

Tonkin Industrial Park, Bassendean

Northcorp Ltd

Proposed change to ministerial conditions

**Environmental Protection Authority
Perth, Western Australia
Bulletin 588
September 1991**

THE PURPOSE OF THIS REPORT

Northcorp Ltd (the proponent) has requested that the Environmental Conditions for the Tonkin Industrial Park development, published on 25 October 1989 (Appendix 1), be amended to transfer lots 107 and 108 from Stage 2 to Stage 1. This would then allow these two lots to be developed.

This report contains the Environmental Protection Authority's environmental assessment and recommendations to the Minister for the Environment on the environmental acceptability of the proposal.

Immediately following the release of the report there is a 14-day period when anyone may appeal to the Minister against the Environmental Protection Authority's recommendations.

After the appeal period, and determination of any appeals, the Minister consults with other relevant ministers and agencies, and then issues his decision as to whether the proposal may or may not proceed. The Minister also publishes the legally binding environmental conditions which apply in the case of an approval.

APPEALS

If you disagree with any of the assessment report recommendations, you may appeal in writing to the Minister for the Environment, outlining the environmental basis for your concerns, and enclosing the appeal fee of \$10.

It is important that you clearly indicate the part of the report with which you disagree, and the reasons for your concerns, so that the grounds of your appeal can be properly considered by the Minister for the Environment.

ADDRESS

Hon Minister for the Environment
18th Floor, Allendale Square
77 St George's Terrace
PERTH WA 6000

CLOSING DATE

Your appeal (with the \$10 fee) must reach the Minister's office no later than 5.00 p.m. on the date indicated below.

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1. Background

Northcorp Ltd (the proponent) received approval from the Minister for the Environment to develop the Tonkin Industrial Park (Figure 1) on 25 October 1989 subject to a number of legally binding environmental conditions (Appendix 1). That approval was given after an extensive investigation of the site, preparation of a Public Environmental Review (PER), receipt of public and government agency submissions, and release of the Environmental Protection Authority's Report and Recommendations on the proposal (EPA Bulletin 397).

Northcorp Ltd has complied with Environmental Conditions 1, 2 & 3 (Appendix 1) and has fully developed Stage 1 of the Park. It has also been actively pursuing a suitable waste disposal site for waste material stockpiled on Stage 2, as proposed in the proponent's Public Environmental Review and required in Environmental Condition 4.

2. The proposal

Northcorp Ltd has written to the Minister for the Environment asking that the Environmental Conditions be amended to allow the development of Lots 107 and 108 (Appendix 2). These two lots are currently contained within the area defined as Stage 2 (Figure 2). In order for them to be developed, it will be necessary to exclude these lots from the Environmental Conditions which relate to Stage 2. Accordingly, Northcorp has asked that lots 107 and 108 be included in the definition of Stage 1.

The Town of Bassendean has considered this request and given conditional support to the Northcorp proposal (Appendix 3).

3. Advice of the Environmental Protection Authority

3.1 Lots 107 and 108

Tonkin Industrial Park is divided into two areas (Figure 2 - Stage 1 and Stage 2). The area identified as Stage 1 was allowed to be developed following the removal of waste to Stage 2. However, the development of Stage 2 is linked (through the Minister for the Environment's Statement) to the successful removal of the stockpiled waste from that stage.

By including Lots 107 and 108 into the definition of Stage 1, these lots would then be made available for sale and development. The Environmental Protection Authority considers that the development of these lots does not present an unacceptable environmental impact because the lots are not located within the area that contains the waste.

The Environmental Protection Authority recommends that the inclusion of lots 107 and 108 of the Tonkin Industrial Park development into the definition of Stage 1 of that development is environmentally acceptable and that the Minister's Statement be amended accordingly.

Should the Minister for the Environment accept this recommendation then it is important to recognise that other lots in Stage 2 could be the subject of further requests, by the proponent, for development. The Authority would expect that any such request is subject to a separate assessment and be preceded by the waste management strategy discussed below.

