



WESTERN AUSTRALIA

Ass # 750

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State # 317

**MINISTER FOR THE ENVIRONMENT**

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

**HEAVY INDUSTRY PARK AT MUNGARI,  
26 KM SOUTH-WEST OF KALGOORLIE (750)**

**LANDCORP**

This proposal may be implemented subject to the following conditions:

**1 Proponent Commitments**

The proponent has made a number of environmental management commitments in order to protect the environment : some of these are the responsibility of the proponent; others the responsibility of future occupiers of the separate industrial sites and are presented as Environmental Criteria for Establishment of Industries in the Industrial Park at Mungari (See condition 3-1).

- 1-1 In implementing the proposal, the proponent shall fulfil certain commitments (which are not inconsistent with the conditions or procedures contained in this statement) made in the Consultative Environmental Review and in response to issues raised following public submissions. These commitments are presented as Appendix 1 in Environmental Protection Authority Bulletin 675. (A copy is attached as Appendix A).

**2 Implementation**

Changes to the proposal which are not substantial may be carried out with the approval of the Minister for the Environment.

- 2-1 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 Subsequent Proposals**

Environmental criteria for establishment of industry at the industrial park are based on commitments provided by the proponent. These will not be the only requirements for industry to be located within the park, however, they should be used as a minimum standard.

- 3-1 The proponent shall ensure that leases or transfers of land to occupiers/purchasers within the industrial park are only made if the development proposed on that land can be shown to meet the Environmental Criteria for Establishment of Industries in the Industrial Park at Mungari, as amended from time to time by the Environmental Protection Authority (A copy is attached as Appendix B).

Published on

#### **4 Environmental Management Programme**

An Environmental Management Programme is to be prepared and implemented to ensure that significant impacts on the environment resulting from the project are detected, reported on and managed promptly and correctly.

- 4-1 The proponent shall prepare an Environmental Management Programme for issues associated with the development of the park, to meet the requirements of the Minister for the Environment, describing plans for, but not necessarily limited to:
- 1 collection of background environmental data, including sulphur dioxide levels, noise levels and ground and surface water quality;
  - 2 conservation of native flora and fauna at Mungari (in the form of a Landscape Master Plan);
  - 3 cumulative environmental impact studies where appropriate; and
  - 4 periodic reporting of monitoring results and consequential changes to environmental management.
- 4-2 The proponent shall implement the Environmental Management Programme required by condition 4-1 to the requirements of the Environmental Protection Authority on advice of appropriate government agencies.
- 4-3 In the event that monitoring shows unacceptable environmental impacts, the proponent shall prepare and subsequently implement plans to mitigate these impacts.

#### **5 On-going Environmental Management**

A management body is to be set up to take responsibility for the overall coordination of environmental issues associated with the park.

- 5-1 Prior to the sale or lease of land, the proponent shall ensure that a management body is established which has responsibility for the coordination of environmental issues associated with the Mungari Heavy Industry Park for the life of the park.
- 5-2 The Terms of Reference of this body shall ensure, but not necessarily be limited to, the following:
- 1 the undertaking of cumulative environmental impact studies when and where appropriate;
  - 2 periodic reporting of monitoring results relating to cumulative environmental impacts; and
  - 3 the development of a management plan to show that the collective operations of all industries in the park are not causing unacceptable environmental impacts.

#### **6 Proponent**

These conditions legally apply to the nominated proponent.

- 6-1 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.

**7 Time Limit on Approval**

The environmental approval for the proposal is limited.

- 7-1 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.)

**8 Compliance Auditing**

In order to ensure that environmental conditions and commitments are met, an audit system is required.

- 8-1 The proponent shall prepare periodic "Progress and Compliance Reports", to help verify the environmental performance of this project, in consultation with the Environmental Protection Authority.

