

27 Brindabella Circuit Office Development draft Major Development Plan

Conditions of Approval

In these conditions:

CAPL means Canberra Airport Pty Ltd;

CEMP means a Construction Environmental Management Plan;

Department means the Commonwealth Department administering the *Airports Act 1996*;

PFAS NEMP means the *PFAS National Environmental Management Plan (NEMP) 2018*, including its guideline values.

- (1) CAPL must prepare, and submit to the Department for approval before the commencement of any works at the development, a CEMP for the development that:
 - (a) contains a detailed plan for managing the environmental impact of the development on the airport site and the surrounding area, including the following details:
 - (i) a Traffic Management Plan;
 - (ii) a Flora and Fauna Plan;
 - (iii) a Waste Management Plan (including asphalt testing/recycling/disposal);
 - (iv) a Threatened Species Management Plan;
 - (v) an Erosion and Sediment Management Plan;
 - (vi) a Surface Water Management Plan;
 - (vii) a Landscape Management Plan (including tree removal and replacement procedures);
 - (viii) an Unexpected Finds Management Plan;
 - (ix) a Topsoil and Subsoil Management Strategy;
 - (x) a Water Reuse and Discharge Management Plan;
 - (xi) a Noise, Vibration and Acoustic Management Plan; and
 - (b) contains a comprehensive PFAS Management Plan that sets out:
 - (i) the scope and boundaries of the development;
 - (ii) the roles and responsibilities of relevant parties;
 - (iii) a site conceptual model – including maps and any monitoring data – identifying the extent and concentrations of possible contamination within the project footprint and nearby;
 - (iv) possible exposure pathways and ecological receptors – both directly within the project area and also from the project area to any nearby receptors;
 - (v) a site-specific risk assessment that identifies possible risks tailored to the reported or expected PFAS concentrations, exposure pathways, and potential receptors on and off the project area;
 - (vi) procedures for the management or remediation of PFAS contamination within the project area;
 - (vii) strategies to reduce runoff and migration of contamination within and off the proposed project area;

- (viii) operational procedures for managing earthworks and the stockpiling or storage of contaminated water / soil / rock / concrete / tarmac / etc, including in relation to encapsulation, bunding, leachate control and disposal;
 - (ix) if necessary, a contingency action plan for unexpected PFAS contaminant discoveries; and
 - (x) any one-off or ongoing soil, water, and /or biota monitoring requirements and testing procedures, and their relevant QZ/QC procedures; and
- (c) impose the following requirements:
- (i) any PFAS contaminated material (including but not limited to excavated soil or sediment, leachate from soil or sediment, water arising from de-watering of soil or sediment, concrete, tarmac, appliances, pumps, pipes, hoses, fittings) must be handled appropriately and disposed of in an environmentally sound manner such that potential for the PFAS content to enter the environment is minimised;
 - (ii) any PFAS contaminated material with a PFOS, PFHxS or PFOA content above 50 parts per million (ppm) – that is, milligrams per kilogram or litre (mg/kg or L) – must be stored or disposed of in an environmentally sound manner that will achieve nil environmental release of their PFAS content; and
 - (iii) detail how materials at the concentrations listed at c(ii), if encountered, would be handled to achieve zero environmental release; and
- (d) is consistent with:
- (i) the *National Environmental Protection (Assessment of Site Contamination) Measure 1999*;
 - (ii) the PFAS NEMP;
 - (iii) the National Water Quality Management Strategy (NWQMS), including the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000), as revised in 2018;
 - (iv) the National Strategic Plan for Asbestos Awareness and Management of September 2015; and
- (e) contains appropriate figures and maps of the development site that clearly and accurately identify the environmentally relevant features of the site, including a map legend, a north indicator and a scale bar.
- (2) CAPL must ensure that no works or construction associated with the development are undertaken until after the Department approves a CEMP submitted in accordance with condition (1).
- (3) CAPL must implement, and must take all reasonable steps to ensure the implementation, of the CEMP approved by the Department.
- (4) CAPL must publish a list of relevant State/Territory legislation dealing with the disposal or reuse of PFAS contaminated soil together with and at the same time that it publishes the final MDP for the development, and must comply with the legislation specified in the list.