

Airport Industrial Park Stage 2 draft Major Development Plan

Conditions of Approval

DEFINITIONS

In these conditions:

AEO means the Airport Environment Officer appointed under the *Airport (Environment Protection) Regulations 1997* who has responsibility for Brisbane Airport;

AIP 2 means the Airport Industrial Park Stage 2 development that is the subject of the draft MDP;

AS Airports means the Australian Public Service Senior Executive Service Band 1 officer with responsibility for administration of the *Airports Act 1996* (the Act) and delegated legislation made under the Act;

building activities has the same meaning as in the *Airports Act 1996*;

BAC means Brisbane Airport Corporation Pty Ltd;

civil infrastructure means the building activities encompassed by section 2.3.4 of the draft MDP, excluding those for parking;

construction means the carrying out of building activities associated with the AIP 2 development;

Contaminant/s includes, but is not limited, to:

- PFAS;
- Asbestos;
- Acid Sulfate Soils;

contaminated, in relation to water or other material, means containing, or believed likely to contain, one or more Contaminants;

Department means the Department of State of the Commonwealth administered by the Minister administering the *Airports Act 1996*;

draft MDP means the draft Major Development Plan for AIP 2 as approved;

EMP means the Environment Management Plan for the AIP 2 development;

Guidelines means the following publications, as in force from time to time:

- National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM);
- Australian and New Zealand Guidelines for Fresh and Marine Water Quality;
- National Water Quality Management Strategy;
- PFAS NEMP;
- Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines V4.0; Qldpubs
- National Acid Sulfate Soils Guidance: National Acid Sulfate Soils Sampling and Identification Methods Manual;
- National Acid Sulfate Soils Guidance: National Acid Sulfate Soils Identification and Laboratory Methods Manual;

- AS 4482.1: 2005: Guide to the investigation and sampling of sites with potentially contaminated soil Part 1: Non-volatile and semi-volatile compounds;
- AS 4482.2:1999: Guide to the sampling and investigation of potentially contaminated soil Part 2: Volatile substances;
- AS/NZS 5667.11:1998: Water Quality -Sampling -Guidance on sampling of groundwaters;

Note: at the commencement of these conditions, these documents may be found at www.waterquality.gov.au; www.publications.qld.gov.au; www.legislation.gov.au/; www.standards.org.au;

PFAS means per-and poly-fluoroalkyl substances, and includes PFOS (perfluorooctane sulfonate), PFOA (perfluorooctanoic acid), PFHxS (perfluorohexane sulfonate), and their direct and indirect precursors.

Note: PFOS, PFOA and PFHxS are the expected ultimate environmental contaminants of a broader family of related per- and poly-fluoroalkyl substances. These PFOS-, PFOA-, and PFHxS-related substances are sometimes referred to as precursors. Precursors can contribute to the total load of PFOS, PFOA, and PFHxS in the environment over time and need to be considered. Where the identity of PFOS, PFOA, and PFHxS precursors are unknown, the suite of analytes in Eurofins (method LTM-ORG-2100) or other equivalent laboratory techniques is appropriate for the measurement of PFAS substances and may be reported as 'Sum of PFASs (n=28)';

PFAS NEMP means the *PFAS National Environmental Management Plan (NEMP) 2.0*, including its guideline values, which, at the commencement of these conditions, can be found at www.environment.gov.au;

Phase 1 works means building activities for the purposes of land development and trunk civil infrastructure works required to service the building lots for AIP 2;

Phase 2 works means building activities for the purpose of construction of AIP 2 that are not included in Phase 1 works;

Receiving Waters means sample sites to be outlined in the EMP that enable a representative analysis of potential environmental release of Contaminants from the project site ([Appendix A](#)) and are to align where practical with the sample sites used to inform the draft MDP;

Suitably qualified person means a professional or professionals, with qualifications, competencies and experience who has been agreed to in writing by the AS Airports;

site means the area in which the action is to be undertaken, represented in the map at [Appendix A](#) by that area enclosed by the yellow highlighted area designated 'Indicative AIP2 MDP development footprint'.

CONDITIONS

Conditions relating to the Environmental Management Plan

1. BAC must prepare and submit to the AS Airports for approval, a site-wide Environmental Management Plan (EMP).
2. The EMP must:
 - a. be consistent with the Guidelines;

