



MINISTER FOR THE ENVIRONMENT AND HERITAGE

Statement No.

000583

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

**REMEDICATION OF MIDLAND RAILWAY WORKSHOPS SITE  
CLAYTON PRECINCT - AREA E, MIDLAND**

**Proposal:** The remediation of approximately 20 hectares of land which includes the former Midland Railway Workshops Site - Area E, excluding a 50 metre wide rail reserve corridor, (within the Clayton Precinct), and Clayton Street road extension and the Helena Street and Viveash Road rail crossings (outside the Clayton Precinct) in Midland, for commercial purposes, as documented in schedule 1 of this statement.

**Proponent:** Midland Redevelopment Authority

**Proponent Address:** Railway Institute Building  
Midland Railway Workshop Site  
Montreal Road East  
Midland WA 6056

**Assessment Number:** 1401

**Report of the Environmental Protection Authority:** Bulletin 1030

The proposal referred to above may be implemented subject to the following conditions and procedures:

*Procedural conditions*

**1 Implementation and Changes**

1-1 The proponent shall implement the proposal as documented in schedule 1 of this statement subject to the conditions of this statement.

Published on

**- 1 FEB 2002**

- 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 and Heritage determines, on advice of the Environmental Protection Authority, is substantial, the proponent shall refer the matter to the Environmental Protection Authority.
- 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 and Heritage determines, on advice of the Environmental Protection Authority, is not substantial, the proponent may implement those changes upon receipt of written advice.

## **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 the conditions in this statement.

## **3 Proponent Nomination and Contact Details**

- 3-1 The proponent for the time being nominated by the Minister for the Environment and Heritage under section 38(6) or (7) of the *Environmental Protection Act 1986* is responsible for the implementation of the proposal until such time as the Minister for the Environment and Heritage has exercised the Minister's power under section 38(7) of the Act to revoke the nomination of that proponent and nominate another person as the proponent for the proposal.
- 3-2 If the proponent wishes to relinquish the nomination, the proponent shall apply for the transfer of proponent and provide a letter with a copy of this statement endorsed by the proposed replacement proponent that the proposal will be carried out in accordance with this statement. Contact details and appropriate documentation on the capability of the proposed replacement proponent to carry out the proposal shall also be provided.
- 3-3 The nominated proponent shall notify the Department of Environmental Protection of any change of contact name and address within 60 days of such change.

## **4 Commencement and Time Limit of Approval**

- 4-1 The proponent shall provide evidence to the Minister for the Environment and Heritage within five years of the date of this statement that the proposal has been substantially commenced or the approval granted in this statement shall lapse and be void.

Note: The Minister for the Environment and Heritage will determine any dispute as to whether the proposal has been substantially commenced.

- 4-2 The proponent shall make application for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement to the Minister for the Environment and Heritage prior to the expiration of the five-year period referred to in condition 4-1.

The application shall demonstrate that:

- the environmental factors of the proposal have not changed significantly;
- new, significant environmental issues have not arisen; and
- all relevant government authorities have been consulted.

Note: The Minister for the Environment and Heritage may consider the grant of an extension of the time limit of approval not exceeding five years for the substantial commencement of the proposal.

### *Environmental conditions*

## **5 Compliance Audit**

- 5-1 The proponent shall prepare an audit program in consultation with and submit compliance reports to the Department of Environmental Protection which address:

- the implementation of the proposal as defined in schedule 1 of this statement;
- evidence of compliance with the conditions and commitments; and
- the performance of the environmental management plans and programs.

Note: Under sections 48(1) and 47(2) of the *Environmental Protection Act 1986*, the Chief Executive Officer of the Department of Environmental Protection is empowered to audit the compliance of the proponent with the statement and should directly receive the compliance documentation, including environmental management plans, related to the conditions, procedures and commitments contained in this statement. Usually, the Department of Environmental Protection prepares an audit table which can be utilised by the proponent, if required, to prepare an audit program to ensure the proposal is implemented as required. The Chief Executive Officer is responsible for the preparation of written advice to the proponent, which is signed off either by the Minister or, under an endorsed condition clearance process, a delegate within the Environmental Protection Authority or the Department of Environmental Protection that the requirements have been met.

