

1 George Tyson Drive Office Development draft Major Development Plan

Conditions of Approval

DEFINITIONS

In these conditions:

AEO means the Airport Environment Officer;

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

CAPL means Canberra Airport Pty Ltd;

CEMP means the Construction Environmental Management Plan for 1 George Tyson Drive;

construction includes the carrying out of building activities associated with the 1 George Tyson Drive Office Development;

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

PFAS NEMP means the *PFAS National Environmental Management Plan (NEMP) 2.0*, including its guideline values;

PMP means the 1 George Tyson Drive PFAS Management Plan;

site means the 1 George Tyson Drive office development site.

CONDITIONS

1. CAPL must not commence construction until CAPL has submitted and the Department has approved an updated CEMP and PMP under Condition 8.
2. CAPL must:
 - a. cause a suitably qualified person to undertake an additional round of groundwater monitoring on the monitoring wells on site, as per the recommendation of the Detailed Site Investigation Report and consistent with previous groundwater sampling on site; and
 - b. provide a report detailing the sampling results from this monitoring, including analysis and observations of the results, to the Department; and
 - c. update the CEMP and PMP to include:
 - i. the sampling results from this monitoring; and
 - ii. any action to be taken in relation to those sampling results.
3. CAPL must update the CEMP and PMP to be consistent with the guidance set out in Sections 10 (stockpiling, storage and containment), 12 (re-use), and 17 (notification) of the PFAS NEMP.
4. CAPL must update the CEMP and PMP to state that stockpiles will be constructed, managed and decommissioned in a manner consistent with Section 10 of the PFAS NEMP, as updated from time to time. These controls must at a minimum include all of the following:

- a. a site specific stockpile risk assessment;
 - b. detailed monitoring data;
 - c. a stockpile management plan;
 - d. engineered design criteria;
 - e. plastic bottom and side liners;
 - f. sump and leachate controls;
 - g. capped with vegetation with the approved Airport dry land grass mix, for the duration of the storage period; and
 - h. monitoring, inspection, signage, documentation and other administrative controls as required.
5. CAPL must update the CEMP and PMP to address what will be done with the stockpile of contaminated spoil after the construction phase of the development has been completed. The CEMP and PMP must state that spoil will only be re-used in a manner consistent with Section 12 of the PFAS NEMP, as updated from time to time. These controls must at a minimum include:
- a. the collection of robust soil and leach monitoring data; and
 - b. the preparation of a site specific stockpile risk assessment to ensure that re-use does not lead to an unacceptable risk to human health and/or the environment, or an increase in the level of risk at or near the location in which it is used.
6. Before contaminated spoil may be transported off the airport site, CAPL must:
- a. consult with ACT Government environmental regulators and the Department of Agriculture, Water and the Environment; and
 - b. obtain the agreement of ACT Government environmental regulators transport contaminated spoil off the airport site; and
 - c. provide to the Department documentation evidencing the:
 - i. consultation undertaken and the outcomes; and
 - ii. agreement of ACT Government regulators.
7. CAPL must update the CEMP and PMP to state that:
- a. construction water means surface water collected and groundwater extracted during construction and includes, for example, stormwater, surface water runoff, de-watering effluent, wastewater, and extracted groundwater; and
 - b. if any surface water run-off or groundwater is intercepted during construction, it will be stockpiled and sampled to ensure timely determination of the concentration of any PFAS that may be present; and
 - c. construction water will not be discharged into surface or sub-surface environments if the mean concentrations exceed the ecosystem freshwater guideline values for the 95% of species protection as set out in the PFAS NEMP, as updated from time to time: PFOS: 0.13µg/L; or PFOA: 220µg/L. If above these limits, the construction water must be treated to remove the PFOS, PFOA and/or PFHxS content to at or below these limits before being released into the environment. However, where operational constraints on the treatment process mean that the treatment level temporarily varies over time, water may be re-infiltrated if it is no more than 50% above the reporting limit (i.e. 0.195µg/L and 330µg/L) until the operational constraint has been resolved.

8. After preparing an updated CEMP and PMP (in compliance with conditions 2, 3, 4, 5 and 7), CAPL must:
 - a. submit the updated CEMP and PMP to the AEO for the Department's approval; and
 - b. provide a copy of the updated CEMP and PMP to the Department of Agriculture, Water and the Environment.
9. Once approved by the Department, CAPL must implement the approved updated CEMP and PMP.