



# Jandakot Airport and the Environment

## Tenant Environmental Handbook

Environmental guidance for tenants and operators at  
Jandakot Airport/ASCEND Industrial Estate.



V5 November 2020

# Table of Contents

Introduction .....	3
Legislation .....	4
Your Duty of Care.....	5
Environment Policy .....	6
Environmental Management Plans.....	7
Annual Environment Reports.....	7
Auditing and Tenant Risk Profiles .....	8
Reporting Incidents.....	9
Dangerous Goods & Hazardous Materials.....	10
Firefighting Foams and PFAS.....	11
Waste Management .....	12
Aircraft, Vehicle & Equipment Wash Down.....	13
Aircraft Refuelling and Fuel Storage .....	14
Abrasive Blasting and Painting.....	15
Domestic Waste Water .....	16
Surface Water and Storm Water .....	17
Groundwater.....	18
Noise .....	19
Noise – Fly Neighbourly .....	20
Noise - Complaints .....	21
Housekeeping .....	22
Landscaping.....	23
Landscaping - Dieback.....	24
Flora and Fauna.....	25
Resources Use and Sustainability .....	26
End of Lease Requirements .....	27
Contacts .....	28

This booklet has been prepared by the JAH Environment Department. Whilst every care has been taken to ensure that the information in this booklet is current and accurate, it is intended as a guide only. Jandakot Airport Holdings Pty Ltd cannot be held legally responsible for the accuracy of the contents.

# Introduction

The information in this booklet has been developed to help you understand your environmental obligations at Jandakot Airport and to provide information of a general nature that may assist you to meet those obligations.

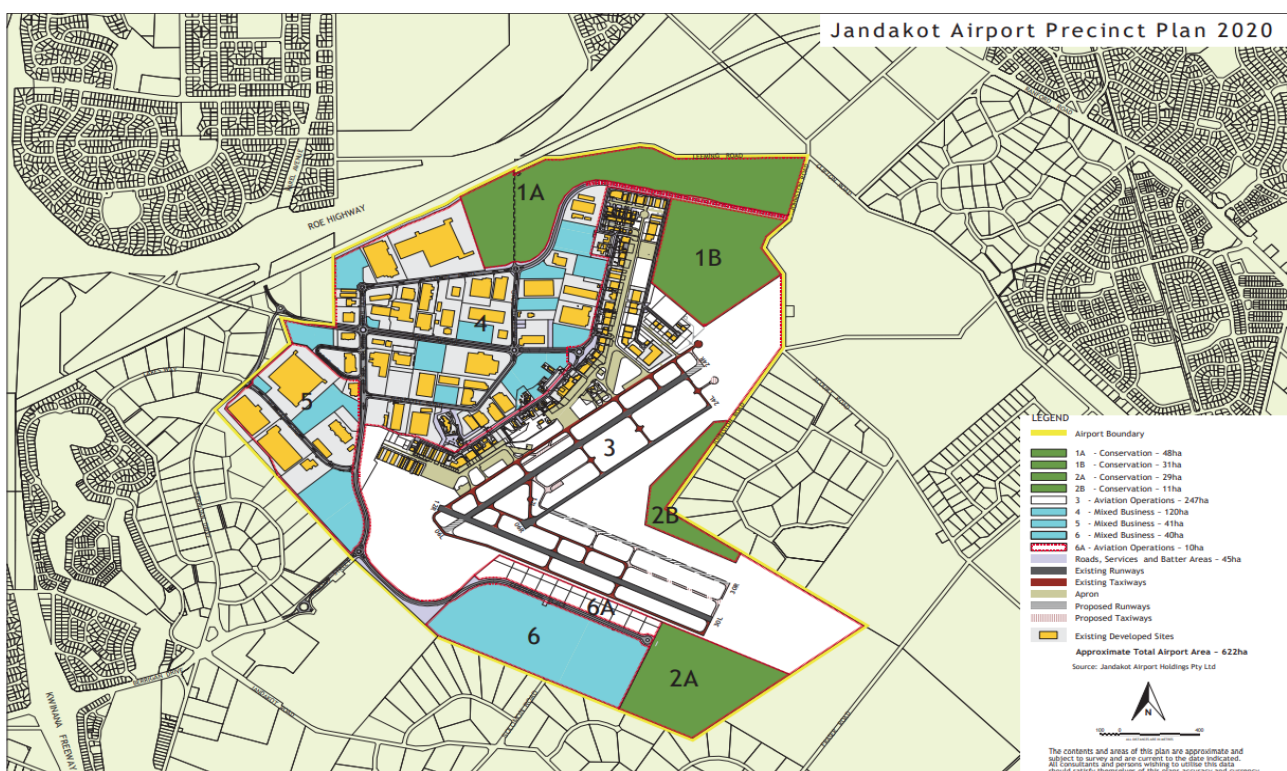
There are many benefits to be gained from businesses becoming environmentally responsible. These benefits include:

- a better company image;
- long-term cost savings;
- increased customer patronage;
- improved environmental conditions for everyone; and
- minimising the potential for environmental fines and prosecution.

Poor environmental performance may affect your business, your employees, your customers and the local community. There can be detrimental effects on health, safety, company image and financial performance. It can also result in prosecution and fines.

Jandakot Airport covers an area of approximately 622 ha and is located approximately 16 km south of the Perth City centre. Jandakot airport is WA's major General Aviation airport. In addition to aviation operations, the airport contains 'ASCEND', a landside commercial development precinct, and conservation precincts.