- b. contain detailed plan(s) for managing environmental impacts on the airport site and surrounding area. This includes, but is not limited to, the matters the draft MDP identifies for inclusion in the EMP, particularly those in the Appendix C of the Consultation Summary Report, in item T3.6 in that Appendix, and in the following sections of the draft MDP:
 - i. 4.1.9 – landscaping;
 - ii. 5.3.2.1 – topography, geology and soils;
 - iii. 5.3.2.6 – conceptual site model;
 - iv. 5.3.3.3 – contamination; and
 - v. 5.3.3.4 – groundwater;
- c. contain procedures that must be followed for assessing and managing contamination of soil and water by Contaminants;
- d. identify sample sites that are to be Receiving Waters sample sites;
- e. include:
 - i. a conceptual site model - including maps and any monitoring data - identifying the extent and concentrations of possible Contaminants within the site and nearby;
 - ii. possible exposure pathways and ecological receptors - both directly within the site and also from the site to any nearby receptors;
 - iii. a site-specific risk assessment that identifies possible risks tailored to the reported or expected Contaminant concentrations, exposure pathways, and potential receptors on and off the site;
 - iv. procedures for the management or remediation of Contaminants within the site;
 - v. strategies to manage runoff and migration of Contaminants within and off the site;
 - vi. operational procedures for managing earthworks and the stockpiling or storage of contaminated water or ground matter (including soil, concrete and tarmac) in relation to encapsulation, bunding, leachate control and disposal;
 - vii. a contingency action plan for unexpected or elevated Contaminant discoveries;
 - viii. specifications for any one-off or ongoing soil and water monitoring requirements and sampling and testing procedures, and associated relevant reporting, quality assurance and control procedures;
 - ix. risk management-based investigation and management procedures that are consistent with the Guidelines to address increases in contaminant levels identified by monitoring and testing, including triggers for investigation and assessment;

- x. project scope (including the scope of works for either Phase 1 or Phase 2 as appropriate) and boundaries within the site where particular works are to be carried out; and
 - xi. roles and responsibilities of BAC, its contractors and sub-contractors, in relation to the implementation of the EMP;
 - f. include measures to minimise the potential for PFAS to enter the environment. The measures must be consistent with the Guidelines, in particular, but not limited to, the following sections of the PFAS NEMP:
 - i. section 5 (relating to PFAS monitoring);
 - ii. section 8 (relating to PFAS environmental guideline values);
 - iii. section 10 (relating to on-site stockpiling, storage and containment);
 - iv. section 12 (relating to re-use of PFAS-contaminated material); and
 - v. section 13 (relating to PFAS treatment and remediation).
- 3. The EMP may be submitted to the AS Airports in two parts, as follows:
 - a. Phase 1: land development and civil infrastructure; and
 - b. Phase 2: building development works.

If the EMP is submitted in two parts, each part must address each matter specified in clause 2 and contain all other relevant information to manage the environmental impacts in respect of the part to which it relates.

- 4. BAC must comply with, implement, and give effect to the EMP as approved.
- 5. BAC must not commence building activities:
 - a. for Phase 1 works – prior to the approval of the EMP to the extent that it relates to Phase 1 works; or
 - b. for Phase 2 works – prior to the approval of the EMP to the extent that it relates to Phase 2 works.

Conditions relating to Contaminant monitoring and reporting

- 6. To establish and monitor the presence and concentration of Contaminants in the site and Receiving Waters, BAC must ensure that a suitably qualified person oversees the following sampling of groundwater and ponded surface and Receiving Waters that identifies the levels of environmental release of Contaminants from the site:
 - a. representative baseline sampling before any construction commences;
 - b. further sampling on a monthly basis during clearing, filling and surcharge placements;
 - c. further sampling on a quarterly basis during and until completion of earthworks and civil infrastructure construction; and
 - d. further sampling 6 months after earthworks and civil infrastructure construction are finalised.

Sampling is to be undertaken in accordance with the approved EMP, including in relation to measures in the approved EMP to minimise the potential for PFAS to enter the environment, where applicable.

7. BAC must provide a written report, on a monthly basis to the AS Airports and the AEO during Phase 1 works, that includes:
 - a. all results of monitoring required by clause 6 that is undertaken during the month to which the report relates, including comparisons of the results of ongoing sampling with the results of the baseline sampling required by clause 6(a); and
 - b. details of:
 - i. complete investigations;
 - ii. progress reporting of assessments of monitoring results; and
 - iii. any management actions undertaken in accordance with management procedures specified in the EMP, in relation to identified increases in levels of contamination by Contaminants compared to levels from the baseline sampling in accordance with the approved EMP.
8. BAC must provide a final written report after the completion of Phase 1 works that includes the results of the sampling required by clause 6(d) in addition to the other requirements of this clause.

Conditions relating to contaminant removal

9. If it is proposed to remove material containing Contaminants from the site, BAC must provide to the AS Airports, prior to that removal, a risk assessment consistent with the Guidelines that contains details of:
 - a. Contaminant levels in the material to be removed;
 - b. the proposed receiving site;
 - c. existing Contaminant levels at the receiving site;
 - d. an assessment of the risks to human health or the environment associated with the proposed transport of the contaminated material to, and storage of the contaminated material at, the receiving site; and
 - e. how risks to the environment and human health of the removal and relocation of the contaminated material have been assessed.
10. If the risk assessment indicates there are unacceptable risks to human health or the environment associated with the transport and storage of contaminated material at the receiving site, the contaminated material must not be moved to the receiving site.

APPENDIX A

Boundary of the site for AIP 2