**Procedure**

- 1 The Environmental Protection Authority is responsible for verifying compliance with the conditions contained in this statement, with the exception of conditions stating that the proponent shall meet the requirements of either the Minister for the Environment or any other government agency.
- 2 If the Environmental Protection Authority, other government agency or proponent is in dispute concerning compliance with the conditions contained in this statement, that dispute will be determined by the Minister for the Environment.

Note: The proponent's original commitments are presented either as commitments forming part of this proposal (Appendix A) or as environmental criteria for future industrial development in the Mungari Heavy Industry Park (Appendix B).

Kevin Minson MLA  
MINISTER FOR THE ENVIRONMENT

- 5 JUL 1993

## PROPONENT'S COMMITMENTS

### HEAVY INDUSTRY SITE AT MUNGARI, 26 KM SOUTH-WEST OF KALGOORLIE (750)

#### LANDCORP

The proponent has made the following environmental commitments:

#### **1 General**

The Park will be developed according to all relevant Government statutes and agency requirements.

#### **2 Waste disposal**

The proponent will initiate a study incorporating the Goldfields Esperance Development Authority and local shires to locate a suitable industrial waste site as soon as environmental approval for the Mungari site has been received from the Minister for the Environment.

#### **3 Risks and Hazards**

A model of the cumulative risk levels associated with the Mungari Industrial Park will be generated to ensure that the individual risk levels are maintained within the guidelines established by the Environmental Protection Authority in Bulletin 611.

#### **4 Social commitments**

1. The proponent will establish an advisory board for the Mungari Industrial Park made up of representatives from Government agencies, community representatives and other appropriate agencies (ie workers, industry).
2. Ongoing community consultation will be one of the tasks of the advisory board.
3. Encouragement of the development of local employment strategies will be one of the tasks of the advisory board.
4. The advisory board will ensure the Environmental Protection Authority is notified of firm proposals by industries offering to locate in the park.

## APPENDIX B

### **ENVIRONMENTAL CRITERIA FOR ESTABLISHMENT OF INDUSTRIES IN THE INDUSTRIAL PARK AT MUNGARI, 26 KM SOUTH-WEST OF KALGOORLIE (APRIL 1993)**

NOTE: These environmental criteria are to be met to the requirements of the Environmental Protection Authority, and are subject to modification. Additional matters such as odour and oxides of nitrogen (NO<sub>x</sub>) may need to be addressed in later versions.

#### **1. General**

Any development in the Mungari Industrial Park shall be carried out according to all relevant government statutes and agency requirements, and shall be referred to the Environmental Protection Authority at the earliest opportunity.

#### **2. Solid and Liquid Waste Management**

- 2-1 Wastewater treatment and disposal systems within the industrial park shall be appropriately designed and installed.
- 2-2 Prior to construction of such wastewater treatment facilities, each industry shall supply details of location and design to the Mungari Industrial Park Advisory Board and obtain necessary statutory approvals for these prior to commencing construction.
- 2-3 In the event of leakage from any wastewater treatment ponds causing an unacceptable environmental impact, immediate action shall be taken to stop the leakage so that the environmental impact is rectified.
- 2-4 Solid waste shall be disposed of in a satisfactory manner.
- 2-5 Solids remaining in evaporation ponds shall only be disposed of by approved methods.

#### **3. Noise Limits**

All operations should be conducted so that noise emissions do not unreasonably impact on the surroundings.

##### **3-1 Noise emissions from any project shall not exceed:**

- 40 dB L<sub>A10</sub>, 1 hour slow and 50 dB L<sub>A max</sub> slow between 2200 hours and 0700 hours on any day when measured on any noise-sensitive premises;
- 45 dB L<sub>A10</sub>, 1 hour slow and 55 dB L<sub>A max</sub> slow between 1900 hours and 2200 hours on any day, and between 0700 hours and 1900 hours on Sundays and gazetted public holidays, when measured on any noise-sensitive premises;
- 50 dB L<sub>A10</sub>, 1 hour slow and 70 dB L<sub>A max</sub> slow between 0700 hours and 1900 hours on Monday to Saturday inclusive, when measured on any noise-sensitive premises; and
- 65 dB L<sub>A</sub> slow when measured at or near the boundary of premises that are not noise-sensitive premises (other industries);

where such emissions would result in the noise level present at the affected premises exceeding the ambient noise level present at any time by more than 5 dB L<sub>A</sub> slow.

