-1 In order to manage the environmental impacts of the project, and to fulfil the requirements of the conditions and procedures in this statement, prior to ground-disturbing (see note 5) activities, the proponent shall demonstrate to the requirements of the Environmental Protection Authority on advice of the Department of Environmental Protection that there is in place an environmental management system which includes the following elements:

- 1 An environmental policy and corporate commitment to it;
 - 2 Mechanisms and processes to ensure;
 - (1) planning to meet environmental requirements;
 - (2) implementation and operation of actions to meet environmental requirements;
 - (3) measurement and evaluation of environmental performance; and
 - 3 Review and improvement of environmental outcomes.
- 9-2 The proponent shall implement the environmental management system referred to in condition 9-1.

10 Asbestos Environmental Management Plan

- 10-1 Prior to ground-disturbing activities, the proponent shall prepare the Environmental Management Plan referred to in commitment 1 of schedule 2 to the requirements of the Environmental Protection Authority on advice of the Department of Environmental Protection, WorkSafe Western Australia and the Health Department of Western Australia, which in addition to actions committed to, shall include the following:
- 1 a sampling and analysis plan, including definition of "no detectable levels of asbestos";
 - 2 a plan for management of any future disturbance of residual asbestos contamination;
 - 3 the management of asbestos disturbance during remediation;
 - 4 provision for ambient air monitoring at the boundary or boundaries of any lot where asbestos contamination is being disturbed, including the identification of the organisation or agency responsible for that monitoring;
 - 5 provision for ambient air monitoring at the boundaries of the site during recontouring of areas considered to be uncontaminated by asbestos;
 - 6 how the implementation will be reported or audited; and
 - 7 contingency plans in the event of asbestos fibres being detected above the background level of 0.0002 fibres per millilitre at the boundaries of the site. For levels of asbestos fibre detected between 0.0002 and 0.005 fibres per millilitre contingency plans may address the management of the disturbance on the site. If asbestos is detected above 0.005 fibres per millilitre, contingency plans shall address the identification of the source of the fibres and appropriate management of the source.

This is to cover the two situations where:

- areas known to contain asbestos are being levelled or moved, and
- areas are being recontoured where no asbestos is thought to be present.

- 10-2 The proponent shall implement the Environmental Management Plan referred to in condition 10-1.

11 Cement Kiln Dust Environmental Management Plan

- 11-1 Prior to any ground-disturbing activities, the proponent shall prepare the Environmental Management Plan referred to in commitment 2 of schedule 2 to the requirements of the Environmental Protection Authority on advice of the Department of Environmental Protection and the Health Department of Western Australia, which in addition to actions committed to shall include a plan for the management of future disturbances of residual cement kiln dust.

This plan shall include:

- (1) management of cement kiln dust disturbance;
- (2) provision for contaminated groundwater disturbance and dewatering; and
- (3) contingency plans in the event that cement kiln dust poses or has the potential to pose a health or environmental hazard.

11-2 The proponent shall implement the Environmental Management Plan referred to in condition 11-1.

12 Public Availability of Environmental Management Plans

12-1 The proponent shall make the Plans referred to in commitments 1 to 8 inclusive, in schedule 2 of this statement, and in conditions 10 and 11, available to the public, to the requirements of the Environmental Protection Authority.

13 Water Quality

13-1 Prior to construction beyond remediation, the proponent shall make provision for the installation of the surface water drainage system, the pollutant traps and the sedimentation basin(s) to the requirements of the Environmental Protection Authority on advice of the Water and Rivers Commission, the Swan River Trust and the Department of Environmental Protection.

Note :

Once the surface water drainage system, the pollutant traps and the sedimentation basin(s) have been demonstrated to be operating to the requirements of the Environmental Protection Authority on advice of the Water and Rivers Commission, the Swan River Trust, the Town of Victoria Park and the Department of Environmental Protection, the Town of Victoria Park may assume management of the system.

13-2 Prior to any subdivision, or sale of any existing lot, the proponent shall make provision for unrestricted access to groundwater monitoring bores, for monitoring purposes, to the requirements of the Environmental Protection Authority on advice of the Water and Rivers Commission, the Swan River Trust and the Department of Environmental Protection.

13-3 Prior to any subdivision, sale of any existing lot, or construction beyond remediation, the proponent shall prepare contingency plans in the event that groundwater monitoring shows unacceptable groundwater levels or contamination, to the requirements of the Environmental Protection Authority on advice of the Water and Rivers Commission, the Swan River Trust and the Department of Environmental Protection.