3.2 Stockpiled waste

The Authority has been advised by the proponent that it is finding it difficult to secure a suitable disposal site for the waste stockpiled on Stage 2. Therefore, in order to ensure the proponent resolves the waste management issue before the date to which the proponent is committed (31

December 1992), the Authority recommends that the proponent should prepare a waste management strategy.

The proponent should note that the waste management strategy would need to address how and when any waste removal, treatment or containment option would be implemented and the potential environmental impacts of the preferred strategy. When a waste management strategy is received, the EPA can review the document and determine an appropriate level of assessment.

The Environmental Protection Authority recommends that an additional condition is placed on the development which requires the proponent to develop, and then refer to the Environmental Protection Authority, a waste management strategy for the waste stockpiled on Stage 2 of the Tonkin Industrial Park by 30 June 1992.

In relation to the Tonkin Industrial Park development, the Authority considers that it could be necessary or desirable to make minor and non-substantial changes to the designs and specifications which were examined as part of the Authority's previous assessment of the Tonkin Industrial Park development. Accordingly, the Authority considers that subsequent statutory approvals for this proposal could make provision for such changes, where it can be shown that the changes are not likely to have a significant effect on the environment.

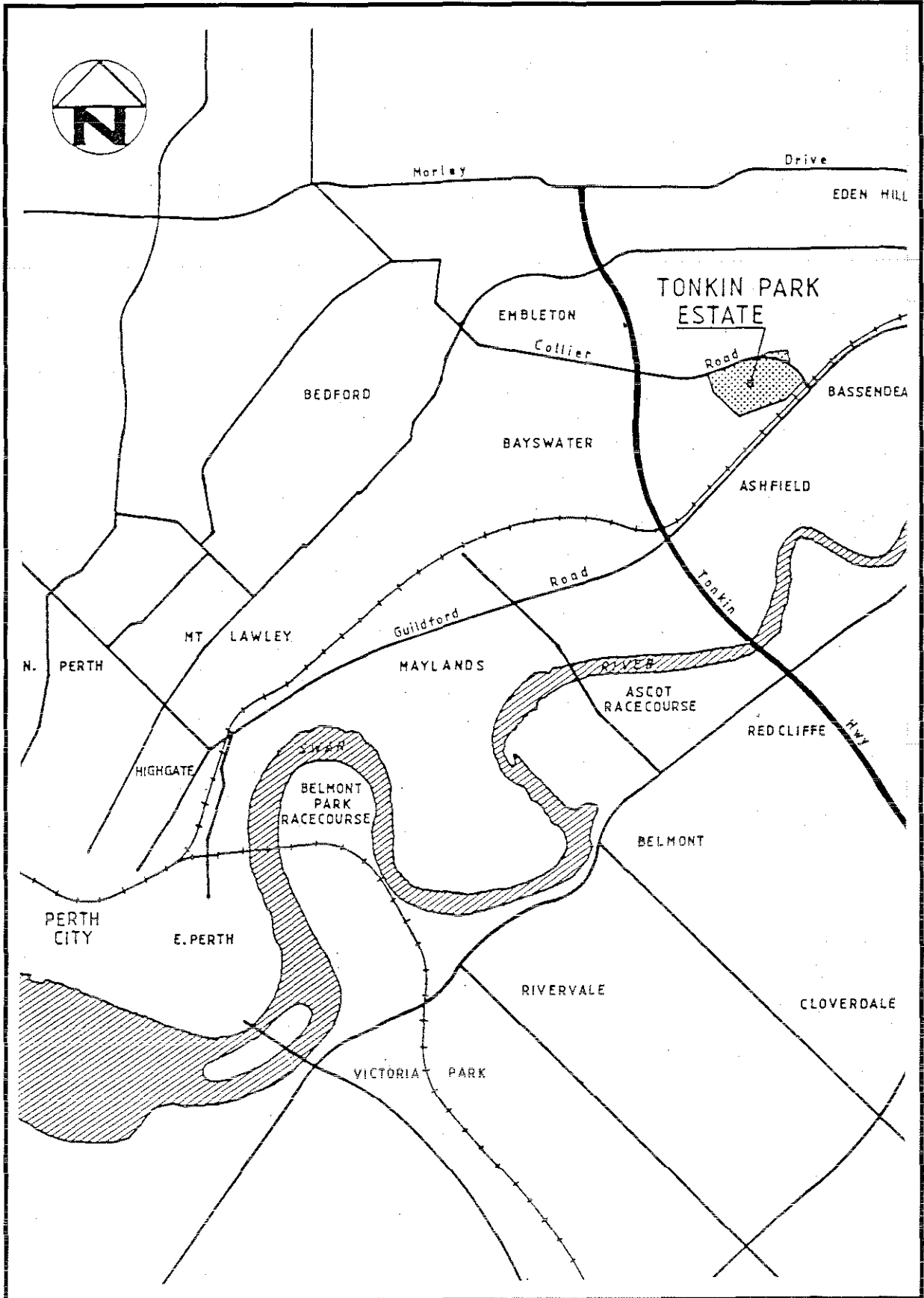


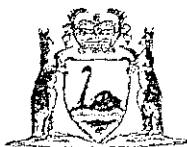
Figure 1: Tonkin Industrial Park, Bassendean

Appendix 1

Environmental Conditions set by the Minister

**Proposed industrial development,
Tonkin Industrial Park, Bassendean (Stages 1 & 2)**

25 October 1989



WESTERN AUSTRALIA
MINISTER FOR ENVIRONMENT

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

PROPOSED INDUSTRIAL DEVELOPMENT, TONKIN
INDUSTRIAL PARK, BASSENDEAN (STAGES 1 & 2)

This proposal may be implemented subject to the following conditions:

1. The proponent shall adhere to the proposal as assessed by the Environmental Protection Authority and shall fulfil the commitments made in the Public Environmental Report (copy of commitments attached).