The conservation precincts of Jandakot Airport support a range of vegetation types, but primarily consists of banksia woodland. Conservation significant species found in the conservation precincts include the Carnaby's Cockatoo, Western Brush Wallaby, Quenda (bandicoot), and the Grand Spider Orchid. Note: Quenda are also common in established gardens within the developed areas of Jandakot Airport .



# Legislation

As Jandakot Airport is located on Commonwealth Land, Commonwealth Legislation applies. State legislation is also applicable at Jandakot Airport unless it conflicts or differs from existing Commonwealth Legislation.



The *Airports Act 1996* (the Act) and the *Airports (Environment Protection) Regulations 1997* (the Regulations) set out environmental obligations and standards at Federal Airports. The Airport Environment Strategy, which forms part of the Master Plan, is a requirement under the Act and establishes objectives, targets and actions for managing environmental matters at the Airport.

Under the Act:

- The Airport Environment Officer (AEO) oversees and, as necessary, enforces the requirements of the Act, the Regulations and the Master Plan; and
- The Airport Building Controller (ABC) oversees and approves the development of new, and the modification of existing, buildings and facilities on the airport.

Both the AEO and ABC are statutory office holders for the Commonwealth Department of Infrastructure and Regional Development.

The Act, the Regulations and the Master Plan are legally binding on all operators at Jandakot Airport. This includes the operator of the airport, Jandakot Airport Holdings (JAH), as well as all other operators including tenants, sub-tenants, contractors, sub-contractors, casual operators and visitors.



# Your Duty of Care

The Act confirms that it is an offence to cause environmental pollution and outlines the concept of environmental harm and environmental nuisance.

The Regulations establish that all operators at Jandakot Airport have a 'duty of care' to the environment. This means operators must:

- Take all reasonable and practicable measures to prevent pollution from their operations and, if prevention isn't possible;
- Take all reasonable and practicable measures to minimise pollution.
- In order to show that everything that could be done to prevent pollution has been done, or that action has been taken to minimise pollution where prevention isn't possible, an operator must;
- Ensure that all risks to the environment have been identified and assessed;
- Adopt or install measures to prevent / minimise pollution; and
- Check and maintain the pollution control measures on a regular basis.



# Environment Policy

Jandakot Airport Holdings Pty Ltd (JAH) manages and operates Jandakot Airport, Western Australia's premier general aviation aerodrome. Jandakot Airport covers an area of 622ha, including aviation operations, commercial and bushland precincts.

JAH recognises its responsibility to manage and protect the environment at the airport. To achieve this, JAH commits to establishing and maintaining an environmental management system that strives to:

- Develop and manage Jandakot Airport in an environmentally sound manner;
- Comply with environmental legislation and regulations;
- Work with relevant authorities and the community to identify specific objectives and targets to minimise adverse environmental impacts;
- Pursue opportunities to promote efficient use of resources and increase recycling;
- Continually measure, monitor, report and improve upon the environmental performance defined by our objectives and targets; and
- Promote JAH's commitment to the environment, employees, tenants, customers and neighbours.

JAH is committed to the continual improvement of the environmental management system. All employees, contractors, tenants, and operators have a duty to meet their environmental responsibilities under the EMS.

A copy of the Jandakot Airport Environment Policy is published on the Jandakot Airport website.



# Environmental Management Plans



Under the Jandakot Airport Master Plan, all tenants/projects that have the potential to cause environmental harm must develop and implement an Operational or Construction Environmental Management Plan (OEMP/CEMP). This requirement is also reflected in Section 6.06 of the Regulations.

JAH has developed guidelines to assist tenants in the development of OEMPs and CEMPs. Templates are available from the JAH Environment Department.

Tenants who believe their activities pose negligible environmental risk can be issued with an OEMP Exemption by the JAH Environment Department following a documented site inspection.

## Annual Environment Reports

All tenants are required to complete an Annual Environment Report at the end of each Financial Year and submit to JAH by 1st September. A one-page template has been developed to assist tenants in achieving this task. The template is included in the OEMP template but can also be obtained from the JAH Environment Department and JAH website.