13-4 Commencing within three months of the formal authority issued to the decision-making authorities under section 45(7) of the *Environmental Protection Act 1986*, the proponent shall monitor groundwater depth and quality until monitoring is no longer required by the Environmental Protection Authority on advice of the Water and Rivers Commission, the Swan River Trust and the Department of Environmental Protection.

13-5 Prior to any subdivision, sale of any existing lot, or construction beyond remediation, the proponent shall prepare contingency plans in the event that surface water monitoring shows unacceptable surface water contamination, to the requirements of the Environmental Protection Authority on advice of the Water and Rivers Commission, the Swan River Trust and the Department of Environmental Protection.

13-6 Commencing within three months of the formal authority issued to the decision-making authorities under section 45(7) of the *Environmental Protection Act 1986*, the proponent shall monitor surface water discharge to the Swan River until monitoring is no longer required by the Environmental Protection Authority on advice of the Water and Rivers Commission, the Swan River Trust and the Department of Environmental Protection.

13-7 During remediation, the proponent shall remediate or remove for treatment and disposal any hydrocarbon-contaminated groundwater to the requirements of the Environmental Protection Authority on advice of the Water and Rivers Commission, the Swan River Trust and the Department of Environmental Protection.

14 Duty of Disclosure

14-1 Prior to sale (of all or part of the site), the proponent shall make full disclosure of residual contamination and other environmental constraints on development and use of the site to prospective purchasers, to the requirements of the Environmental Protection Authority on advice of the Department of Land Administration, the Town of Victoria Park and the Department of Environmental Protection.

15 Memorials on Titles

15-1 Prior to any subdivision, or sale of any existing lot, the proponent shall make provision for the placement of memorials by the appropriate authority on the titles of lots:

- 1 containing asbestos contamination, advising of the presence and depth of asbestos contamination;
- 2 containing cement kiln dust contamination, advising of the presence and depth of cement kiln dust contamination;
- 3 advising of contaminated groundwater beneath the lot; and
- 4 likely to be impacted by noise from neighbouring facilities in excess of the requirements of the Environmental Protection (Noise) Regulations 1997. (These memorials to include the recommendation that buildings be designed and constructed to attenuate noise impact.),

to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection.

16 Performance Review

16-1 Each year during remediation and redevelopment, and for the year following completion of remediation of the site, and thereafter as determined by the Environmental Protection Authority on advice of the Health Department of Western Australia, the Water and Rivers Commission, the Swan River Trust and the Department of Environmental Protection, the proponent shall submit a Performance Review to:

- document the outcomes, beneficial or otherwise
- review the success of goals, objectives and targets; and
- evaluate the environmental performance over the review period;

relevant to the following:

- 1 environmental objectives reported on in Environmental Protection Authority Bulletin 879;
- 2 proponent's consolidated environmental management commitments documented in schedule 2 and those arising from the fulfilment of conditions and procedures in this statement;
- 3 environmental management system environmental performance targets;
- 4 environmental management plans; and/or
- 5 environmental criteria,

to the requirements of the Environmental Protection Authority on advice of the Department of Environmental Protection.

Note:

The Environmental Protection Authority may recommend changes and where significant, recommend actions, to the Minister for the Environment following consideration of the Performance Review.

CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

- 7 DEC 1999

Schedule 1

The proposal (modified)

The proposal area is the Swan Portland site, Burswood, Town of Victoria Park, which comprises of part lot 66 (6.9609 hectare), lot 10604 (1.5989 hectare), part lot 35 (1.3264 hectare), part lot 35 (8.9953 hectare), part lot 1 (0.0486 hectare).

The current zoning of the site is Special Use, including Residential R80, Tourist/Residential R160, Hotel/Tourist, Office/Residential R160 and Mixed Use (maximum 1.5 hectares of total precinct).

The proposal incorporates the remediation of the site to residential standards and the redevelopment of the site.