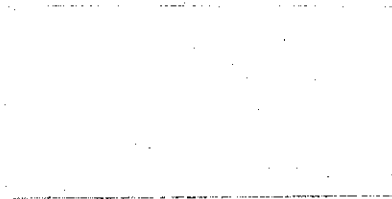
## **Procedures**

- 1 Where a condition states "to the requirements of the Minister for the Environment and Heritage on advice of the Environmental Protection Authority", the Chief Executive Officer of the Department of Environmental Protection will obtain that advice for the preparation of written advice to the proponent.

- 2 The Environmental Protection Authority may seek advice from other agencies, as required, in order to provide its advice to the Chief Executive Officer of the Department of Environmental Protection.

**Note**

- 1 The Minister for the Environment and Heritage will determine any dispute between the proponent and the Environmental Protection Authority or the Department of Environmental Protection over the fulfilment of the requirements of the conditions.



Dr Judy Edwards MLA  
MINISTER FOR THE ENVIRONMENT AND HERITAGE

- 1 FEB 2002

## Schedule 1

### Proposal (Assessment No. 1401)

The remediation of approximately 20 hectares of land which includes the former Midland Railway Workshop Site - Area E (within the Clayton Precinct), and Clayton Street road extension up to the WA Meat Industry Authority entrance, and the Helena Street and Viveash Road rail crossings (outside the Clayton Precinct) in Midland, for commercial purposes. A 50 metre wide corridor representing the rail reserve is excluded from the proposal (See Figure 1). The key proposal characteristics are contained in Table 1.

**Table 1 - Key proposal characteristics**

Element	Description
SITE IDENTIFICATION	Clayton Precinct Area E (excluding the 50 metre wide rail corridor) plus the proposed Clayton Street road extension, and Helena Street and Viveash Road rail crossings.
CURRENT ZONING	INDUSTRIAL
PROPOSED ZONING	COMMERCIAL AND SERVICE/LIGHT INDUSTRIAL
DEMOLITION	Old derelict buildings to be demolished and removed
REMEDICATION and MANAGEMENT	
Soil	<ul style="list-style-type: none"> <li>• Remove approximately 2 000 cubic metres of material which exceeds the HIL<sub>F</sub> criteria and relocate to Area C;</li> <li>• Leave remaining contaminated soil with concentration levels below HIL<sub>F</sub> criteria as is;</li> <li>• Prepare and implement a Remedial Action and Validation Plan which addresses remedial methods, transport, validation prior to backfilling;</li> <li>• Prepare an Asbestos Waste Management Plan which addresses the management and disposal of asbestos, in the event that asbestos is found;</li> <li>• Placement of memorials on titles to ban the use of contaminated groundwater; and</li> <li>• Develop a database detailing the location of all contaminated material to be retained consistent with the Department of Environmental Protection's contaminated site database.</li> </ul>
Groundwater	<ul style="list-style-type: none"> <li>• Prepare a long-term Groundwater Quality Monitoring and Management Plan;</li> <li>• Conduct investigation of groundwater quality at depth and at the base of the superficial aquifer; and</li> <li>• Prepare and implement a Groundwater Contingency Plan, if groundwater monitoring of the aquifer at depth indicates that significant environmental impacts have occurred due to leaching.</li> </ul>
Dust	<ul style="list-style-type: none"> <li>• Prepare and implement a modified Environmental Management Plan outlining dust mitigation measures and monitoring procedures for both site works and transportation of material.</li> </ul>
Noise and vibration	<ul style="list-style-type: none"> <li>• Prepare and implement a modified Environmental Management Plan outlining noise mitigation measures and monitoring procedures.</li> </ul>
Worker safety and occupational health	<ul style="list-style-type: none"> <li>• Prepare and implement an occupational health and safety plan.</li> </ul>

### Figures (attached)

Figure 1 – Location Plan.

Figure 2 – Site Layout and Potential Source of Contamination.