Annual Report Template Jandakot Airport OEMP Annual Environment Report			
To be completed and submitted to JAH Environment Manager by September 1 <sup>st</sup> each year covering environmental management activities over the previous financial year.			
Tenant/Company Name	Reporting Year (e.g. 19/20 FY)	Location/s (address, Site or Lot number etc)	
Contact name for any queries relating to this report	Phone number	Email address	
OEMP: Is your OEMP current and submitted to JAH? <input type="checkbox"/> No <input type="checkbox"/> Yes		When was your OEMP last updated AND/OR reviewed? (dd/mm/yyyy, if approved OEMP or last review date)	
<b>Incidents &amp; Complaints</b>		<b>Non Compliance &amp; Corrective Action</b>	
Were there any Environmental Incidents or Complaints relating to your activities in the past Financial Year? <input type="checkbox"/> No <input type="checkbox"/> Yes		Were there any non-compliances requiring corrective action in the past Financial Year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
If you answered yes, reports/details: <input type="checkbox"/> Are attached <input type="checkbox"/> Have already been submitted to JAH <input type="checkbox"/> Other (provide details)		If you answered yes, reports/details: <input type="checkbox"/> Are attached <input type="checkbox"/> Have already been submitted to JAH <input type="checkbox"/> Other (provide details)	
<b>Audits</b>		<b>Monitoring</b>	
Were any audits (internal/external, formal/ informal), environmental inspections, checklists etc conducted? <input type="checkbox"/> No <input type="checkbox"/> Yes		Were any monitoring (e.g. soil, groundwater, ASS, dieback, Aerobic Treatment Unit, UST integrity test) undertaken in the past Financial Year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
If you answered yes, reports/details: <input type="checkbox"/> Are attached <input type="checkbox"/> Have already been submitted to JAH <input type="checkbox"/> Other (provide details)		If you answered yes, reports/details: <input type="checkbox"/> Are attached <input type="checkbox"/> Have already been submitted to JAH <input type="checkbox"/> Other (provide details)	
Insert (or attach) additional information relating to the implementation of your OEMP during the past financial year. This should include positive achievements.			
Submit Report (tick method of submission): <input type="checkbox"/> Email to <a href="mailto:environment@jandakotairport.com.au">environment@jandakotairport.com.au</a> <input type="checkbox"/> Mail/Deliver to: Environment Manager, Jandakot Airport Holdings, 10 Eagle Drive, Jandakot WA 6164.			
To be signed on behalf of the Tenant:			
Signature	Printed Name	Position	Date
<small> <b>PRIVACY STATEMENT:</b> The personal information provided on this form will be managed in accordance with the Privacy Act 1988 and the Jandakot Airport Holdings Pty Ltd (JAH) Privacy Policy as published on the Jandakot Airport website at <a href="http://www.jandakotairport.com.au/privacy-policy.html">http://www.jandakotairport.com.au/privacy-policy.html</a>. By completing this form, you consent to JAH collecting, using and disclosing personal information as set out in the published Privacy Policy.                 </small>			

# Auditing and Tenant Risk Profiles

Tenants are audited by Jandakot Airport Holdings to determine their compliance with the Master Plan. The frequency of tenant audits is dependent on the tenant risk classification. Tenants which are deemed high risk are audited much more frequently than tenants considered medium or low risk.

Tenant risk profiles are applied based on:

- previous audits/inspection reports;
- OEMP (if it exists);
- previous environmental incidents;
- entries on the Contaminated Sites Register; and
- first-hand knowledge gained by the JAH Environment Department and other JAH staff.

If tenants are new and/or insufficient information exists to allow for an accurate allocation of a risk profile, tenants will automatically be allocated a High Environmental Risk Profile until further information is obtained and an additional assessment is undertaken.

The Environmental Risk Profile of the tenant may also be reviewed following an audit/inspection, a significant environmental incident, a change in the activities undertaken by the tenant or the development of an OEMP.

Tenants due for an audit or inspection will be contacted by the JAH Environment Department to arrange an appropriate time and date.

As operators on Jandakot Airport, tenants are required to give all reasonable assistance to the Environment Department during the audit process.

Risk Ranking				
	Inherent Environmental Risk Profile	Recommended Audit Frequency	Supporting Criteria	Inherent Environmental Risk Profile
Green	Low/Negligible	No auditing required. OEMP Exemption may be granted following documented site inspection by JAH Env Dept.	There are no or negligible environmental risks as a result of activities undertaken by the tenant.	Low/Negligible
Yellow	Moderate	Every 24-48 months	The tenant has an approved OEMP in place which is consistently implemented and they demonstrate good environmental management systems, resulting in a moderate inherent environmental risk.	Moderate
Amber	High	Every 18-24 months	The tenant has no approved OEMP, or has an OEMP that is not consistently implemented, resulting in an elevated environmental risk.	High
Red	Very High/Extreme	Every 12-18 months	The tenant undertakes one or more activities where significant environmental harm is likely to occur (or has occurred) and adequate operational control/management is not demonstrated, resulting in a very high inherent environmental risk profile.	Very High/Extreme

# Reporting Incidents

It is a requirement under the Regulations that all environmental incidents are reported to JAH, who in turn must report to the Department of Infrastructure, Transport, Regional Development and Communications and the Arts (DITRDCA) . This is of particular importance when the incident causes (or has the potential to cause) environmental harm.

Environmental Incident Report Forms are included on the Jandakot Airport website as an online form. Typical environmental incidents include:

- fuel/chemical spills;
- incorrect storage of chemicals;
- complaints (e.g. noise, dust etc.); and
- unauthorised disposal of trade/industrial wastes.

If you are unsure whether an event constitutes a reportable environmental incident, please call the JAH Environment Department for advice.

Any incident/spill that has the potential to result in environmental harm ) must be reported to JAH within 24 hours, regardless of volume



# Dangerous Goods & Hazardous Materials

The costs to a tenant as a result of causing environmental contamination can be significant, in terms of:

- Financial penalties imposed under the legislation;
- The costs of subsequent investigation (soil and/or groundwater) and remediation; and
- Reputation.