Key Proposal Characteristics of modified proposal

Element	Description
SITE IDENTIFICATION	Part lot 66 (6.9609 ha), lot 10604 (1.5989 ha), part lot 35 (1.3264 ha), part lot 35 (8.9953 ha), part lot 1 (0.0486 ha).
CURRENT ZONING	Special use zone with the following range of classifications to apply: Residential R 80 Tourist/Residential R160 Hotel/Tourist Office/Residential R160 Mixed Use (maximum of 1.5 hectares of total precinct)
DEMOLITION	Hazardous materials assessment of buildings and plant equipment; site occupational health and safety plan approved by WorkSafe, provide environmental management plan for off-site dust, wind-blown debris and noise.
REMEDIATION	
asbestos	remediate prior to construction remove material containing asbestos and/or cover material containing asbestos with barrier and 2 metres of clean fill
cement kiln dust	cover with a barrier and at least 1 metre of clean fill.
kiln bricks and associated contamination	remove and dispose to a suitable landfill, estimated volume 19 000 cubic metres.
hydrocarbons	excavate and bioremediate hydrocarbon-contaminated soil, return remediated soil or dispose to landfill, remediate or remove for treatment and disposal any hydrocarbon-contaminated groundwater.

MANAGEMENT	
asbestos	validate uncontaminated areas; provide environmental management plan for remediation; provide details of contamination remaining; attach memorials to sites with contamination.
cement kiln dust	provide environmental management plan for remediation; provide details of contamination remaining; attach memorials to sites with contamination.
kiln bricks and associated contamination	provide environmental management plan for remediation; validate remediation.
hydrocarbons	provide environmental management plan for remediation; validate remediation.
groundwater	limit alkaline recharge and lower artificial mounding by management of surface water, maintain monitoring bores and monitoring.
surface water	provide environmental management plan for remediation.
dust	provide and implement environmental management plan for remediation, maintain dust levels within criteria established for residential areas by the Kwinana Environmental Protection Policy and PM ₁₀ to National Environmental Protection Measure standard of 50µg/m ³
noise and vibration	provide and implement environmental management plan for remediation, maintain noise within limits specified by the Noise Regulations (1997), restrict traffic noise to permitted hours, and vibration levels within limits specified by Australian Standard 2670.2 "Evaluation of human exposure to whole-body vibration. Part 2".
public safety	provide and implement site safety plan.
REDEVELOPMENT	development shall be in general accordance with development plan (Figure 1) and of a use which would preclude intrusive activities being effected by individual landowners so as to expose asbestos.
asbestos	install services in clean fill; provide management plan for future disturbances, ensure disturbances are identified and managed in accordance with plan.
cement kiln dust	install all services in clean fill channels or conduits; provide management plan for future disturbances.
groundwater	monitor levels and quality and implement contingency plans if not satisfactory.
surface water	provide positive drainage system with pollutant traps and treatment basin to collect storm water from roofs and hardstand areas in cement kiln dust contaminated area; ensure long term maintenance of storm water system; monitor discharge from treatment basin and implement contingency plans if not satisfactory.
dust	provide and implement environmental management plan for redevelopment, maintain dust levels within criteria established for residential areas by the Kwinana Environmental Protection Policy.
noise and vibration	provide and implement environmental management plan for redevelopment, maintain noise within limits specified by the Noise Regulations (1997), restrict traffic noise to permitted hours and vibration levels within limits specified by Australian Standard 2670.2 "Evaluation of human exposure to whole-body vibration. Part 2".
public safety	provide and implement site safety plan.

Plans

Figure 1 - Development plan by Silver Thomas Hanley.

Figures 2, 3, 4 and 5 show the approximate extent of asbestos, cement kiln dust, kiln brick and hydrocarbon contamination, respectively.