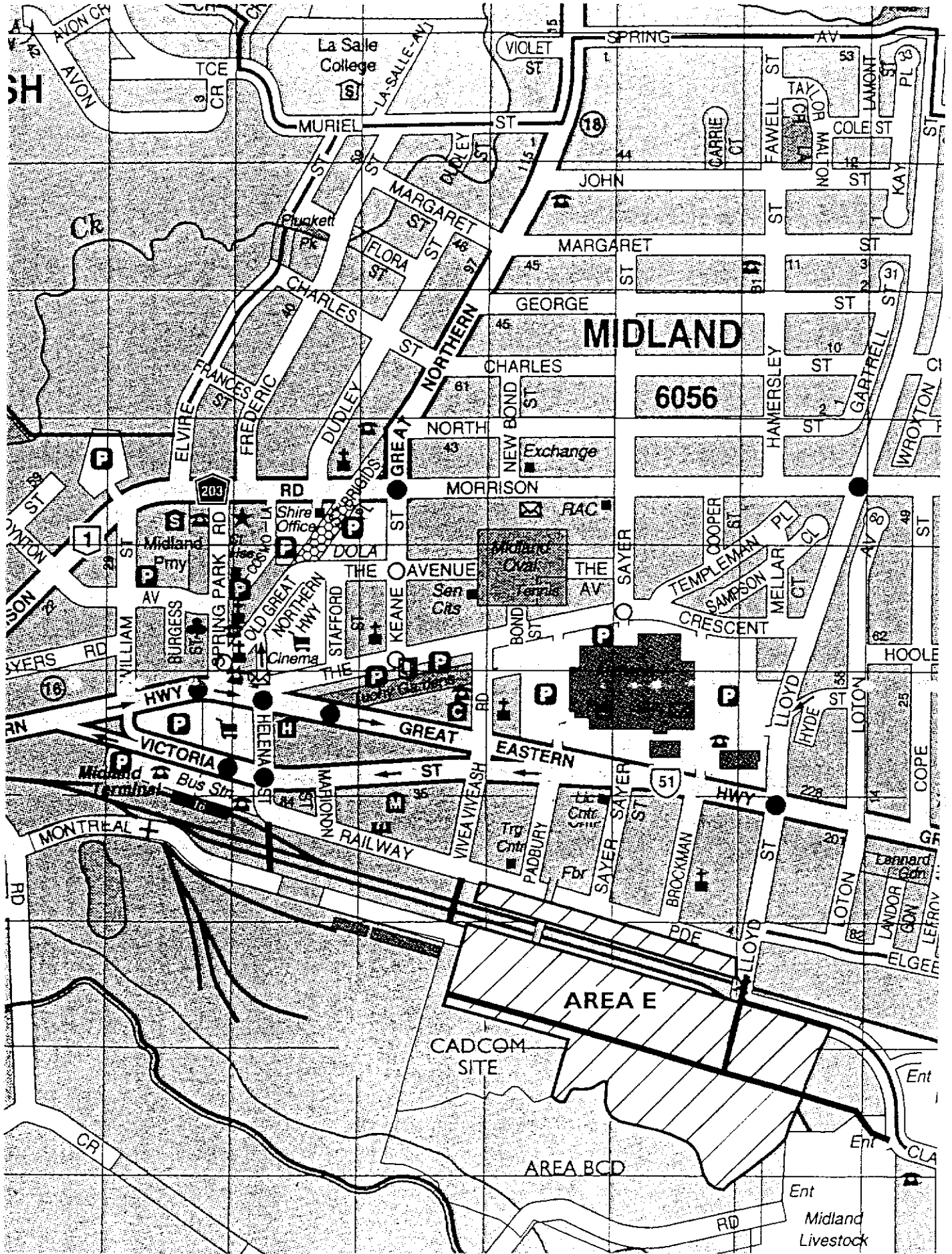


Figure 1 AREA 'E' SITE LOCATION PLAN

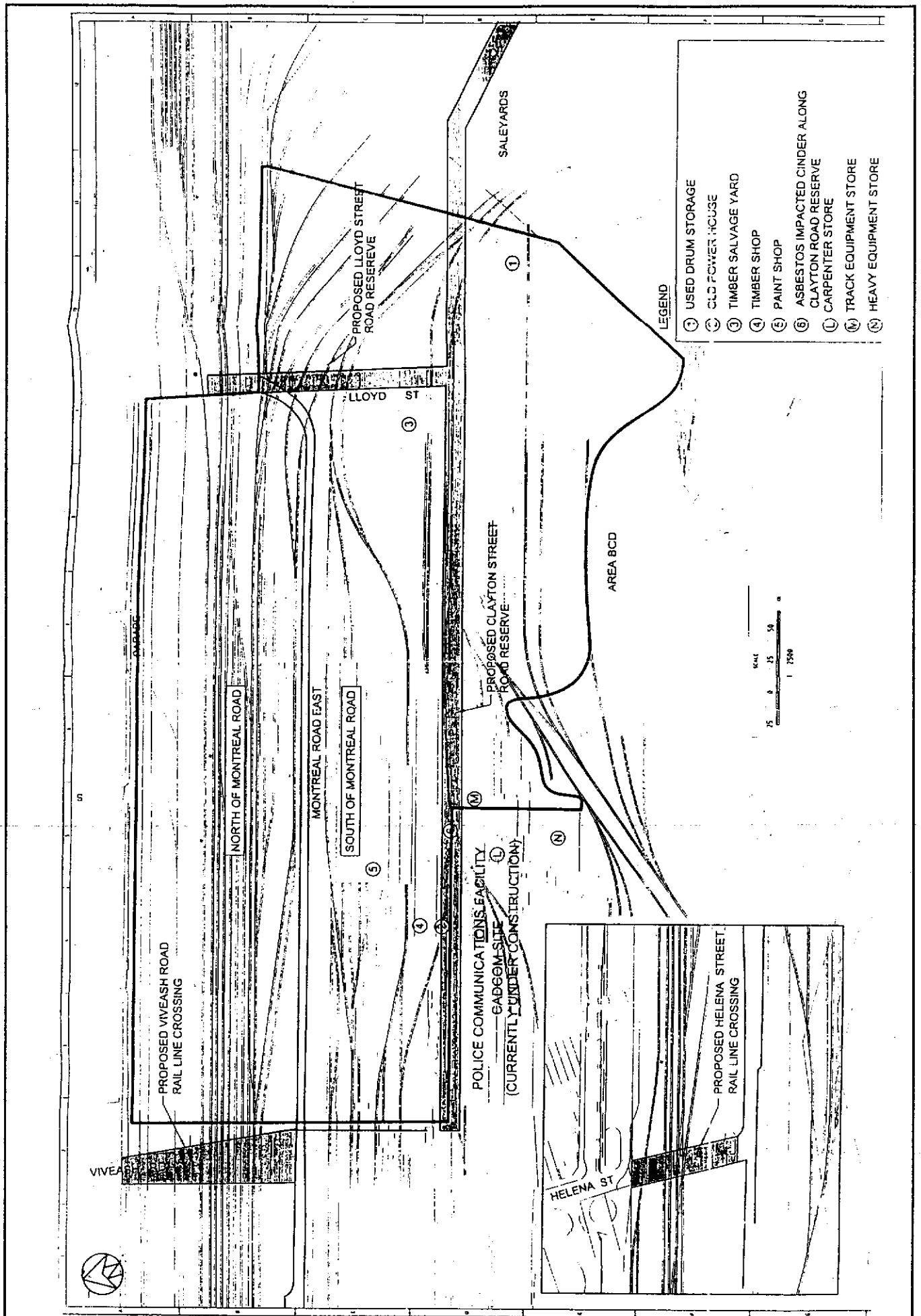


Figure 2. Midland Railway workshops Area E Referral Site Layout and Potential Source of Contamination.