2. For each stage, immediately after visible contaminants have been removed from the site, the proponent shall carry out appropriate soil testing to ensure that there is no significant contamination remaining. Parameters to be measured shall include but shall not be limited to the following:
 - . pH
 - . mercury
 - . lead
 - . zinc
 - . copper
 - . arsenic
 - . fluoride, and
 - . total phosphorus (as P₂O₅).

The tests shall be carried out and reported to the satisfaction of the Environmental Protection Authority. If these tests indicate that significant contamination remains, the proponent shall remove additional contaminated soil, to the satisfaction of the Environmental Protection Authority.

3. The proponent shall manage the first stage relocation of wastes, to the proposed temporary waste stockpile in the south-west corner of the site, to prevent leaching of contaminants, to the satisfaction of the Environmental Protection Authority.

Published on

25 OCT 1989

4. The proponent shall not proceed with the second stage of the development until wastes at the old pyrites cinders dump (in the south-west corner of the site) together with all other wastes including building rubble are disposed of at a landfill site, to the satisfaction of the Environmental Protection Authority.
5. 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 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.



Bob Pearce, MLA
MINISTER FOR ENVIRONMENT

25 OCT 1989

TONKIN INDUSTRIAL PARK

PROPONENT'S COMMITMENTS

The objectives of remedial treatment of Tonkin Industrial Park will be that:

- . The quality of groundwater flowing beneath the site will, in the long term, be returned to a state typical of groundwater in the Bassendean area.
- . Health of either workers or residents will not be jeopardised.
- . The intended land use of the site or its environs will not be compromised.
- . No financial or environmental burden in the long term will result to any party.

The cleanup and development of the site will be undertaken in two stages as outlined in the Public Environmental Report.

The first stage of the cleanup and development involves the area of land that has been shown by site investigations to be contaminated with a thin surface veneer of pyritic material and other wastes.

