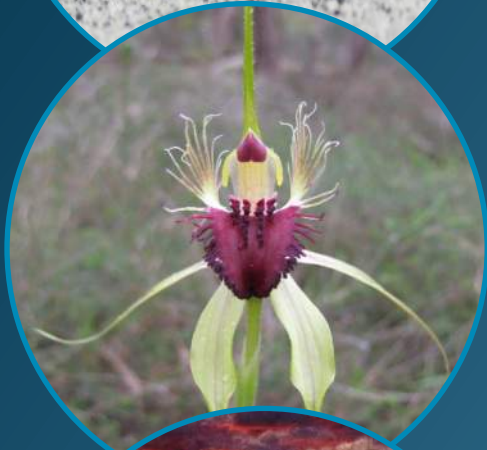




Tenant Environmental Handbook



V4 December 2023

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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.

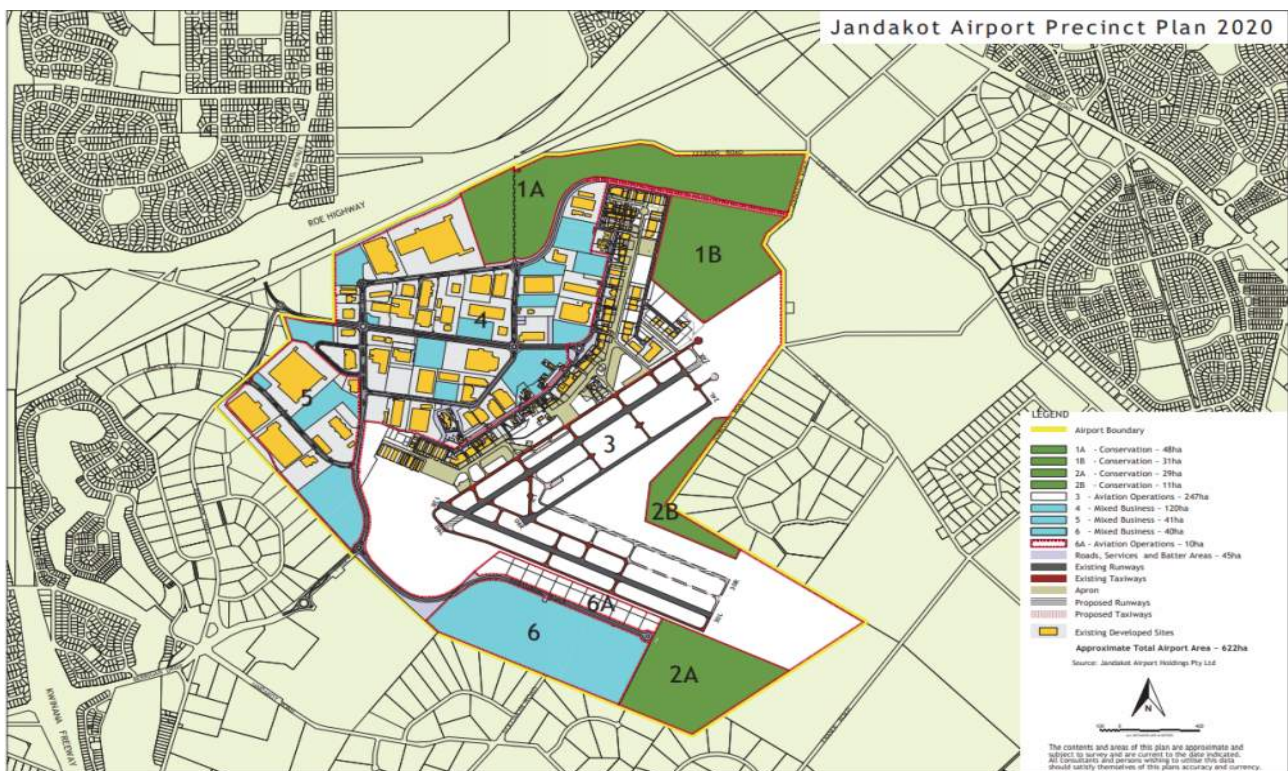
Introduction

Jandakot Airport covers an area of 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 a landside commercial development precinct and conservation precincts.

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

This booklet has been developed to inform tenants of their environmental obligations at Jandakot Airport and to provide information of a general nature to assist tenants to meet those obligations.

Poor environmental performance may affect business, employees, 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.



Legislation

As Jandakot Airport is located on Commonwealth Land, Commonwealth Legislation applies. State legislation is also applicable unless it conflicts or differs from 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, Transport, Regional Development, Communications and the Arts (DITRDCA).

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 tenants, sub-tenants, contractors, sub-contractors, casual operators and visitors.



Duty of Care

It is an offence under the Act to cause environmental pollution.

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 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 (EMS) 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.



EMPs & AERs

Environmental Management Plans (EMPS)

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 is also a requirement under Section 6.06 of the Regulations.

JAH has developed [guidelines](#) and templates to assist tenants in the development of OEMPs and CEMPs.

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

Annual Environment Reports (AERS)

All tenants are required to complete an Annual Environment Report (AER). The AER must be submitted to JAH report by 1st September each year. A one-page template has been developed to assist tenants in achieving this task. The AER template is included in the OEMP template and can be obtained from the JAH Environment Department and JAH [website](#).

Auditing and Tenant Risk Profiles

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

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 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
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.
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.
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.
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.

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 unsure whether an event constitutes a reportable environmental incident, 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 cost of causing environmental contamination can be significant; as follows:

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

It is in the tenant's best interest to take steps to reduce the likelihood of contamination 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 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.



Waste Management

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

- Identify the major waste streams generated by on-site 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 to adhere to the following 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, in accordance with [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. Tenants with a wash facility, require their detergents to be approved by the JAH Environment Department, prior to use 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.
- Refuelling must 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 drainage 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 in accordance with 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 intermediate bulk containers (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 must 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 stored substances 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 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 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

All new tenants intending to generate domestic waste water must connect to the sewer 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.

Existing 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 2028 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 Jandakot Airport Holdings.

Surface Water and Storm Water

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.

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 groundwater 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 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](#) 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 (NCIS).



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.

Housekeeping

Tenants are required to:

- Keep the interior and exterior of premises neat and tidy in accordance with the Lease. This includes removing any litter that may accumulate on the premises.
- Store all excess parts, drums and other materials within a purpose built storage area located within the confines of the 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 bins should be provided. ***Jandakot Airport road verges are not to be utilised as a tenant's designated smoking area.***

Landscaping, Tree & Dieback Management

Landscaping

Landscaping at Jandakot Airport must 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 lawn areas.
- 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).

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 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 a 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).

Injured Wildlife

For assistance in dealing with sick, injured or orphaned wildlife, please 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 (9417 0915)

Resources Use and Sustainability

All products have some environmental effects associated with their manufacture, distribution, use and disposal. Any buyer of these products is in a good position to make environmental improvements by choosing products that minimise environmental impacts, while still meeting 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 use of recycled and recyclable products.
- Minimise use of non-renewable resources.
- Buy only what is needed, 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. Stick to the rules of watering days as they can change from season to season.

Regularly monitor 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).

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 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

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DEPARTMENT OF INFRASTRUCTURE, TRANSPORT, REGIONAL DEVELOPMENT, COMMUNICATIONS AND THE ARTS Website: www.infrastructure.gov.au

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