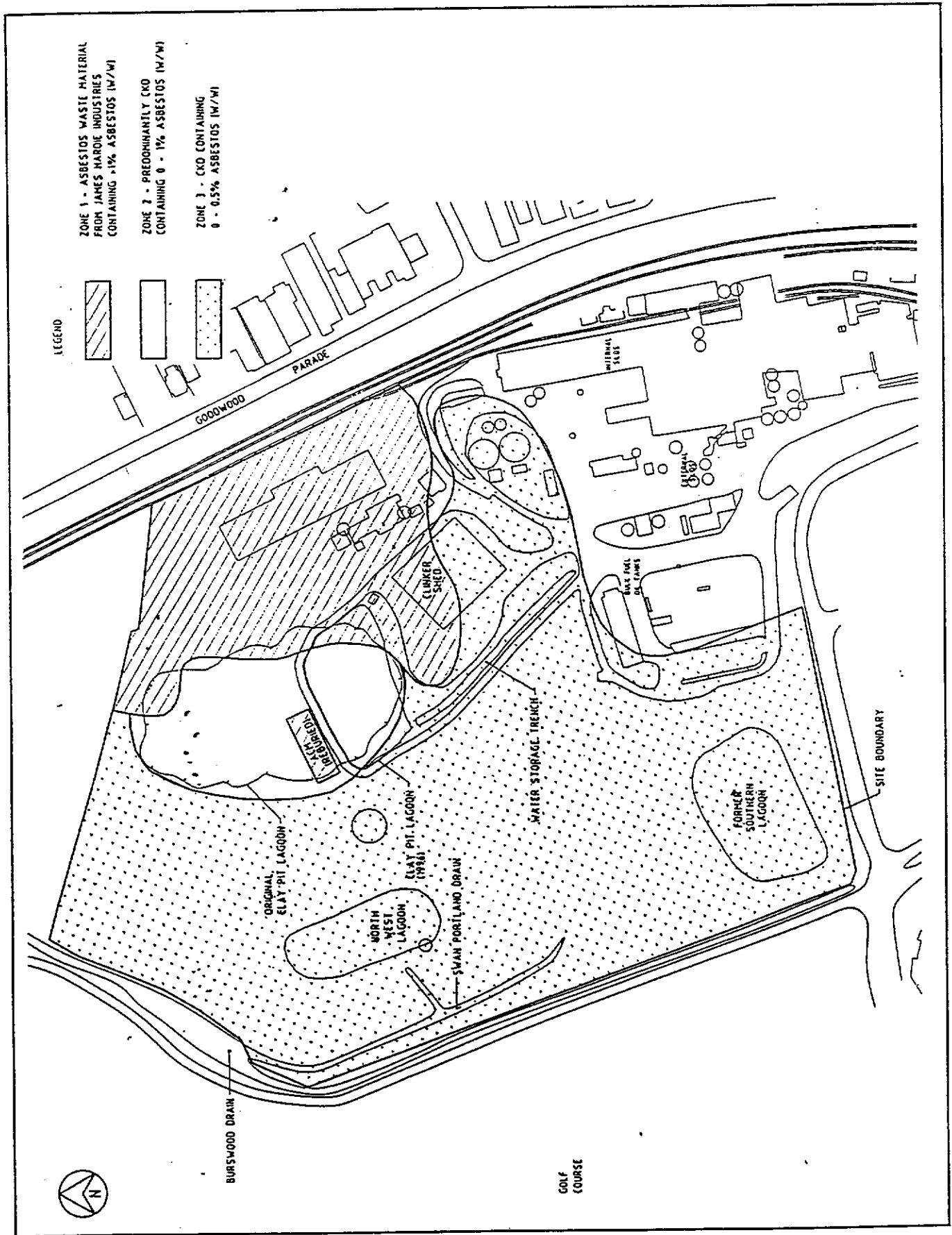


Figure 2 Location of asbestos contamination.

