



GUIDELINES

For the preparation of a
Public Environmental Report
for the
**Upgrading and expansion of a
Foundry at Cromwell Road, Kilburn**
Proposal by Bradken Resources Pty Ltd



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Planning SA

Primary Industries and Resources SA

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ISBN 0 7590 01057
FIS 22518

June 2006

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1 INTRODUCTION

- 1.1 On 25 January 2006, the Minister for Urban Development & Planning (Minister) made an initial declaration in the Government Gazette for the proposed upgrading and expansion of the Bradken Resources Pty Ltd (Bradken) foundry located on Cromwell Road in Kilburn would be known as a Major Development and be assessed under the provisions of Section 46 of the *Development Act 1993*. The Minister varied the declaration on 13 April 2006 to exclude a number of elements from the proposed Major Development (refer to section 2.4).
- 1.2 Bradken is seeking to upgrade and expand its existing operations from 12,500 tonnes of metal products per annum to an output of 32,000 tonnes per annum. The current process will not change as a result of the proposed project. The proposed expansion would result in a new furnace building and foundry bay constructed and extension of the after cast building and enclosure of the northwest corner of the existing foundry building.
- 1.3 The Major Developments Panel (Panel) is an independent statutory authority that has the task of determining the appropriate form of assessment for a Major Development, and setting Guidelines for the requisite documentation. To assist in this process, the Panel produced an Issues Paper on the proposal and invited public and Government Agency comment. The date by which submissions could be made on the Issues Paper has closed, but the Issues Paper can still be accessed free of charge to obtain further information about the proposal, at Planning SA and the City of Port Adelaide Enfield. It can also be viewed at Planning SA's 'Major Developments Panel' website: http://www.planning.sa.gov.au/md_panel/index.html
- 1.4 Following consideration of all public and government submissions, the Panel has determined that the proposal will be subject to the processes and procedures of a Public Environmental Report (PER), as set out in Section 46C of the *Development Act 1993*, including, but not limited to the following reasons:
 - 1.4.1 Economic benefits to the region and the State
 - 1.4.2 Potential impacts on the adjacent community resulting from noise, odour and dust emissions
 - 1.4.3 Potential environmental impacts associated with stormwater, trade waste, solid waste and the storage and use of dangerous substances and chemicals
 - 1.4.4 Effects of increased traffic as a result of the increased production and increased labour requirements for the expanded operations
 - 1.4.5 The opportunity for net environmental gain and sustainability as a result of the proposed upgrade and expansion
- 1.5 The Panel has now prepared Guidelines for the proposed development based on the significant issues relating to the proposed development and taking into consideration the issues raised in the submissions. The PER should be prepared in accordance with these Guidelines and should describe what the proponent wants to do, what the environmental effects will be and how the proponent plans to manage the proposed development.

- 1.6 A further opportunity for public comment will occur when the completed PER is released for public exhibition. At that time, an advertisement will be placed in *The Advertiser* and the local newspapers, *the Standard Messenger*, to indicate where the PER is available, and the length of the public exhibition period. During the exhibition period, written submissions on the proposal can be made to the Minister for Urban Development & Planning.
- 1.7 The Panel's role in the assessment process is now fulfilled. The Minister will continue with the assessment process under Section 46 of the *Development Act 1993* from this point. The object of Section 46 is to ensure that matters affecting the environment, the community or the economy to a significant extent, are fully examined and taken into account in the assessment of this proposal.
- 1.8 The documentation and the analyses from the assessment process will then be used by the Governor in the decision-making process, under Section 48 of the *Development Act 1993*, to decide whether or not the proposal should be approved and, if so, the conditions that could apply.

2 BACKGROUND

- 2.1 Bradken is the proponent for the proposed development. It is an Australian Company which established its plant at Cromwell Road in Kilburn in 1949 and currently employs 180 people on the site. It supplies equipment for the mining and resources industry, including mill liners, crusher liners and crawler systems.
- 2.2 Bradken is proposing to increase the capacity and modernise its operations primarily to meet the demand from growth in the mining and resources and industrial sectors. The proposed investment at Kilburn is expected to be between \$40 million and \$45 million, the majority of which would be spent locally.
- 2.3 The company currently produces 12,500 tonnes of metal products per annum and it is seeking to upgrade and expand its operations to an output of 32,000 tonnes per annum. The current manufacturing process will not change significantly as a result of the proposed project.
- 2.4 On 25 January 2006, the Minister made a declaration in the Government Gazette for the proposed development to be assessed as a Major Development under the provisions of Section 46 of the *Development Act 1993*. The Minister varied the declaration on 13 April 2006 to exclude a number of elements from the proposed Major Development. These elements will be assessed through the City of Port Adelaide Enfield normal development assessment process because they are related to the current operations and are not contingent on a decision on the proposed expansion. These elements include:
 - 2.4.1 Construction of a new amenity building for employees and demolition of existing amenity building
 - 2.4.2 Extension of existing eastern noise attenuation mound to 4.5 metres height
 - 2.4.3 Construction of an additional 4.5 metre high noise attenuation mound in the north-eastern corner of the site
 - 2.4.4 Construction and demolition associated with relocation and replacement of heat treatment ovens and relocation of wash bay
 - 2.4.5 Realignment of internal roads.
- 2.5 The Panel has determined that the proposal will be subject to the processes and procedures of a PER, as set out in Section 46C of the *Development Act 1993*.
- 2.6 The proponent has been advised by the Minister that a PER is required to assist the Government in assessing the environmental, social and economic impacts of the proposal. A PER is to be prepared by the proponent, which will describe what the proponent wants to do, what the impacts will be and how the proponent plans to manage the impacts of the project.
- 2.7 The Panel has prepared these Guidelines for the proponent based on the significant issues relating to the proposed development. These Guidelines identify the issues associated with the proposal that must be addressed in the PER. To assist in determining the significant issues, an Issues Paper was released for public and agency comment.