It is therefore in the tenant's best interest to take steps to reduce the likelihood of contamination occurring in the first place by appropriately managing substances that have the potential to cause environmental harm. A Dangerous Goods and Hazardous Materials Policy is available on the JAH website or from the JAH Environment Department and is applicable to all operators at the airport. Key requirements of the Policy include:

- Compliance with relevant Legislation and Australian Standards.
- Ensure Safety Data Sheets (SDSs) are held on site and are current (i.e. less than 5 years old).
- Storage of liquid chemicals (including hydrocarbons) of a volume 205L or greater must be stored within impervious bunding designed to contain 110% of the volume of the largest storage vessel.
- If not located in a covered area, bunding must have the capacity to allow for heavy rainfall events with overhead protection preferred to restrict the entry of water.
- Suitably designed drip trays/containment must be used for volumes less than 205L.
- When drums have taps fitted then these drums should remain inside the bund with the tap not protruding beyond the inner bund wall.
- Where relevant, ensure the appropriate Dangerous Goods Licence is to be obtained.
- Ensure a spill kit, suitable for the chemicals stored, is kept on site.
- Have an Emergency Response Plan and ensure all employees know what to do in the event of a spill, regardless of size.
- Report any spills to JAH Environment Department.



# Firefighting Foams and PFAS

Tenants shall ensure that firefighting equipment on site is suitable for the types and location of potential fires; is accessible and signposted; and is maintained in accordance with relevant legislation.

Some firefighting foams contain per-and polyfluoroalkyl substances, known collectively as PFAS. These are manufactured chemicals that have been used for more than 50 years in a number of commercial and consumer products. PFAS are very stable and take a long time to break down, and now are considered a potential contaminant to health and the environment. Further details can be found within the PFAS National Environmental Management Plan (<http://www.environment.gov.au/protection/publications/pfas-nemp-2>).

Tenants shall ensure that all firefighting foams used or stored on site do not contain PFAS (i.e. are fluorine-free). Where existing foams contain PFAS (or cannot be verified to be PFAS-free), foam suppliers will be consulted in order to identify a suitable PFAS-free product. If an alternative product is unavailable, JAH shall be notified.

Any existing redundant foams containing PFAS will be disposed of via a licensed waste contractor or via the original supplier – discharge/disposal on site is prohibited. Any on-site discharge of a firefighting foam that contains (or is suspected of containing) PFAS must be reported to JAH.

# Waste Management

Minimise waste going to landfill by implementing 'reduce, reuse and recycle' wherever possible.

- Identify the major waste streams generated by your activities.
- Store waste in an appropriate area and bund if necessary.
- Dispose of waste materials frequently to reduce associated risks.
- Use only reputable licensed waste contractors.
- Keep records of waste streams and volumes.

## Bins (General Waste and Recyclable)

Management of litter is extremely important at an airport, where litter can impact aircraft operations and safety. Tenants are asked to adhere to the following advice regarding bins:

- Council bins should be placed on the verge for Monday collection no earlier than the preceding Sunday afternoon. Be mindful of windy and stormy conditions.
- Bins should never be over-filled and lids should always be fully closed.
- Ensure bin placement on road verges does not damage or affect the operations of sprinklers.
- Remove bins from the road verge promptly after emptying.

**Tenants who fail to adequately manage their bins and litter may be re-charged for clean-up costs. If you require additional council bins, please contact JAH.**

## Controlled Waste

All volumes of controlled waste (i.e. tyres, asbestos, oils, batteries etc.) must be managed in accordance with relevant legislation (e.g. *Environmental Protection (Controlled Waste) Regulations 2004*). Controlled waste should only be disposed of by licensed waste contractors, and relevant records maintained on site.

## Trade Waste

Trade waste/wastewater is not allowed to enter any stormwater drains or soak into exposed soil where it may enter the groundwater. In addition, no trade waste/wastewater is allowed to enter the sewer system without an appropriate Water Corporation permit.

## Fuel Drains

All aircraft operators at Jandakot Airport are obliged to ensure that all fuel system drains are contained and disposed of appropriately in either:

- approved labelled fuel receptor bins co-located in aircraft parking bays (note these are not appropriate for Jet A1 fuel as it does not readily evaporate); or
- sealed impermeable bunded vessels stored within in the leased facility.



It is the responsibility of the tenant to arrange for fuel drain disposal into appropriate bunded and sealed vessels and maintain regular inspection for contamination.

# Aircraft, Vehicle & Equipment Wash Down

All aircraft, vehicle, equipment, and plant washing must occur within a purpose-built wash facility with an approved interceptor installed, as per the JAH Aircraft and Equipment Washdown Policy (available on the Jandakot Airport website). Tenants with approved interceptors that discharge to stormwater (e.g. Humeceptors) must ensure they are regularly inspected and maintained and may be required to monitor downgradient groundwater quality. A 'Permit to Discharge Industrial Waste' from the WA Water Corporation is required for wash bays that discharge wastewater to sewer.

Only quick break, biodegradable detergents and degreasers may be used for washing. All tenants with a wash facility will have their detergents approved by the JAH Environment Department as part of the OEMP process.

Airside tenants without a wash facility must utilise either of the two JAH Aircraft Wash Bays, which are provided free-of-charge on the northern and southern aprons. An aircraft approved, quick break detergent is provided at the wash bays, and JAH written approval must be obtained for any other detergents used. Aircraft wash bays are for aircraft only.



# Aircraft Refuelling and Fuel Storage

## Aircraft Refuelling

Aircraft refuelling must occur where a suitable spill kit is available, away from any drains and on a sealed hard surface.

- Ensure that the aircraft is switched off.
- Never smoke while refuelling.
- Never wedge an object in the nozzle to keep fuel supply going.
- Follow CASA aircraft refuelling guidelines.