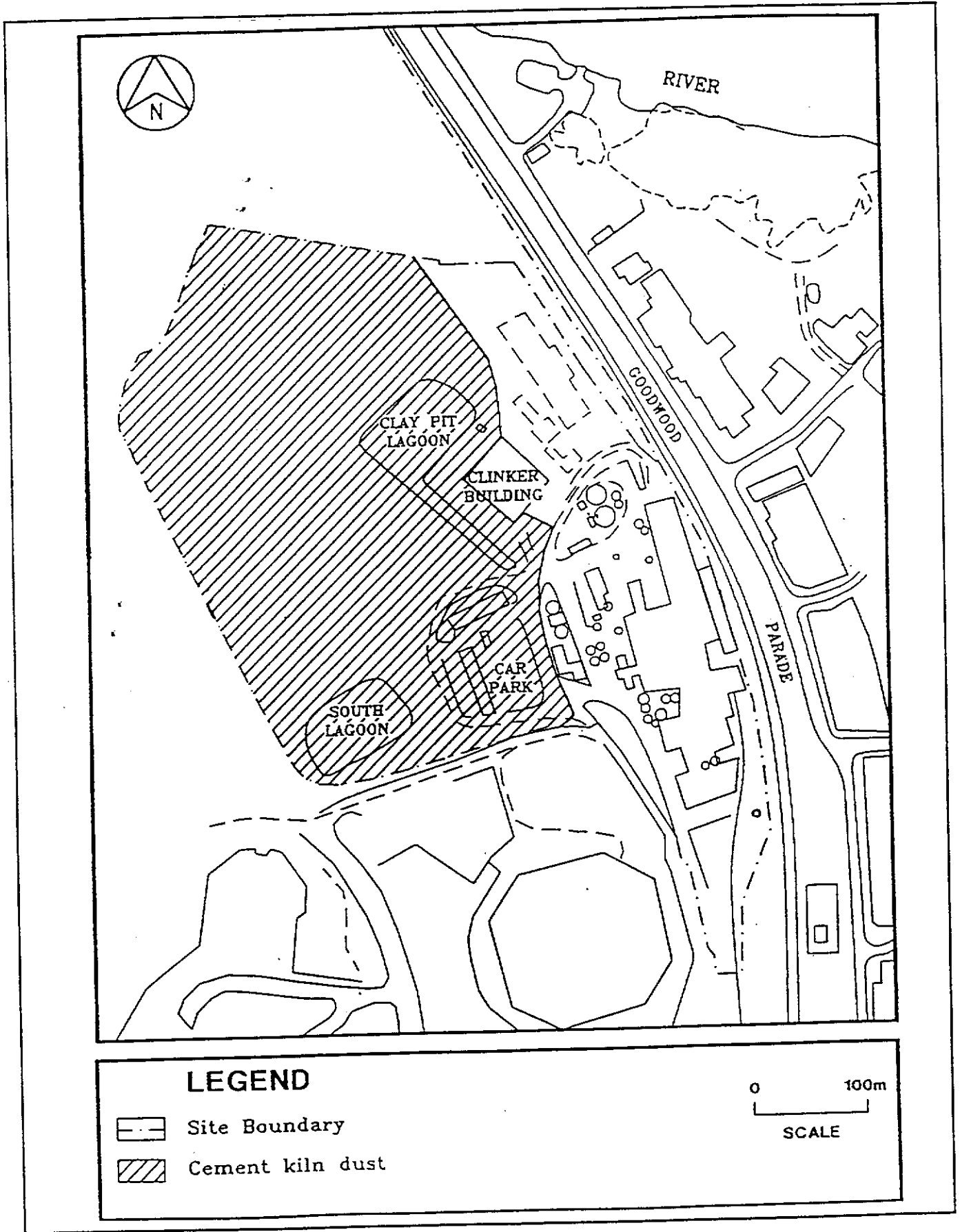


Figure 3 Swan Portland location of cement kiln dust.