- 3-2 Noise emissions from those activities which are of concern to occupiers of noise-sensitive premises shall not exhibit tones, amplitude and frequency modulation and impulsiveness of a nature which increases the intrusiveness of the noise.

- 3-3 Noise surveys and assessments shall be conducted in consultation with the Environmental Protection Authority.

*The following definitions apply to these criteria.*

*"ambient noise" means the generally non-intrusive noise which is always present due to such sources as motor vehicles operating on roads (other than those adjacent to the premises where the noise environment is being assessed), general industrial, commercial and other activities where individual noise sources such as fans, machinery, refrigeration and air-conditioning plant and vehicles cannot be identified and natural noise sources such as wind-induced vegetation noise but not the noise caused by the allegedly offending source or sources;*

*"dB LA10, 1 hour slow " means the A weighted noise level exceeded for 10% of the time, determined over a time period of one hour with a sound level meter set to measure in slow dynamic response mode, and*

*"noise-sensitive premises" means any land or building that is used as a residence, guest house, hotel, motel, caravan park, school, church, hospital, or as an office or consulting rooms, where such office or consulting rooms are not located in an industrial area.*

#### **4. Atmospheric Emissions**

##### **4-1 Sulphur dioxide**

Industries wishing to establish in the Mungari Industrial Park shall comply with the requirements of the Environmental Protection (Goldfields Residential Areas) (Sulphur dioxide) Policy and Regulations 1992.

##### **4-2 Dust**

Concentration of airborne dust contributed by any premises within the industrial park shall not exceed the acute impact level of 1,000 micrograms per cubic metre (ug/m<sup>3</sup>) averaged over 15 minutes at the boundary of the premises. For the longer term, at residences an annual mean of 90 micrograms per cubic metre, measured over 24 hour periods, shall not be exceeded.

- 4-3 Other, e.g. odour and oxides of nitrogen (NO<sub>x</sub>)  
To be determined as required.

#### **5. Risks and Hazards**

- 5-1 The Mungari Industrial Park should comply with the requirements and approach to be adopted for evaluation of risks and hazards as detailed in Environmental Protection Authority Bulletin 611 (Criteria for the Assessment of Risk from Industry, Environmental Protection Authority Guidelines, 1992). These requirements include the principle of "avoiding avoidable risk" and include the following criteria for individual fatality risk levels:

- (1) A risk level in residential zones of one in a million per year or less, is so small as to be acceptable to the Environmental Protection Authority.
- (2) A risk level in "sensitive developments", such as hospitals, schools, child care facilities and aged care housing developments of between one half and one in a million per year is so small as to be acceptable to the Environmental Protection Authority.
- (3) Risk levels from industrial facilities should not exceed a target of fifty in a million per year at the site boundary for each individual industry and the cumulative risk level imposed upon an industry should not exceed a target of one hundred in a million per year; and

- (4) A risk level for any non-industrial activity located in buffer zones between industrial facilities and residential zones of ten in a million per year or lower, is so small as to be acceptable to the Environmental Protection Authority.
- 5-2 Each intending occupier who would be engaged in hazardous activities in the Mungari Industrial Park shall participate in the preparation of a model of cumulative risk levels which should be generated to ensure that the above criteria are met.
- 6. Decommissioning**  
The satisfactory decommissioning of any project, removal of plant and installations and rehabilitation of the site and its environs is the responsibility of each future proponent.
- 6-1 At least six months prior to decommissioning of any project, a decommissioning and rehabilitation plan shall be prepared and subsequently implemented.