Approval must be sought from the JAH Environment Department, prior to any tenant requests to undertake their own re-fuelling.

## Fuel Storage

Fuel drain must be disposed of correctly. Av-gas can be disposed of in approved labelled fuel receptor bins co-located in aircraft parking bays. Or if not available store as per the information below until a licensed contractor can dispose of it. Jet A1 can only be disposed of by a licensed contractor.

Fuel should be stored as per the Dangerous Goods and Hazardous Materials Policy (available on the Jandakot Airport website). Key requirements of the Policy include, but are not limited to:

- Compliance with relevant Legislation and Australian Standards.
- Tanks must be bunded or self-bunded/double skinned (compliant to Standards) to capture 110% of the tank capacity.
- Refuelling trucks, fuel trailers and similar that are utilised for off-site refuelling but stored on-site must be stored in a compliant bund unless the tanks are self-bunded/double skinned (compliant with Standards). This also applies to IBCs and drums utilised and stored in a similar manner.
- Appropriately sized portable bunds, spill pallets or drip trays designed to contain 110% of the volume of the largest storage vessel will be used for the storage of hazardous liquid chemicals (including hydrocarbons) when storage is outside permanent compliant storage areas/tanks.
- If not located in a covered area, bunding must have the capacity to allow for heavy rainfall events.
- Appropriate licensing must be obtained where required under legislation (e.g., Dangerous Goods Licence).
- A spill kit that is appropriate for the volume and type of substances stored must be kept on site.
- In the event of a spill the “CCCR” response should be followed, namely:
  - **Control:** Identify the source of the spill/leak and control or stop it where possible
  - **Contain:** Stop the spill/leak from spreading and protect unsealed ground and stormwater drains as a priority
  - **Clean Up:** Clean up the liquid using the onsite spill kit
  - **Report:** Report all spills/leaks to JAH immediately.

# Abrasive Blasting and Painting

The *Airports (Environment Protection) Regulations* establishes standards for the protection of air quality at the Airport. Tenants must prevent uncontrolled emissions of substances to the air from their premises.

Abrasive blasting, stripping and painting are common activities that have the potential to impact air quality, as well as cause soil and groundwater contamination. Therefore, JAH maintains an Abrasive Blasting, Stripping and Painting Policy (available on the Jandakot Airport website).

Key requirements of the Policy include, but are not limited to:

## **Abrasive Blasting**

- Abrasive blasting activities must comply with the Environmental Protection (Abrasive Blasting) Regulations 1998 and the WorkSafe Code of Practice – Abrasive Blasting.
- Abrasive blasting must occur in a blasting chamber if it is practical to do so. If blasting occurs outside of a chamber, no visible dust shall escape the premises or otherwise impinge on the health, property, or enjoyment of other airport users.
- All waste generated from blasting activities must be contained, cleaned up and disposed of to an appropriate landfill or treatment facility.

## **Paint Stripping**

- All wastewater and effluent from stripping and treating activities must be contained and stored using appropriate bunding in accordance with AS/NZS 1940: Storage and Handling of Flammable and Combustible Liquids.
- Effluent must be disposed of in an appropriate manner by a licensed contractor. Receipts must be retained for 3 years as proof of correct disposal.
- Where applicable, liquid water licenses or permits must be obtained through the Department of Environmental Regulation.

## **Spray Painting**

Painting, with the exception of touch-up painting (defined as painting scratches, small dents and chips etc) must also occur within the following guidelines:

- Spray painting must only be conducted in a designated spray booth, designed in accordance with AS/NZS 4114 Spray Painting Booths. Aircraft painting must not occur outside.
- Spray painting must be conducted in line with the WorkSafe Code of Practice – Spray Painting.
- Storage, bunding and disposal of liquids used in the painting process must be in accordance with AS/NZS 1940 Storage and Handling of Flammable and Combustible Liquids.
- Cleaning and maintenance of spray booths must be in accordance with AS/NZS 4114.

# Domestic Waste Water

Jandakot Airport tenants must dispose of domestic waste water by one of the following methods, consistent with the Jandakot Airport Management of Sewage and Greywater Policy.

## **Municipal Sewer**

The new sewage system will eventually be accessible to the majority of Jandakot Airport tenants. All new tenants intending to generate domestic waste water must connect to the sewage system. Any discharge of trade or industrial waste into the sewer system (e.g. from wash bays or grease traps) must be conducted under a 'Permit to Discharge Industrial Waste' from the WA Water Corporation.

## **Septic Systems**

- Ensure the size of the system is appropriate for the number of people occupying the site.
- Have the septic tanks pumped out regularly (typically every 4 years for a 4 person household or equivalent).
- Allow as little fat or grease as possible into the system.
- Minimise and stagger water usage.
- Regularly switch the drain or soakwells in use (applicable to alternating systems only).
- Prevent the disposal of non-biodegradable materials into the septic, e.g. plastics.
- Prevent the disposal of chemicals into the septic tank (e.g. old medicines, large amounts of disinfectant and other strong chemicals). Bleaches and detergents have no adverse effects when used in moderation.
- Prevent vehicles parking and driving over the system (unless the surface has been specifically designed for this purpose).