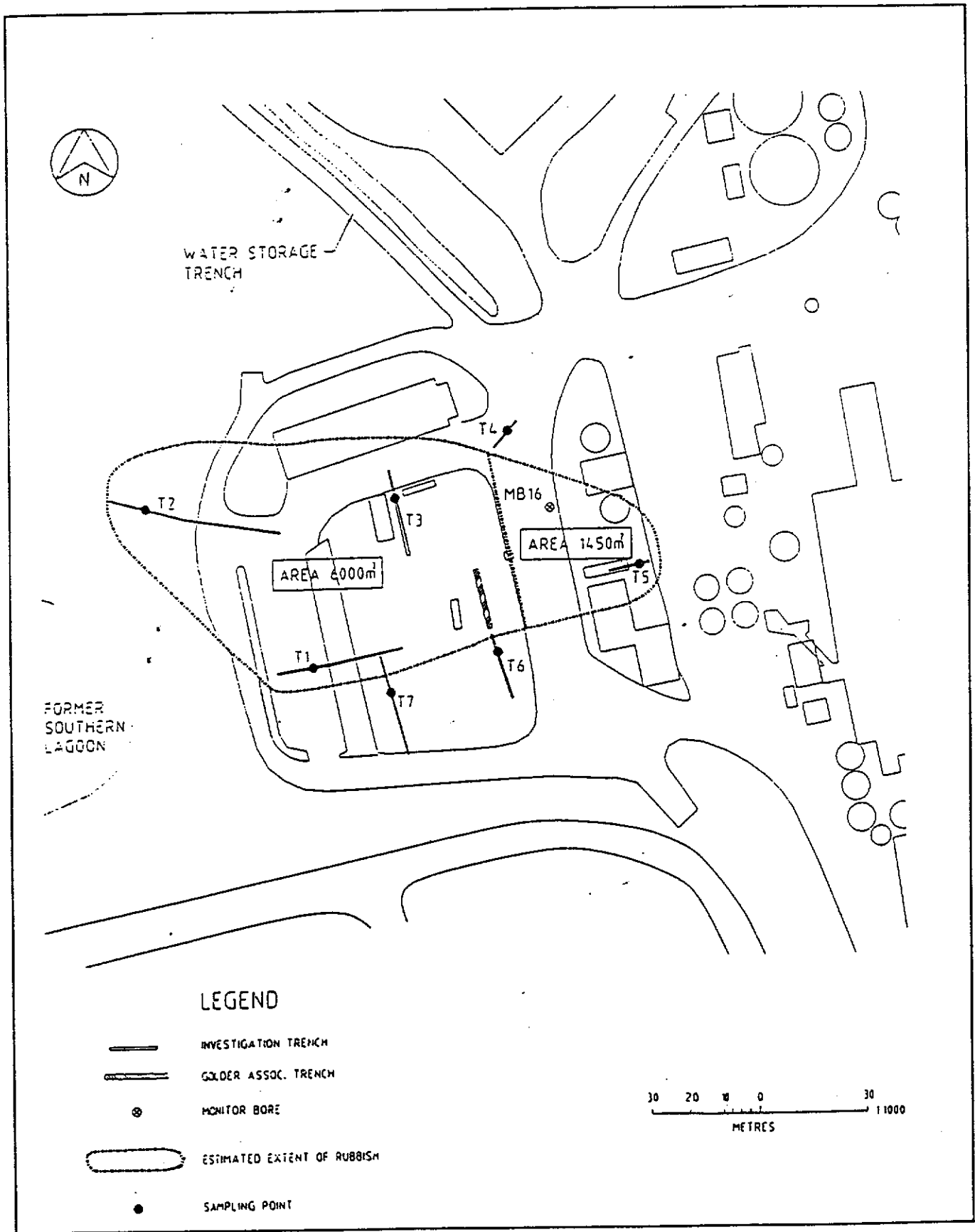


Figure 4 Swan Portland Cement location of rubbish dump containing buried kiln bricks.

