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AUTHORITY TABLE

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REVISION INDEX

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Foreword to Tenants, Contractors & Sub-Contractors

This document is for use by Perth Airport Pty Ltd.'s (PAPL, Perth Airport) Tenants, Contractors and Sub-contractors (the Organisation) as guide for undertaking a baseline environmental assessment prior the commencement of their activities or operations on the premises.

The objective is to provide baseline information relating to the environmental status of a site, specifically relating to existing and potential contamination and risk.

The assessment must be undertaken by a suitably qualified site investigator who has appropriate qualifications and experience.

An environmental assessment investigation and report should be prepared to identify and document the initial condition of the premises, against which any future pollution or contamination level can be assessed against. The assessment shall be submitted to PAPL for its records, and shall be referenced in the Organisation's Annual Environmental Report.

The assessment should be undertaken with consideration of:

- *Airports Act 1996 (Cth)*
- *Airport (Environmental Protection) Regulations 1997 (Cth)*
- *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*
- *Contaminated Sites Act 2003 (WA)*

Although the Perth Airport Estate is under federal jurisdiction, the WA Contaminated Sites Act 2003 does not strictly apply; however, investigation requirements are based on the WA Department of Water and Environment and Regulation Contaminated Sites Management Series, adapted to suit conditions and circumstance at the Airport.

For the purposes of this document, the following verbal forms are used: "Shall" or "Must" indicates a minimum requirement that the document must meet to be compliant with PAPL's requirements. "Should" indicates a recommendation, that PAPL considers to be good practice, "May" indicates a permission and "Can" indicates a possibility or a capability.

Disclaimer:

The Organisation acknowledges that this document is general information only and does not constitute specific advice regarding the Organisation's legal obligations, including under any contract between PAPL and the Organisation or arising under the Airports Act 1996 (Cth) and the Airports (Environment Protection) Regulations 1997 (Cth). The Organisation must make its own independent assessment of its legal obligations and will rely solely on its own investigations and analysis.

Subject to any law to the contrary, and to the maximum extent permitted by law, PAPL disclaims all liability for any loss suffered by any person using or acting on this document or any other environmental information supplied by PAPL, whether the loss arises in relation to, in connection with or as a result of any negligence, default or lack of care on the part of PAPL, or from any misrepresentation or any other cause.

The following document sections are all required to be addressed by the Organisation as part of the baseline environmental assessment prior to activities commencing on the premises:

1 Title Page/ Front Cover

The title page or front cover should be in the following format, including the company name, date and version and shall be followed by a Table of Contents:

<p style="text-align: center;">[INSERT FACILITY NAME] PERTH AIRPORT</p> <p style="text-align: center;">BASELINE ENVIRONMENTAL WORKS</p> <p style="text-align: center;">Date Revision No.</p> <p>Tenant Name: Tenant Location: Tenant – Key Contact Name: Tenant – Key Contact Phone: Perth Airport Property Manager: Lease Commencement Date:</p>
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2 Description of Proposed Activities/ Project

Describe the activities/ project the Organisation shall undertake on the premises. The description shall include sufficient detail to enable an assessment of the potential environmental risks that may result from the proposed activity on the premises. The information required shall include, but is not limited to:

- A description of the key function of the business.
- A description of the main activities, goods and/or services proposed by the Organisation.
- The size / area of the facility.
- A site plan, presented in the context of the broader Perth Airport area.
- A description of any goods that maybe classified as hazardous or dangerous under State or Commonwealth legislation and the expected volumes of such goods either stored at the facility or being handled by the facility.

3 Background

Brief description of circumstances of engagement, and reasons for investigation.

4 Scope

Brief outline of the scope of the investigation, specifying items excluded from scope where appropriate.

Key considerations should include:

- Why has the assessment been prepared.
- What the assessment covers.
- Whose activities it is to manage.
- What the assessment contains.

5 Site History Review

Establishing a site history to identify the characteristics of the site (such as the location and layout of the premises, the building construction on the premises, the geological setting, proposed and past activities at the site, proposed and past uses of the site, and heritage considerations).

6 Desktop Review

Review of any previous reports that may be relevant to the premises.

7 Aerial Photography Review

Review of historical orthophotography (e.g. Nearmaps, Google Maps) to determine previous activity.

8 Site Walkover

Physical inspection of the premises.

9 Details of Sampling and Analysis Conducted

Investigations are usually confined to areas where potentially contaminating activities have occurred and involve a site history-based sampling plan. The preliminary investigation and initial assessment of site contamination shall consider the possibility of all forms of potential contamination based on past land use.

Potential contamination found on the Perth Airport Estate includes, but is not limited to:

- Hydrocarbons.
- Asbestos Containing Material (ACM).
- Sewage.
- Per-fluorinated compounds from aqueous firefighting foam, e.g. PFAS, PFOS, PFOA.
- Historical Landfills.

The preliminary investigation shall be sufficient to identify whether contamination exists on the site. Contamination may not be completely delineated at this stage.

9.1 Assumptions and Limitations

All laboratory analysis must be undertaken by a NATA registered laboratory.

Sampling and analysis shall take into consideration the varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions that may be encountered.

Although monitoring, common testing or sampling techniques cannot ensure the monitoring or testing results/samples completely representative of soil and/or groundwater conditions encountered, sampling and monitoring shall be sufficient to assess the potential and actual risk of contamination being present and identified.

Consequently, the conclusions in the report shall be based on the data collected and the environmental field monitoring and/or testing actually undertaken, and are therefore considered merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions. It should be recognised that site conditions, including the extent and concentration of contaminants, can change.

10 Conclusions and Recommendations

A section outlining the outcomes of the assessment and recommendations for further investigation (if required) shall also be included.

Note: Identified contamination requiring further investigative works may require the appointment of an DWER accredited contaminated sites auditor to assess and review the findings.