## **Aerobic Treatment Units (ATUs)**

Aerobic Treatment Units (ATUs) are a more advanced alternative to conventional septic tanks and provide an improved quality of effluent treatment. Inspection and maintenance of ATUs are addressed under the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974. Facilities with existing ATUs must connect to deep sewer by 2024 and decommission their existing system unless a connection to deep sewer is not available, in which case written approval from JAH is required to continue operating the ATU.

- Approval to install an ATU is issued by the Airport Building Controller.
- Ensure the size of the system is appropriate for the number of people occupying the site with a contingency for projected future growth.
- Follow the manufacturer's operating and maintenance instructions;
- Prevent vehicles parking and driving over the system (unless the surface has been specifically designed for this purpose).
- ATUs must be inspected quarterly by an authorised contractor, and quarterly inspection reports must be provided to the relevant local authority, which is Jandakot Airport Holdings.

# Surface Water and Storm Water

In accordance with JAH lease requirements, surface water and stormwater must be managed within the boundary of the leased area.

- Manage stormwater on site and prevent flow off-site unless pre-existing stormwater systems already exist and JAH approval has been given;
- Monitor the site regularly to ensure that stormwater is being retained and appropriately managed on site;
- Prevent waste streams (solid and liquid) from entering stormwater systems (this includes washdown water from cleaning equipment and infrastructure);
- Promote the use of dry cleaning methods (brooms, vacuums, absorbent materials) to clean work areas;
- Store hazardous materials appropriately and away from stormwater systems;
- Report any spills or unauthorised materials entering stormwater systems as incidents; and
- Clean up any spills immediately using appropriate methods and materials.



In the event of a spill in the vicinity of a drainage system, protect and isolate the drain.



# Groundwater

## **Underground Water Pollution Control Area**

Jandakot Airport is partially located on the northern margin of the Jandakot Groundwater Mound. The Jandakot Mound is gazetted as both a Public Drinking Water Supply Area (PDWSA) and an Underground Water Pollution Control Area (UWPCA). Existing developments at Jandakot Airport that are located within the Jandakot Mound's Source Protection Area are managed in accordance with the Jandakot Airport Local Water Management Strategy and Groundwater Management Plan. T

## **Local Water Management Strategy**

This strategy incorporates and provides for the implementation of Water Sensitive Urban Design at the airport. Water management objectives include:

- Prevent pollution of groundwater within the JUWPCA;
- Contribute to improving the health and sustainability of the Jandakot Groundwater system;
- Provide a local drainage system with appropriate level of amenity and safety during storm events; and
- Ensure the efficient use and re-use of water resources.

## **Pollution Prevention and Contamination Management**

Key measures to minimise the risk of pollution occurring include, but are not limited to:

- Implementation of the Local Water Management Strategy and Groundwater Management Plan;
- No bulk storage (i.e. manifest quantities as defined under the *Dangerous Goods Safety Act 2004* and associated regulations) of potentially polluting chemicals within the Jandakot UWPCA;
- All new developments are to be connected to deep sewer (where feasible);
- Development of Construction Environmental Management Plans, and Operational Environmental Management Plans to reduce the risk of pollution on tenant sites;
- Undertaking tenant audits and inspections;
- Training and awareness programs (e.g. site inductions, Tenant Environmental Handbook, spill response training, etc.); and
- Mandatory reporting of all spills that have the potential to result in environmental harm, regardless of volume.

Further details regarding the groundwater management at Jandakot Airport can be found within the Jandakot Airport Groundwater Management Plan and Jandakot Airport Local Water Management Strategy (available on the Jandakot Airport website).

# Noise

In accordance with the Act, JAH is responsible for managing noise generated from ground-based activities, excluding aircraft taxiing, taking off and landing.

Under Section 4.06 of the Regulations all tenants have a general duty to prevent the generation of offensive noise and, where prevention is not possible, to minimise the generation of offensive noise.

Non-compliance may result in the application of enforcement measures by the Airport Environment Officer.

Actions you can take to manage noise at the Airport include:

- Conduct engine ground running of fixed wing and rotary aircraft in accordance with the specified Aircraft Engine Ground Running Guidelines for the airport.
- Conduct engine ground running within the designated area as specified in the Aircraft Engine Ground Running Guidelines.
- Fit vehicles and both moving and fixed equipment with noise reducing apparatus as specified by the manufacturer.
- Maintain noise reducing apparatus in good working order.
- Advise the Airport Operations Manager in the event you can't avoid the generation of excessive noise (noting the location, time and likely duration of the excessive noise event).
- Adopt Fly Neighbourly Procedures (<https://www.jandakotairport.com.au/aviation/aircraft/fly-neighbourly.html>) as far as it is safe and practicable to do so.



# Noise – Fly Neighbourly

All aircraft flying at Jandakot Airport are obliged under the 'Conditions of Airport Access and Use' to comply with the principles of the "Fly Neighbourly" policy, in order to minimise the impact of aircraft noise on the surrounding community.

The principles of the "Fly Neighbourly" policy are:

- Climb as soon as possible
- Maintain height
- Reduce engine revs as soon as possible
- Follow designated flight paths
- Avoid residential areas where possible
- Do not fly wide circuits
- Only conduct "Touch and Go" circuits between 0700-2230 Monday to Friday and 0800-1800 on weekends.

Further information can be found on the JAH website.



# Noise - Complaints

## Aircraft Noise Complaints

Aircraft noise complaints (associated with taxiing, taking off, in flight and landing) are received, managed and collated by Airservices Australia's (ASA) Noise Complaints and Information Service. JAH, however, maintains a pro-active role in addressing these issues, and can be contacted as a secondary source of information following ASA consultation.