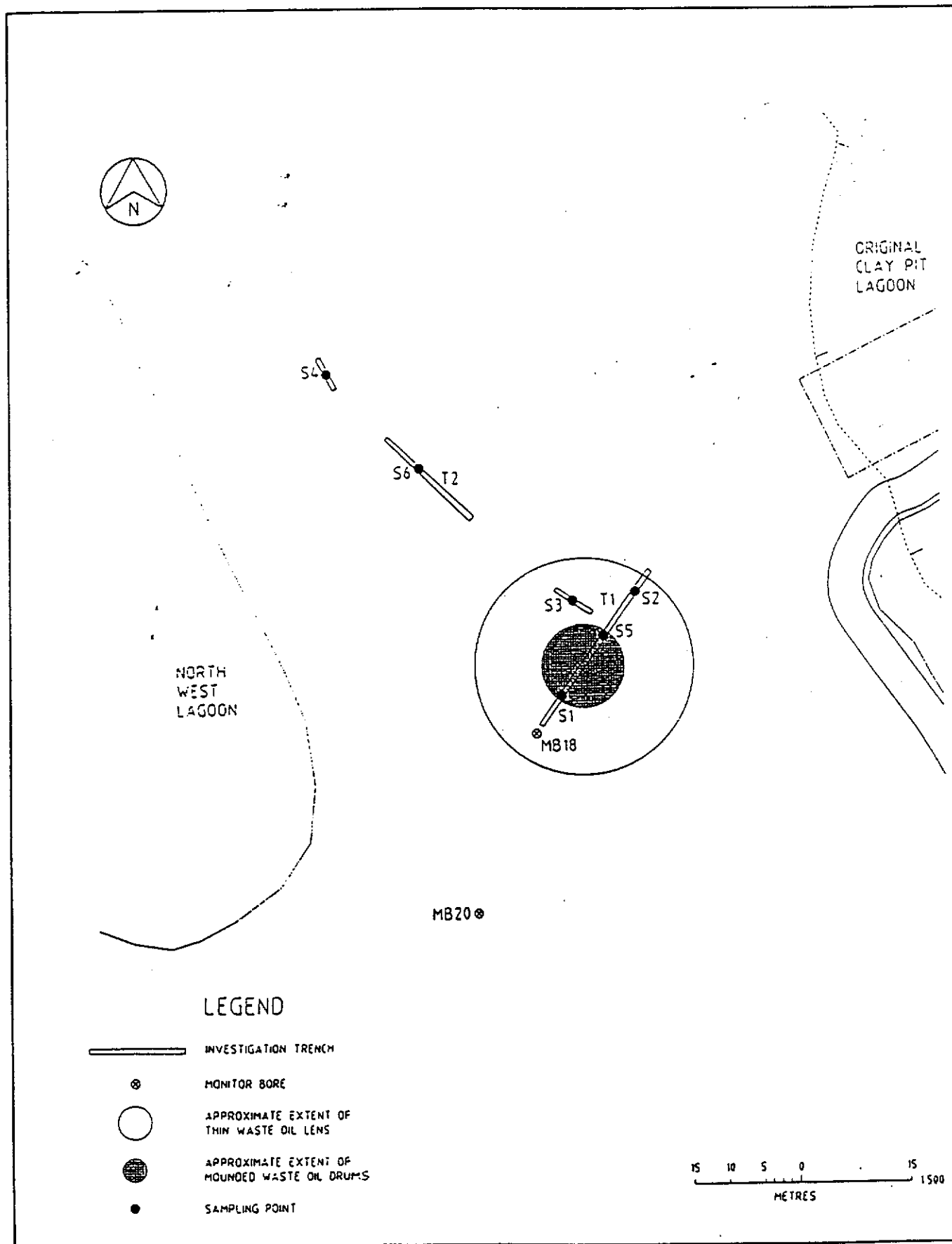


Figure 5. Location of waste oil dump trenches and sampling points.

**Proponent's Consolidated Environmental Management
Commitments**

24 September 1999

**SITE REMEDIATION AND REDEVELOPMENT OF THE
SWAN PORTLAND CEMENT SITE
BURSWOOD, TOWN OF VICTORIA PARK (1036)**

BL Developments Pty Ltd

**SWAN PORTLAND REMEDIATION- PROPONENT'S ENVIRONMENTAL MANAGEMENT COMMITMENTS (1036)
(24 SEPTEMBER 1999)**

Issue	Objective	Action	Timing	Whose advice	Measurement/ Compliance criteria
Asbestos Management	To protect the public, nearby landusers and future occupiers of the site from adverse effects of asbestos fibres.	1.1 Prepare an Asbestos Management Plan to include: <ul style="list-style-type: none"> • environmental monitoring of airborne asbestos fibres on site boundaries; • removal of asbestos material in accordance with NOHSC Code of Practice and Health Regulations; • design and implementation of validation program; • waste transport; • disposal of asbestos; • audit of the above actions; • public relations, liaison with neighbours; and • allocation of resources (independent personnel) to provide close supervision of all remediation, servicing and development work in areas containing greater than 1% v/v asbestos contamination. 	Prior to ground-disturbing activities.	Health Dept, WorkSafe WA DME Town of Victoria Park	Plan to be approved by DEP, DME, Health Dept, Town of Victoria Park and WorkSafe. Action level for change of work practice to be 0.0002 fibres/ml of air at site boundary. Monthly reports of monitoring to be submitted to Health Dept. and DEP.

Issue	Objective	Action	Timing	Whose advice	Measurement/ Compliance criteria
Asbestos Management	To protect the public, nearby landusers and future occupiers of the site from adverse effects of asbestos fibres.	<p>1.2 Implement the Asbestos Management Plan.</p> <p>1.3 Employ an independent person to provide close supervision of all remediation, servicing and development work in areas containing greater than 1%v/v asbestos contamination, in consultation with the DEP.</p>	<p>During ground-disturbing activities</p> <p>Prior to remediation, servicing and development work in areas containing greater than 1% v/v asbestos contamination</p>	Health Dept, WorkSafe WA DME Town of Victoria Park	

<p>Cement Kiln Dust (CKD)</p>	<p>To protect the public from adverse effects of the CKD.</p>	<p>2.1 Prepare a Cement Kiln Dust (CKD) Management Plan to include:</p> <ul style="list-style-type: none"> • dust management during excavation, grading and stockpiling; • validation of clean-up of remediated area; • waste transport; • waste disposal. • installation of services in clean fill trenches or conduits; and • audit of the above actions <p>2.2 Implement the CKD Management Plan.</p>	<p>Prior to ground-disturbing activities</p>	<p>Health Dept.</p>	<p>Plan to be approved by DEP on advice of Health Dept.</p>
		During remediation			

