

Landfill lessee guide

Closed landfills are restored sites that have historically been used as tips or dumps.

Using closed landfills as sporting fields and other recreation areas is a positive and valuable use of land. However, it is important to remember there are potential environmental and health issues associated with using these sites.

This guide provides information and direction to assist lessees to comply with State Government environmental laws and the conditions of their Site Management Plan (SMP).

For more information on closed landfills and Council's associated management responsibilities, please refer to our closed landfill management web page ([Redlands Closed Landfill](#)).

Legislative requirements

Site Management Plan

If you are leasing a site with a SMP, it is both Council's and the site occupier's responsibility under the *Environmental Protection Act 1994* to comply with it. The SMP has been developed by Council and approved by the Queensland Environmental Regulatory Authority.

The SMP will help manage any potential environmental or health impacts at the site. John Fredricks Park is currently the only site to have a SMP, although one is also under development for Judy Holt Park.

General environmental duty

If the site you are leasing does not have a SMP, then your general environmental duty under the *Environmental Protection Act 1994* defines your responsibilities as:

A person must not carry out any activity that causes or is likely to cause environmental harm, unless measures to prevent or minimise the harm have been taken.

Site limitations

All Council's closed landfill sites are listed on the Environmental Management Register (EMR), which requires soil to be tested to determine if it is contaminated before it can be removed from site. This means Council will need to leave soil stockpiles on site from time to time.

Site work may also be required to reduce the likelihood of contaminants from reaching the environment. Sometimes the work needed may cause some disruptions to the normal operation of the site. In these circumstances Council will work closely with the lessee to minimise disruption.

Responsibilities

Leasing or holding a licence to occupy land on a closed landfill site includes many responsibilities.

Before conducting any work on Council land, you must apply for landowner's consent by submitting an application via Council's website.

Council can refuse an application or grant it with specific conditions.

Approvals for work on a closed landfill

Council's Waste Infrastructure and Asset Management team will review the landowner's consent application and assess the type of earthworks or hot works proposed.

Earthworks may include:

- excavation
- removal or disposal of soil
- installation of light or football posts
- trenching for services
- building and fence construction.

Hot works may include:

- riveting
- welding
- flame cutting
- fire or spark-producing operations.

Council will advise if an 'Application for Works at Closed Landfills' form is required.

This form will provide Council with the information required to assess the impact of the works proposed and the controls needed to manage the risks.

All approvals must be obtained from Council before any works begin.

Site Works

Site works such as filling, levelling, excavation and removal or disposal of soil must be carried out in a way that does not harm the environment.

Following submission of the 'Application for Works at Closed Landfills' form, Council will complete an assessment and ensure that all risks are adequately addressed and advise if the work can go ahead. If approval to carry out the work is granted, you will be required to manage the risks outlined in your safety documentation.

Typical risks specific to closed landfills that need to be managed include:

- landfill gas
- leachate
- subsidence
- contaminated soils
- hazardous materials.



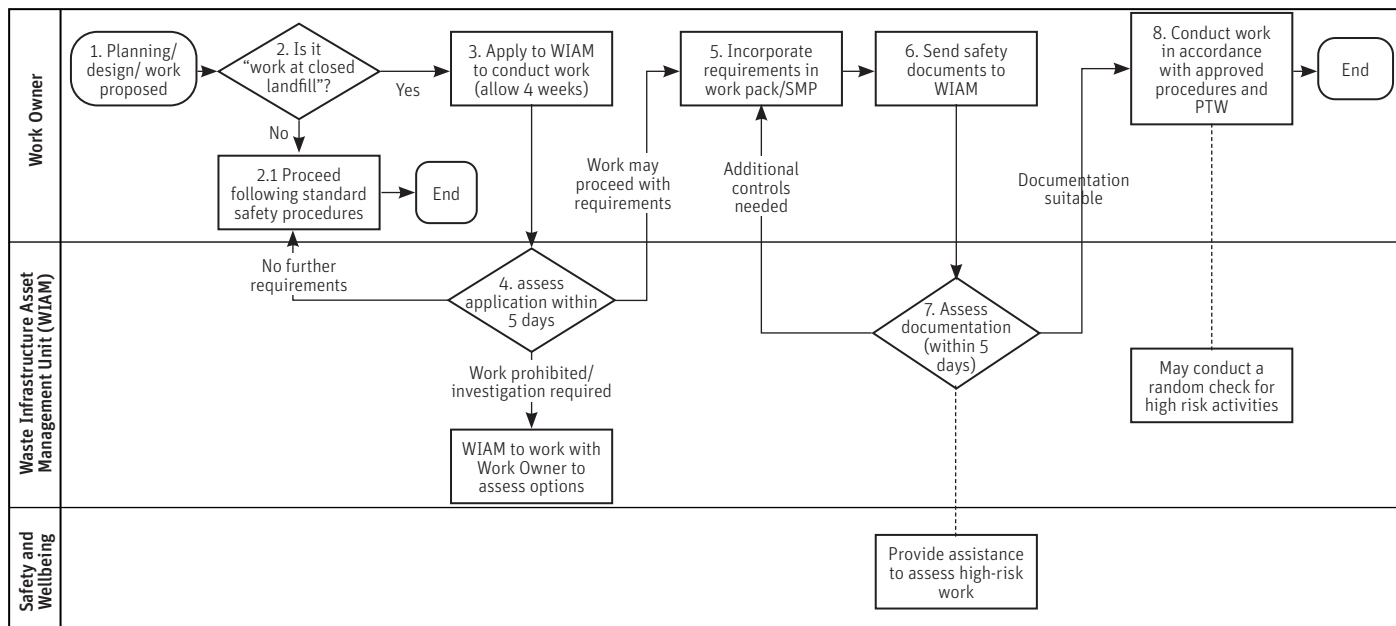


Figure 1. Application and approval process for carrying out work at a closed landfill

For more information on these, please refer to Council’s Closed Landfill Management web page (🔗 Redlands Closed Landfill).

For larger projects, an Environmental Management Plan (EMP) may be required. An EMP will need to be submitted to Council for review before site works can begin.

Typical issues that would need to be addressed in an EMP include:

- erosion and sediment control
- surface and groundwater
- dust
- odour
- noise
- controls to manage material transport
- application for a soil disposal permit and waste tracking, if required
- fire ant controls
- protecting and restoring capping and soil profile during and after works
- documenting sources of imported fill.



Reporting

Should you observe a dangerous occurrence or an unusual issue at a site, please report to it to Council as soon as possible. If it is dangerous, where practical, put up some temporary barricading to prevent injury until Council can investigate and address the issue.

This could include:

- sinkholes and collapsed ground
- damage to groundwater or gas monitoring wells
- erosion
- exposed waste
- excessive ponding of water.

Incidents and emergencies

If you notice any of the following incidents or activities at one of Council’s closed landfill sites, please contact Council on 3829 8999 to report it and we will investigate:

- a spill or unauthorised discharge of a liquid, e.g., oil, petrol, diesel, sewage, paint, solvents, liquid waste or pesticides into a creek, waterway, wetland, drain or on a road or land
- potential environmental harm, e.g., dead fish in a waterway or unhealthy and dying plants
- evidence of contamination, e.g., an unusual colour (leachate will often look orange), odour, temperature or floating matter
- potential for contamination, e.g., illegally dumped waste or spills
- evidence of air pollution, e.g., chemicals, unusual odours or sewage odours
- fire
- illegal dumping of solid or liquid waste, e.g., a waste tanker discharging into drains or creeks or dumping potentially contaminated soil.