There are a number of ways to lodge a noise complaint with the ASA NCIS including:

- The WebTrak system
- The online complaint form
- The Complaint Hotline (freecall) 1800 802 584
- By fax (02) 9556 6641
- By mail, Noise Complaints and Information Service, PO Box 211, Mascot NSW 1460.

Further information can be found on the ASA website:

<https://www.airservicesaustralia.com/community/environment/aircraft-noise/>

## Other Noise Complaints

All other noise complaints at Jandakot Airport should be forwarded to JAH, preferably in writing utilising the JAH Environmental Incident Report online form from the JAH Website or the JAH Environment Department.

## Jandakot Community Aviation Consultative Group

The Community Aviation Consultative Group (CACG) remains the appropriate forum for community consultation on matters associated with airport planning and operations, including noise management. The CACG includes an independent chair to work with Jandakot Airport to build effective and open relationships with key parties, including the Cities of Canning, Cockburn, Gosnells and Melville and the Aviation Industry. Aviation operators and airport tenants are also represented on the CACG. Further information can be found on the Jandakot Airport website:

<http://www.jandakotairport.com.au/community/community-aviation-consultation-group.html>

# Housekeeping



- Keep the interior and exterior of your premises neat and tidy in accordance with your Lease Agreement. This includes removing any litter that may accumulate at your premises.
- Store all excess parts, drums and other materials within a purpose built storage area located within the confines of your premises.
- Ensure lawns and gardens are regularly maintained and free of weeds.
- Ensure parking within leased premises only occurs in designated parking areas.
- Designated Smoking Areas should be located within leased boundaries and appropriate butt bins should be provided. Jandakot Airport road verges are not be utilised as a tenant's designated smoking area.



# Landscaping

Landscaping at Jandakot Airport should comply with the Jandakot Airport Landscape Design Guidelines, available on the Jandakot Airport website. The Landscape Design Guidelines contain a list of preferred species for use in landscaping, including species indigenous to the Jandakot area. If you wish to use any species outside of those specified, approval must be obtained from JAH. Other requirements include:

- Minimise the use of lawn.
- Mulch all garden beds.
- Utilise water-efficient irrigation systems (e.g. sub-surface drip irrigation).
- Considering capturing and using rainwater for garden irrigation.



## Tree Management

Trees in 'common areas' are managed by JAH. Amenity trees in common areas are regularly inspected and professional arborists are engaged to undertake pruning in order to ensure public safety.

Maintenance of vegetation within a leased area is the responsibility of the lessee. Trees that provide potential habitat for native species cannot be removed without permission, even within leased areas. However, pruning can (and should) occur in order to make the tree safe (e.g. removal of dead wood and dangerous limbs).



# Landscaping - Dieback

## Dieback and Disease Management

The plant disease known as 'dieback' (*Phytophthora cinnamomi*) can occur in suburban gardens, landscaped areas, golf courses, plant nurseries with poor hygiene practices, and horticultural plantations as well as native bushland. Tenants neighbouring Conservation Precincts need to be particularly vigilant in managing dieback risks.

In order to prevent the introduction of plant diseases, plants for landscaping must be purchased from nurseries that hold accreditation under the Nursery Industries Accreditation Scheme Australia (NIASA).

Garden mixes and mulches should also be sourced from suppliers with NIASA accreditation, although approval may be sought from JAH to utilise suppliers with similar dieback-free certification processes.

Sand and soil-based materials required for construction purposes should be addressed within Construction Environmental Management Plans. These products must always be certified as 'clean fill' and obtained from dieback-free sources. Other considerations include:

- Park only in designated parking areas – avoid parking on road verges.
- Vehicles, machinery, tools and equipment that have been used in known or suspected dieback areas should be cleaned free of all mud and soil before arriving on site.
- Pedestrian and vehicle access into Conservation Precincts is prohibited unless for JAH-approved management purposes.



# Flora and Fauna

The Regulations establish a general duty for all operators at airports to protect local flora and fauna and their habitat. The Jandakot Airport Master Plan identifies extensive areas of native bushland as 'Conservation Precincts'.

The Conservation Precincts are home to a number of significant flora and fauna species, including the grand spider orchid, quenda (southern brown bandicoots) and western brush wallabies. Conservation Precincts are restricted areas and public access is not permitted.

Jandakot Airport Holdings has developed a Conservation Management Plan to guide the management of flora and fauna values on the estate. This includes monitoring and protection of significant species, feral animal management, weed management, dieback management and bushfire protection.

Whilst wildlife, such as quenda, are well established in some of the healthy native gardens of the airport, tenants are discouraged from providing food and water for wildlife in order to prevent them becoming dependent on artificial sources.



## Snakes

If a snake needs to be removed from your premises, the current advice from DBCA is to search online for a nearby snake removal service. The DBCA Wildcare helpline (9474 9055) can assist with advice and contact numbers of licensed reptile removers.

If a snake is found in public area of Jandakot Airport, such as the viewing area or public toilets, please contact Jandakot Airport Holdings immediately on 9417 0900 (business hours) or 0429 602 333 (after hours – JAH Main Services). JAH will make suitable arrangements to make the area safe and have the snake relocated if necessary



## Injured Wildlife

For assistance in dealing with sick, injured or orphaned wildlife, you can contact:

- The DBCA Wildcare helpline 9474 9055;
- A native animal rehabilitation centre (Native Arc in Bibra Lake is the closest, Tel 9417 7105), or
- JAH Environment Manager..