<p>Kiln Brick Waste (including associated contaminated soil)</p>	<p>To protect the public from adverse effects of the Kiln Brick Waste.</p>	<p>3.1 Prepare a Kiln Brick Waste (including associated contaminated soil) Management Plan to include:</p> <ul style="list-style-type: none"> • dust management during excavation, grading and stockpiling; • validation of clean-up of remediated area; • waste transport; • waste disposal; • contingency plans for undetected hazardous waste; and • audit of the above actions. <p>3.2 Implement the Kiln Brick Waste (including associated contaminated soil) Management Plan.</p>	<p>Prior to ground-disturbing activities.</p> <p style="text-align: right;">During remediation</p>	<p>DEP, Health Dept.</p>	<p>Plan to be approved by DEP on advice of Health Dept.</p>
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<p>Oil Waste (including underground fuel storage tanks)</p>	<p>To protect the public from adverse effects of the Oil Waste</p>	<p>4.1 Prepare an Oil Waste (including underground fuel storage tanks) Management Plan to include:</p> <ul style="list-style-type: none"> • investigate extent & severity of contamination at drum disposal site and fuel tank sites; • validation of clean-up of remediated area; • waste transport; • waste disposal; and • audit of the above actions. <p>4.2 Implement the Oil Waste (including underground fuel storage tanks) Management Plan</p>	<p>Prior to ground-disturbing activities.</p> <p style="text-align: right;">During remediation</p>	<p>DEP, Health Dept.</p>	<p>Plan to be approved by DEP on advice of Health Dept.</p> <p>Program to be based on ANZECC/NHMRC "Guidelines for the Assessment of Contaminated Sites" 1992, EPA (NSW) "Sampling Design Guidelines" 1995.</p> <p>Approval of validation program and validation reports by DEP.</p>
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<p>Surface and Groundwater Quality.</p>	<p>To protect the aquatic environment and local groundwater quality.</p>	<p>5.1 Prepare a Surface and Groundwater Quality Management Plan to include:</p> <p><i>Surface Water management</i></p> <ul style="list-style-type: none"> • collection and management during remediation works; • installation of surface water drainage system, pollutant traps and treatment basin; • monitoring of discharge of Burswood Drain to river; and • all ornamental water features to be sealed. <p><i>Groundwater management</i></p> <ul style="list-style-type: none"> • monitor groundwater levels and quality at on-site and off-site bore; and • audit of the above actions. 	<p>5.2 Implement the Surface and Groundwater Quality Management Plan</p>	<p>Prior to ground-disturbing activities</p>	<p>SRT, WRC</p>	<p>Plan to be approved by DEP on advice of SRT and WRC.</p> <p>Measure and report water quality to a schedule and ensure quality compliance to "Guidelines for the protection of aquatic ecosystems" (ANZECC, 1992) for discharge of water to Swan River.</p>
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<p>Dust and Windblown Debris</p>	<p>To maintain the amenity of the local area during implementation of the remediation.</p>	<p>6.1 Prepare a Dust and Windblown Debris Management Plan to include:</p> <ul style="list-style-type: none"> • management of dust; • dust monitoring program; • complaints register; and • audit of the above actions. <p>6.2 Implement the Dust and Windblown Debris Plan.</p>	<p>Prior to ground-disturbing activities.</p> <p>During remediation</p>		<p>Plan to be approved by DEP.</p>
<p>Noise and Vibration</p>	<p>To maintain the amenity of the local area during implementation of the remediation.</p>	<p>7.1. Prepare a Noise and Vibration Management Plan to include:</p> <ul style="list-style-type: none"> • management of noise and vibration; • noise monitoring program and provision for vibration monitoring if necessary; • complaints register; and • audit of the above actions. <p>7.2 Implement the Noise and Vibration Management Plan</p>	<p>Prior to ground-disturbing activities.</p> <p>During remediation and construction.</p>		<p>Plan to be approved by DEP.</p>

Public Safety and Traffic	To maintain the amenity of the local area during implementation of the remediation.	<p>8.1 Prepare a Public Safety and Traffic Management Plan to include:</p> <ul style="list-style-type: none"> • management of traffic and actions affecting public safety; • site safety plan for off-site impact; • liaise with neighbours; and • audit of the above actions. <p>8.2 Implement the Public Safety and Traffic Management Plan.</p>	Prior to ground-disturbing activities.	MRD, Town of Victoria Park	Approval of plan by DEP on advice of MRD and Town of Victoria Park.
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Where:

- DEP - Department of Environmental Protection
- DME - Department of Minerals and Energy
- WRC - Water and Rivers Commission
- SRT - Swan River Trust
- MRD - Main Roads WA

SWAN RIVER



BURSWOOD INTERNATIONAL RESORT CASINO
SWAN PORTLAND CEMENT SITE
PROPOSED LAND USE
SITE PLAN

SCALE 0 1000

DATE: NOVEMBER 1989

SILVER
THOMAS
HANLEY
ARCHITECTS
HEALTHY PLANNERS
INTERIOR DESIGNERS