

TENANTS RESPONSIBILITY TO PROTECT THE ENVIRONMENT GUIDELINES

Introduction

These guidelines are to inform tenants of their obligation to manage their leased sites in an environmentally responsible manner in accordance with the Archerfield Airport Environmental Strategy (AES), lease conditions and relevant legislation, standards and guidelines.

Legislation

The Airports Act, 1996 and the associated Airports (Environment Protection) Regulations, 1997 provide the primary mechanism for Government to ensure the ongoing responsible environment management of Archerfield Airport.

This legislation requires AAC to develop and implement an Airport Environment Strategy which, amongst other things –

- sets out AAC's objectives for managing the environment of the airport;
- identifies sources of environmental impact associated with airport operations;
- defines studies, reviews and monitoring to be carried out in relation to the environmental impact of the airport.

Principal Environmental Management Issues

The principal environmental management issues at Archerfield Airport are:

- management of new development works to minimise and ameliorate impacts on the environment;
- conservation of any significant flora and habitat values along Oxley Creek;
- protection of storm water and ground water quality from contamination by pollutants from the airport;
- encouraging the efficient use of water and energy;
- ensuring that all chemicals on airport are appropriately handled, used, stored and disposed of;
- containment and management of spills
- appropriate containment and handling of all asbestos in buildings and plant on airport (as identified in the asbestos audit and register);
- protection of any cultural and heritage values (pre and post contact);
- Ground-based noise;
- Air quality, e.g. dust, emissions from paint or other operations;
- ensuring that airport tenants are aware of their environmental obligations and comply with all relevant requirements;

Environmental Management System

AAC recognises the importance of maintaining and, where practical, enhancing the quality of the environment on Archerfield Airport and neighbouring areas and has developed an Environmental Management System (EMS) to achieve the objectives identified in the AES.

These guidelines deal with AAC's objective to identify sources of environmental impact associated with airport operations and oversee environmental compliance by tenants. This is achieved in various ways, including -

- Issuing and assessing New Tenant Questionnaires which enables AAC to assess the environmental impact of operations conducted by prospective tenants;
- Conducting regular tenant environmental reviews which provide an opportunity for AAC and tenants to review measures and controls in place to remove/reduce negative impact on the environment;
- Carrying out environmental inspections when leases expire to identify any issues;
- Ensuring tenants have Environmental Management Plans (EMP) in place, which identify the risks and how they are managed.

Tenant operations are categorised according to risk to the environment. AAC schedules its environmental reviews on this basis and reviews high risk tenant operations at least annually and low to medium operations at 18-24 month intervals.

It is important to note that AAC's approach is to work with tenants to achieve a good outcome and to provide assistance where required.

Tenant Responsibilities

Tenants are responsible for:

- environmental management of their leased site in accordance with the AES, lease conditions and relevant legislation, standards and guidelines;
- providing practical assistance to AAC in developing, reviewing and revising the AES;
- adhering to requirements of the AES;
- implementing improvements relevant to the leasehold;
- devising environmental management procedures specific to the lease site;
- implementing guidelines set by the AAC;
- meeting the requirements of their lease agreements; and
- adhering to appropriate dangerous goods handling and storage standards, and to occupational health and safety standards.

Most leases entered into, or renewed since 1999, stipulate the tenants' environmental responsibility and the requirement to conform to the AAC Environment Policy & AES.

Environmental Management Plans (EMP)

An EMP documents how operations and/or works affect the environment and how these effects are managed to remove/reduce negative impacts on the environment. For guidance on what to include in an EMP, refer to “Environmental Management Plan Guidelines”.