The second stage of the cleanup and development involves the remainder of the land area which is known to have buried stockpiles of wastes that are in contact with, and contaminating groundwater beneath the site.

Northcorp Limited, as proponent, has entered into an agreement with the Town of Bassendean to undertake the cleanup and development in accordance with the following timetable.

Stage 1: Completion of stage 1 cleanup and development works within six months of obtaining Environmental Protection Authority, the Town of Bassendean, and all other Statutory Authority approvals to both the cleanup and development proposals. Failure to meet this commitment will result in the Town of Bassendean completing the necessary works.

Stage 2: Completion of stage 2 cleanup and development works by 31 December 1992 provided a suitable site is found to accept wastes from the Tonkin Park site and that satisfactory arrangements have been made for the ongoing management of the wastes at the disposal site. Failure of Northcorp Limited to meet this commitment will result in the Town of Bassendean completing the work provided a suitable disposal site can be found.

Northcorp Limited commits itself to the following for completion of Stage 1 of the development:

1. Northcorp Limited will take responsibility for ensuring that all works carried out as part of the site cleanup will be completed to the satisfaction of the Environmental Protection Authority and other relevant statutory authorities.
2. All works associated with the cleanup operation will be carried out to the direction and under the supervision of qualified and reputable professionals in the engineering and environmental fields acting as consultants to Northcorp Limited. Confirmation of the selected consultants will be subject to the approval of the Environmental Protection Authority.
3. Shallow deposits of waste materials to be cleaned up in Stage 1 of the proposal will be collected and placed over the deeper parts of the pyrites dump. These wastes will be collected during the initial stages of the site preparation phase of the Stage 1 development. The work will be carried out by a reputable earthmoving contractor under the supervision of Northcorp's consultants.
4. Subdivision and sale of land from Stage 1 will not occur until all wastes on these lands have been relocated to the satisfaction of the Environmental Protection Authority and other relevant authorities.
5. Dust control will form a key requirement in cleanup operations. During surface stripping of wastes before Stage 1 of the development there will be an extensive use of water sprays and vehicle movements will be minimised over contaminated areas of the site. Direction on and supervision of these activities will be provided by the consultants to Northcorp Limited. The work will be carried out by the selected contractor.
6. Northcorp Limited's consultants will confer with the Department of Occupational Health, Safety and Welfare with respect to working conditions on the site. In particular, precautions will be implemented to ensure that workers on the site are not subjected to undue risk as a result of the contaminated nature of the site. Procedures to ensure this commitment is met will be incorporated into contract conditions for the work and supervised by Northcorp Limited's consultants. Ongoing liaison with DOSHWA will be maintained for the duration of the work.

Northcorp Limited commits itself to the following for completion of Stage 2 of the development provided a satisfactory site can be nominated by others that will accept the wastes to be removed from the site.

7. Northcorp Limited will take responsibility for ensuring that all works carried out as part of the site cleanup will be completed to the satisfaction of the Environmental Protection Authority and other relevant statutory authorities.