# Resources Use and Sustainability

All of the products you purchase have some environmental effects associated with their manufacture, distribution, use and disposal. As the buyer of these products you are in a good position to make environmental improvements by choosing products that minimise environmental impacts, while still meeting your quality criteria.

The following principles can be used to rate and compare competing products and services:

- Avoid products or services made with, containing, or using, environmentally harmful substances.
- Avoid over-packaged goods.
- Maximise your use of recycled and recyclable products.
- Minimise your use of non-renewable resources.
- Buy only what you need, rather than in bulk.
- Buy energy efficient equipment.
- Buy water-conserving equipment and products.
- Work with suppliers and contractors who have adopted an environmental policy.



## Be Water Wise

Tenants using scheme or bore water for garden irrigation are reminded that WA by-laws relating to water and sprinkler use are applicable at Jandakot Airport. Make sure you know your watering days and stick to the rules as they can change from season to season.

Regularly monitor your water bills and set short term and long term water saving targets.

Tenants wishing to improve the overall water efficiency of their business operations or grounds management (and save money!) can obtain further information from the Water Corporation ([www.watercorporation.com.au](http://www.watercorporation.com.au)) or the JAH Environment Manager.

## Save Power, Save Money

Tenants should monitor energy meters/bills and set short term and long term energy saving targets. The tips below may help your business save energy.

- Consider using CFL light globes rather than incandescent.
- Turn off all computers, monitors, non-essential lighting etc. before leaving the office.
- Consider use of natural lighting (i.e. skylights) and solar power.
- When purchasing PCs, monitors, printers, fax machines and copiers, consider ENERGY STAR® models that power down after a user-specified period of inactivity. Look for the energy rating label when purchasing new appliances and equipment – the more stars the better.
- A properly maintained heating and cooling system should work more efficiently than one that is not maintained.



# End of Lease Requirements

Three (3) months prior to the expiration, termination or transfer of a tenant's lease, the tenant shall contact the JAH Environment Manager to arrange a site inspection and an Environmental Assessment. This shall form the basis of a JAH Initial Environmental Assessment Report, which will summarise all relevant available information relating to the lease and make initial conclusions as to whether contamination has likely occurred on site during the term of the lease.

This assessment shall then be submitted to the DITRDCA AEO, who will formally determine if an expert environmental investigation is triggered under the *Airports (Environment Protection) Regulations 1997* (Reg 6.07).

# Contacts

## **JANDAKOT AIRPORT HOLDINGS**

**16 Eagle Drive**

**Jandakot WA 6164**

**Website: [www.jandakotairport.com.au](http://www.jandakotairport.com.au)**

### **RECEPTION**

P: 08 9417 0900

F: 08 9417 3777

E: [reception@jandakotairport.com.au](mailto:reception@jandakotairport.com.au)

### **ENVIRONMENT MANAGER**

P: 08 9417 0915

E: [environmental@jandakotairport.com.au](mailto:environmental@jandakotairport.com.au)

### **ENVIRONMENT COORDINATOR**

P: 08 9417 0913

E: [envirocoord@jandakotairport.com.au](mailto:envirocoord@jandakotairport.com.au)

### **CHIEF EXECUTIVE OFFICER**

E: [jfraser@jandakotairport.com.au](mailto:jfraser@jandakotairport.com.au)

### **INFRASTRUCTURE MANAGER**

P: 08 9417 0900

E: [arehman@jandakotairport.com.au](mailto:arehman@jandakotairport.com.au)

### **DEVELOPMENT APPROVALS MANAGER**

P: 08 9417 0912

E: [gpalmer@jandakotairport.com.au](mailto:gpalmer@jandakotairport.com.au)

### **OPERATIONS MANAGER**

P: 08 9417 0914

E: [ksmith@jandakotairport.com.au](mailto:ksmith@jandakotairport.com.au)

### **SENIOR AIRPORT SERVICES OFFICER**

P: 08 9417 0900

E: [saso@jandakotairport.com.au](mailto:saso@jandakotairport.com.au)

### **SENIOR PROPERTY MANAGER (ASCEND Industrial Estate at Jandakot Airport)**

P: 08 9417 0983

E: [Graham.hahn@dexus.com](mailto:Graham.hahn@dexus.com)

### **DUTY REPORTING OFFICER (AIRSIDE)**

P: 0417 827 557

### **JAH MAINS SERVICES**

(Water, electricity, Sewer, Security)

P: 0429 602 333

## **DEPARTMENT OF INFRASTRUCTURE AND REGIONAL DEVELOPMENT**

**Website: [www.infrastructure.gov.au](http://www.infrastructure.gov.au)**

### **AIRPORT ENVIRONMENT OFFICER**

P: 08 6253 2952

### **AIRPORT BUILDING CONTROLLER**

Ian Lush and Associates

P: 08 9479 5170

E: [abcperth@iinet.net.au](mailto:abcperth@iinet.net.au)

### **PARKS AND WILDLIFE SERVICE**

**Website: [www.dpaw.wa.gov.au](http://www.dpaw.wa.gov.au)**

### **WILDCARE HELPLINE**

P: 08 9474 9055