**Schedule 2**

**Proponent's Consolidated Environmental Management  
Commitments**

**9 January 2002**

**REMEDICATION OF MIDLAND RAILWAY WORKSHOPS  
SITE  
CLAYTON PRECINCT - AREA E, MIDLAND**

**MIDLAND REDEVELOPMENT AUTHORITY**



**ENVIRONMENTAL MANAGEMENT COMMITMENTS FOR THE REMEDIATION OF AREA E, CLAYTON PRECINCT,  
MIDLAND RAILWAY WORKSHOPS, MIDLAND REDEVELOPMENT AUTHORITY (Assessment No. 1401)**

No.	Topic	Actions	Objectives	Timing	Advice/ Requirements
1	Remedial Action and Validation Plan - Preparation	<p>Prepare a Remedial Action and Validation Plan that details the scope of the remediation, identifies the contaminated material to be removed and the disposal location. The response level for clean-up is the Department of Environmental Protection Health-Based Investigation Levels (HIL<sub>F</sub>) for a commercial setting.</p> <p>The plan will address:</p> <ul style="list-style-type: none"> <li>• excavation methods;</li> <li>• relocation of contaminated material into Area C;</li> <li>• transport of contaminated material;</li> <li>• waste tracking system;</li> <li>• validation prior to backfilling;</li> <li>• analytical testwork including methods; and</li> <li>• community consultation.</li> </ul>	<p>To ensure that the contamination within Area E is remediated to prevent contamination of the underlying groundwater and that the land is suitable from a human health perspective for a commercial land use.</p>	<p>Prior to commencement of ground-disturbing activities.</p>	<p>Requirements of: EPA</p>
2	Remedial Action and Validation Plan - Implementation	<p>Implement the Remedial Action and Validation Plan</p>	<p>To ensure that the contamination within Area E is remediated to prevent contamination of the underlying groundwater and that the land is suitable from a human health perspective for a commercial land use.</p>	<p>Prior to commencement of ground-disturbing activities.</p>	<p>Requirements of: EPA</p>
3	Soil Remediation	<p>If approval for remedial works in Areas B, C and D is not given and relocation to an alternative site is not possible, remove the contaminated material (approximately 2000 m<sup>3</sup>) with contaminant levels in excess of the HIL<sub>F</sub> level to landfill.</p>	<p>To ensure that the contamination relocated from Area E is not stockpiled indefinitely in Area C should approval for Areas B, C and D remedial works not be granted.</p>	<p>Within two months following completion of all other remedial works.</p>	<p>Requirements of: EPA</p>
4	Soil Remediation	<p>In the event that asbestos is found in soil during remediation, the proponent will immediately notify appropriate Authorities.</p>	<p>To ensure that the contamination within Area E is remediated and that the land is suitable from a human health perspective for a commercial land use.</p>	<p>During remediation.</p>	<p>Requirements of: EPA On advice from: DOH, Work safe</p>

No.	Topic	Actions	Objectives	Timing	Advice/ Requirements
5	Soil Remediation	The proponent will prepare an Asbestos Waste Management Plan to address the management and removal of asbestos from the site.	To ensure that the contamination within Area E is remediated and that the land is suitable for a human health perspective for a commercial land use.	Prior to commencement of ground-disturbing activities.	Requirements of: EPA On advice from: DOH, Work safe
6	Soil Remediation	In the event that asbestos is found in soil during remediation, the proponent will implement the Asbestos Waste Management Plan.	To ensure that the contamination within Area E is remediated and that the land is suitable for a human health perspective for a commercial land use.	During remediation	Requirements of: EPA On advice from: DOH, Work safe
7	Environmental Management Plan - Preparation	Modify the Environmental Management Plan used for the recent services trench installation (including removal of contaminated material) through Area E. The plan will address: <ul style="list-style-type: none"> <li>• occupational health and safety;</li> <li>• dust monitoring and management;</li> <li>• noise and vibration; and</li> <li>• surface water management.</li> </ul>	To ensure that the contamination within Area E is removed in a manner that is protective of the environment and human health.	Prior to commencement of ground-disturbing activities.	Requirements of: EPA On advice from: DOH, Work safe
8	Environmental Management Plan - Implementation	Implement the modified Environmental Management Plan.	To ensure that the contamination within Area E is removed in a manner that is protective of the environment and human health.	Prior to commencement of ground-disturbing activities.	Requirements of: EPA
9	Groundwater Quality Monitoring and Management Plan - Preparation	Prepare a long-term Groundwater Quality Monitoring and Management Plan addressing: <ul style="list-style-type: none"> <li>• the need for additional monitor wells at the base of the superficial aquifer.</li> <li>• the frequency of testing existing monitor wells;</li> <li>• analytes to be analysed; and</li> <li>• management measures to ban/restrict access to groundwater contaminated in excess of drinking water criteria.</li> </ul>	To ensure that retention of contaminated soil (below the HIL <sub>F</sub> criteria) does not result in contaminated groundwater with the potential to impact upon: <ul style="list-style-type: none"> <li>• the aquatic environment of the Helena River through the superficial aquifer; or</li> <li>• the potential potable supplies of the underlying Leederville Formation</li> </ul> To ensure future groundwater quality is managed to protect the environment and human health.	Within six months following completion of remediation.	Requirements of: EPA On advice from: WRC