8. All works associated with the cleanup operation will be carried out to the direction and under the supervision of qualified and reputable professionals in the engineering and environmental fields acting as consultants to Northcorp Limited. Confirmation of the selected consultants will be subject to the approval of the Environmental Protection Authority.
9. Cleanup of the site within Stage 2 of the development will be achieved by removal of all wastes from the site to an approved disposal facility. The location and nature of the disposal facility is yet to be determined and will be nominated by others. The cleanup work will be undertaken by an experienced and reputable earthmoving contractor to be selected by Northcorp Limited. All works will be to the direction and under the supervision of Northcorp Limited's consultants.
10. The cleanup work will be undertaken as far as practicable during winter months, consistent with the need to avoid handling wastes when groundwater levels are high (ie. at the end of winter). Water sprays will also be used to spray dust. This work will be carried out by the selected contractor to the direction and under the supervision of Northcorp Limited consultants.
11. Subdivision and sale of land in Stage 2 (as shown in Figure 1.3 of the Public Environmental Report) will not occur before remedial action is completed to the satisfaction of the Environmental Protection Authority and other relevant statutory authorities.
12. Dust control will form a key requirement in cleanup operations. Trucks will be covered after loading and during transport of the wastes and stringent hygiene standards will be maintained at all times. This work will be carried out by the selected contractor to the direction and under the supervision of Northcorp Limited's consultants.
13. Northcorp Limited's consultants will confer with the Department of Occupational Health, Safety and Welfare with respect to working conditions on the site. In particular, precautions will be implemented to ensure that workers on the site are not subjected to undue risk as a result of the contaminated nature of the site. Procedures to ensure this commitment is met will be incorporated into contract conditions for the work and supervised by Northcorp Limited's consultants. Ongoing liaison with DOSHWA will be maintained for the duration of the work.
14. Materials will be removed from the site until visual inspection by the consultants shows that all wastes have been removed. Soils will then be tested by an independent laboratory to ensure that there is no remaining significant contamination. Northcorp Limited's consultants will direct the contractor on the limits of excavation. All test results will be presented to the Environmental Protection Authority for inspection so that they are satisfied with the extent of waste removal prior to further treatment or development of the site.

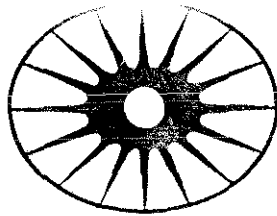
15. Following completion of the removal of contaminated materials and subject to the Environmental Protection Authority's approval the resulting excavation will be backfilled with clean filling from a source approved by the Environmental Protection Authority. This work will be directed and supervised by Northcorp Limited's consultants.
16. Water discharged from the site into the Chapman Street drain during construction will, if necessary, be treated to ensure no deterioration of water quality occurs in the drain or the Swan River. The Swan River Management Authority and the Water Authority of Western Australia will be consulted to establish appropriate quality criteria. Northcorp Limited's consultants will design and ensure implementation of appropriate treatment measures. Monitoring of outflows at the point of discharge will be carried out to ensure compliance.

In all phases of the cleanup work for the Tonkin Park site Northcorp Limited commits itself to:

17. Liaise with the relevant government departments including the Environmental Protection Authority; Water Authority of Western Australia; Geological Survey Department of Western Australia; State Planning Commission; Department of Occupational Health, Safety and Welfare; Health Department of Western Australia; and the Bassendean Town Council.

Appendix 2

Request by proponent to change Environmental Conditions



NORTHCORP

(A.C.N. 009 469 907)

11 July, 1991

The Chairman
Environmental Protection Authority of WA
1 Mount Street
PERTH WA 6000

ATTENTION: DR B KENNEDY AND MR M CHOPPING

Dear Sir,

RE: PROPOSED INDUSTRIAL DEVELOPMENT, TONKIN BUSINESS PARK,
BASSENDEAN

REF: EPA BULLETIN 397, AUGUST 1989 MINISTERIAL APPROVAL OF
25-10-89 DPUD CONDITIONS OF SUBMISSION 75003

Further to our consultant's, Wood and Grieve ENGINEERS, letter of 9 May, 1991, we seek to amend the Ministerial Approval to include the proposed Lots 107 and 108 in the Stage 1 area. We enclose a sketch with these lots marked in green.

We have acted in accordance with the conditions of approval and our agreement with the Town of Bassendean to achieve a disposal site for the waste from the previous site usage. To date, although a co-ordinating committee was formed, a disposal site has not been found. The details were outlined in a report to the Authority submitted on 29 May, 1991.

The completion of the Stage 1 works has coincided with a depressed state in the industrial land market which is restricting the cash flow usually associated with, and required by, a project of this nature.

We have received expressions of interest in the proposed Lots 107 and 108 and seek to create these lots to take advantage of this interest.

