

Aeromedical Base Major Development Plan

Brisbane Airport

Conditions of Approval

DEFINITIONS

In these conditions:

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

Aeromedical Base means the proposed Aeromedical Base development that is the subject of the MDP.

AS Airports means the Australian Public Service Senior Executive Service Band 1 officer with responsibility for administration of the the Act and delegated legislation made under the Act.

Note: at the commencement of these Conditions, the AS Airports is an officer in the Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts.

BAC means Brisbane Airport Corporation Pty Ltd.

Baseline sampling means the sampling required under Condition 2(b)(i).

Building activities has the same meaning as in the Act.

Construction means the carrying out of building activities associated with the Aeromedical Base.

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

- PFAS;
- Heavy metals/metalloids
- Acid Sulphate Soils.

Contaminant Guidelines means the following publications, as in force or existing at the commencement of these Conditions:

- 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 Sulphate 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;

Contaminated means containing, or believed or likely to contain, one or more contaminants.

EMP means the Environmental Management Plan to be prepared by BAC under Condition 1.

EMP Guidelines means the Environmental Management Plan Guidelines, Commonwealth of Australia, 2014, accessed via:

<https://www.dcceew.gov.au/sites/default/files/documents/environmental-management-plan-guidelines.pdf>

MDP means the Major Development Plan for the proposed Aeromedical Base development, as approved.

PFAS means per-and poly-fluoroalkyl substances.

Note: PFAS substances include PFOS (perfluorooctane sulfonate), PFOA (perfluorooctanoic acid), PFHxS (perfluorohexane sulfonate), and their precursors. 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 should be considered to the fullest extent possible. 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 2.0*.

Project area means the area in which the Aeromedical Base is to be constructed, being the area bounded by the red line designated 'Aeromedical Hub Site Boundary' on the site map at Attachment A labelled Figure 2.

The Act means the *Airports Act 1996* (Cth).

CONDITIONS

Conditions relating to the EMP

1. BAC must prepare an Environmental Management Plan for the Aeromedical Base and provide it to the AS Airports and AEO for information prior to submission of the first application under the *Airports (Building Control) Regulations 1996* for approval of building activities covered by the MDP.
2. The EMP must:
 - a. be consistent with the Contaminant Guidelines and EMP Guidelines. In particular, the EMP must:
 - i. include measures to minimise the potential for PFAS concentrations above baseline sampling levels to enter the environment, and be consistent with the following sections of the PFAS NEMP:
 - A. section 5 (relating to PFAS monitoring)
 - B. section 8 (relating to PFAS environmental guideline values)
 - C. section 10 (relating to on-site stockpiling, storage and containment)
 - D. section 12 (relating to re-use of PFAS-contaminated material), and
 - E. section 13 (relating to PFAS treatment and remediation).
 - b. contain a program of representative sampling to determine levels of contaminants before, during and after construction that is in accordance with Section 5.3.3 of the MDP (particularly Table 9), and includes the following requirements:
 - i. sampling to be undertaken within the 14 days prior to commencement of site earthworks to establish baseline levels of contaminants (***baseline sampling***),
 - ii. sampling during the construction phase in accordance with the monitoring frequency specified in Section 5.3.3 of the MDP (particularly Table 9),
 - iii. periodic sampling (at least once every six months) to be undertaken for a period of 2 years following the completion of construction,
 - A. After the first 12 months following completion of earthworks, the AS Airports may, in writing, reduce the required frequency of this periodic sampling,
 - iv. locations for baseline sampling and other sampling that are consistent with the Contaminant Guidelines and on-going monitoring requirements in Table 9 in Section 5.3.3 of the MDP, and

- v. locations for baseline sampling and other sampling must be the same locations.
 - c. impose a requirement for a risk assessment to be undertaken and provided to the AS Airports and AEO prior to removal of any material containing contaminants from the project area. If undertaken, the risk assessment must be consistent with the Contaminant Guidelines and contain details of:
 - i. Contaminant levels in the soil and/or other affected material to be removed,
 - ii. the proposed receiving site,
 - iii. the existing contaminant levels at the receiving site,
 - iv. how risks to the environment and human health have been assessed, and
 - v. whether there are increased or unacceptable risks to human health or the environment associated with the transport and storage of contaminated material at the receiving site.
 - d. Impose a requirement that if a risk assessment required by Condition 2(c) indicates there are unacceptable risks to human health or the environment associated with the transport and storage of contaminated material at the receiving site, BAC must ensure the contaminated material is not moved to the receiving site.
- 3. BAC must comply with, implement, and give effect to the EMP.

Conditions relating to reporting on levels of Contaminants and additional sampling

- 4. BAC must provide a report to the AS Airports and AEO containing the results of the baseline sampling required under Condition 2(b)(i) within one month following the completion of the baseline sampling.
- 5. During construction, BAC must provide a report on a quarterly basis to the AS Airports and AEO that each include:
 - a. all results of sampling required by Condition 2(b) that is undertaken during the period to which the report relates, including comparisons of the results of ongoing sampling with the results of baseline sampling.
 - b. details of any actions undertaken in accordance with management procedures to be specified in the EMP as required by Condition 2(a), in relation to identified increases in levels of contaminants compared to levels from the baseline sampling.

6. For the first two years following completion of construction, BAC must provide a report on a six-monthly basis to the AS Airports and AEO that each include:
 - a. all results of sampling required by Condition 2(b) that is undertaken during the period to which the report relates, including comparisons of the results of ongoing sampling with the results of baseline sampling.
 - b. details of any actions undertaken in accordance with management procedures to be specified in the EMP as required by Condition 2(a), in relation to identified increases in levels of contaminants compared to levels from the baseline sampling.
7. If the AS Airports has reduced the frequency of periodic sampling under Condition 2(b)(iii)(A), Condition 6 ceases to have effect. Instead, BAC must provide a report to the AS Airports and AEO within one month after the completion of each instance of periodic sampling. The report must include:
 - a. all results of sampling required by Condition 2(b) that is undertaken during the period to which the report relates, including comparisons of the results of ongoing sampling with the results of baseline sampling.
 - b. details of any actions undertaken in accordance with management procedures to be specified in the EMP as required by Condition 2(a), in relation to identified increases in levels of contaminants compared to levels from the baseline sampling.
8. Should any sampling required by Condition 2(b) (whether undertaken during or after construction) measure concentrations of PFAS that exceed baseline sampling levels by an amount to be determined in writing by the AS Airports following receipt of the baseline sampling results report under Condition 4, BAC must notify the AS Airports and AEO within 10 business days of the identified increase.
9. After receipt of a notification under Condition 8, the AS Airports may direct BAC to undertake monthly sampling of PFAS for a specified period.
10. If subject to a direction under Condition 9, BAC must:
 - a. undertake sampling in accordance with the direction, and
 - b. provide reports on a monthly basis to the AS Airports showing the results of the monthly sampling required by Condition 9 and comparing those results to the baseline sampling results.
11. The AS Airports may, at any time, direct BAC that monthly sampling required by a previous direction under Condition 9 is no longer required.

Figure 2. Site context