No.	Topic	Actions	Objectives	Timing	Advice/ Requirements
10	Groundwater Quality Monitoring and Management Plan - Implementation	Implement the Groundwater Quality Monitoring and Management Plan.	<p>To ensure that retention of contaminated soil (below the HIL<sub>F</sub> criteria) does not result in contaminated groundwater with the potential to impact upon:</p> <ul style="list-style-type: none"> <li>• the aquatic environment of the Helena River through the superficial aquifer;</li> <li>or</li> <li>• the potential potable supplies of the underlying Leederville Formation.</li> </ul> <p>To ensure future groundwater quality is managed to protect the environment and human health.</p>	Within six months following completion of remediation.	Requirements of: EPA
11	Groundwater Contingency Plan - Preparation	Prepare a Groundwater Contingency Plan if groundwater monitoring of the superficial aquifer shows that significant environmental impact has occurred due to leaching of contaminants. This plan will describe measures to ameliorate such impacts, and consider practical management techniques and groundwater abstraction, treatment and containment options.	<p>To ensure that retention of contaminated soil (below the HIL<sub>F</sub> criteria) does not result in contaminated groundwater with the potential to impact upon:</p> <ul style="list-style-type: none"> <li>• the aquatic environment of the Helena River through the superficial aquifer;</li> <li>or</li> <li>• the potential potable supplies of the underlying Leederville Formation.</li> </ul> <p>To ensure future groundwater quality is managed to protect the environment and human health.</p>	Within six months following completion of remediation.	Requirements of: EPA
12	Groundwater Contingency Plan - Implementation	Implement the Groundwater Contingency Plan	<p>To ensure that retention of contaminated soil (below the HIL<sub>F</sub> criteria) does not result in contaminated groundwater with the potential to impact upon:</p> <ul style="list-style-type: none"> <li>• the aquatic environment of the Helena River through the superficial aquifer;</li> <li>or</li> <li>• the potential potable supplies of the underlying Leederville Formation.</li> </ul> <p>To ensure future groundwater quality is managed to protect the environment and human health.</p>	Within one month of observation of contamination	Requirements of: EPA

No.	Topic	Actions	Objectives	Timing	Advice/ Requirements
13	Validation Report	Submit a report which provides evidence of conformity to the environmental conditions and commitments for the proposal.	To document that the clean-up of Area E has been performed in accordance with EPA requirements.	Within two months following completion of remediation.	Requirements of: EPA
14	Memorials on Titles	Place memorials on the titles of all lots created at the subdivision stage within Area E which contain contaminated material.	To ensure contaminated land is managed as <i>Contaminated-Restricted Use</i> in accordance with the proposed Contaminated Sites Legislation.	At subdivision of Lots	Requirements of: EPA
15	Contaminated Material Database	Develop a database detailing the location of all contaminated material to be retained.	To ensure the location of all contaminated material is identified to all future owners of lots created in Area E.	At subdivision of Lots	Requirements of: EPA

**Legend**

DEP	Department of Environmental Protection
EPA	Environmental Protection Authority
DOH	Department of Health
WRC	Water and Rivers Commission
Work safe	Department of Consumer and Employment Protection – Work safe Division