NORTHCORP LIMITED

PO Box 498, West Perth, Western Australia 6005
3rd Floor, 8 Colin Street, West Perth
Telephone (091) 321 9678 Facsimile (091) 324 1896

GPO Box 1951, Brisbane, Queensland 4001
6th Floor, 445 Upper Edward Street, Spring Hill
Telephone (07) 832 2201 Facsimile (07) 832 0013

The lots are not situated over, or adjacent to, the waste stockpile and some preliminary earthworks have occurred as part of the Stage 1 works. Halpern Glick Maunsell, our Consulting Ecologists, have examined the area and some minor surface contamination as a result of previous dewatering requires removal. The lots will be served by the existing Collier Road and Alice Street pavements and services. Sewerage will be collected by a gravity main in Alice Street and pumped to Stage 1 until the connecting gravity sewers along Yelland Way are constructed. Stormwater drainage will be disposed into a local drainage sump until the drainage connection along Yelland Way is constructed. These works can be carried out without altering any waste or waste stockpile areas.

We have approached the Town of Bassendean in this regard, and the Town has agreed to amend our development agreement under certain conditions. Please find attached copy of the Town's correspondence for your information.

In our opinion these lots can be added to the Stage 1 area within the intent and purpose of the Ministerial and Town of Bassendean's approval.

Accordingly we request that the minister amends his statement of approval.

Please contact Mr Peter Dawes should you have any queries.

Yours faithfully



G J PERRYMAN
GENERAL MANAGER
NORTHCORP LIMITED

Enc.

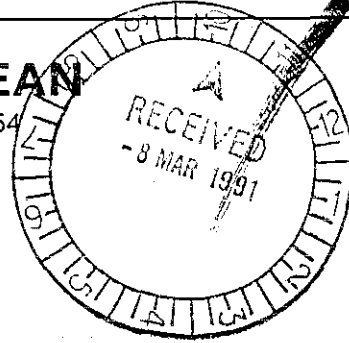
Appendix 3

**Town of Bassendean's letter of conditional support for a proposal
to change Environmental Conditions**



TOWN OF BASSENDEAN

48 Old Perth Road, Bassendean 6054



Our Ref: SPC75003 SD:YF

Mr G Perryman
Northcorp Limited
PO Box 498
WEST PERTH WA 6005

Dear Sir

INCLUSION OF PROPOSED LOTS 107 AND 108 (SERVICE TRADES CENTRE) WITHIN STAGE 1 OF TONKIN BUSINESS PARK

I refer to your letter dated the 12th December, 1990 regarding the above and advise that this matter was considered by the Council at its meeting held on the 25th February 1991.


The inclusion of proposed lots 107 and 108 within Stage 1 was supported, and as such, the Council is prepared to amend the agreement dated the 31st May 1989 between the Town of Bassendean and Northcorp Limited, and to advise the Environmental Protection Authority to approve the amendment within their approval, subject to the following:

- a) the area where groundwater from the de-watering activities has been discharged being cleaned up by the removal of the stained surface soils to the consolidation waste stockpile;
- b) the clean-up operational procedures in relation to dust control and covering of the waste being to the requirements of the Town Engineer;
- c) confirmation of the effectiveness of the clean-up by a soil sampling and testing programme suitable to the Town Engineer;
- d) replacement of the excavated soil with clean fill; and
- e) Northcorp Limited agreeing to pay all costs associated with the amendment to the legal agreement with the Town of Bassendean.

Specific conditions in respect to remedial work that should be carried out on the area of proposed lots 107 and 108 to satisfy the above requirements are attached. It is recommended that you liaise with the Town Engineer, Mr. Jon Bettink, regarding these matters.

Following the Council requirements being satisfactorily fulfilled, arrangements will be made to initiate the required amendment to the legal agreement, and the Environmental Protection Authority approval.

Yours faithfully



STUART DEVENISH
TOWN PLANNER

27th February 1991