This period for comment closed on 23 May 2006. In preparing the Guidelines, the Panel has considered the issues raised in the submissions.

- 2.8 A further opportunity for public comment will occur when the completed PER is released for comment. At that time, an advertisement will be placed in *The Advertiser* and the relevant local newspaper the *Standard Messenger*, to indicate where the PER document is available and the length of the public exhibition period, during which time written submissions can be made to the Minister. A public meeting will also be held during the exhibition period and this will also be advertised in *The Advertiser* and the *Standard Messenger*.

3 THE PUBLIC ENVIRONMENTAL REPORT PROCESS

- 3.1 A PER, as defined in section 46C of the *Development Act 1993*, includes a description and analysis of issues relevant to the development and the means by which those issues can be addressed.
- 3.2 The PER should detail the expected environmental, social and economic effects of the development. The PER must consider the extent to which the expected effects of the development are consistent with the provisions of any Development Plan, the Planning Strategy and any matter prescribed by the regulations under the *Development Act 1993*. The PER should also state the proponent's commitments to meet conditions (if any) placed on any approval that may be given to avoid, mitigate or satisfactorily control and manage any potential adverse impacts of the development on the environment. Further to this, any other information required by the Minister must be considered.
- 3.3 In preparing the PER, the proponent should bear in mind the following aims of the PER and public review process:
 - 3.3.1 To provide a source of information from which interested individuals and groups may gain an understanding of the proposal, the need for the proposal, the alternatives, the environment which would be affected, the impacts that may occur and the measures to be taken to minimise these impacts.
 - 3.3.2 To provide a forum for public consultation and informed comment on the proposal.
 - 3.3.3 To provide a framework in which decision-makers may consider the environmental aspects of the proposal in parallel with social, economic, technical and other factors.
- 3.4 Following the release of the Guidelines adopted by the Panel:
 - 3.4.1 The PER must be prepared by the proponent in accordance with these Guidelines.
 - 3.4.2 The PER is referred to the City of Port Adelaide Enfield and to any prescribed authority or body, and to other relevant authorities or bodies for comment.
 - 3.4.3 Public exhibition of the PER document by advertisement is undertaken for a least 30 business days. Written submissions are invited.
 - 3.4.4 A public meeting is held in the locality by Planning SA during the period for making submissions, to provide information on the development or project, to explain the PER document and processes, and to assist interested persons to make submissions under the *Development Act 1993*.
 - 3.4.5 Copies of the submissions from the public, Council and other relevant agencies will be given to Bradken (the proponent) soon after closing of the public comment period.
 - 3.4.6 The proponent must then prepare a written response in a 'Response Document' to the matters raised by the Minister, Council or any prescribed or specified authority or body and the public. The proponent is given two months to provide this to the Minister.

- 3.4.7 The Minister then prepares an Assessment Report taking into account any submissions and the proponent's response to them. Comments from the Council or other authority or body may be considered as the Minister thinks fit.
- 3.4.8 The Assessment Report and the Response Document are to be kept available for inspection and purchase at a place and period determined by the Minister. Availability of each of these documents will be notified by advertisements in the *Advertiser* newspaper and the *Standard Messenger*.
- 3.4.9 A copy of the PER, the Response Document prepared by the proponent and the Assessment Report will be given to the City of Port Adelaide Enfield.
- 3.4.10 The Governor is the relevant decision-maker under Section 48 of the *Development Act 1993*, when a development application is subject to the PER process.
- 3.4.11 In arriving at a decision, the Governor must have regard to:
- Provisions of the appropriate Development Plan and Regulations
 - If relevant, the Building Rules
 - The Planning Strategy
 - PER and Assessment Report
 - If relevant, the *Environment Protection Act 1993*.

4 THE PUBLIC ENVIRONMENTAL REPORT DOCUMENT

- 4.1 The Guidelines set out the major issues associated with the proposal and their degree of significance as determined by the Panel. It describes each issue and then outlines the way that these issues should be dealt with in the Public Environmental Report.
- 4.2 In these Guidelines the terms “description” and other similar terminology should be taken to include both quantitative and qualitative materials as practicable and meaningful. Similarly, adverse and beneficial effects should be presented in quantitative and/or qualitative terms as appropriate.
- 4.3 The main text of the PER should be clear and precise and presented in terms that are readily understood by the general reader. Technical details should be included in the appendices so that the PER forms a self-contained entity.
- 4.4 The document should give priority to the major issues associated with the proposal. Matters of lesser concern should be dealt with only to the extent required to demonstrate that they have been considered to assist in focussing on the major issues.
- 4.5 The following should be included in the PER:

4.5.1 SUMMARY

- 4.5.2 The PER should include a concise summary of the matters set out in section 46C of the *Development Act 1993* and include all aspects covered under the headings set out in the Guidelines below, in order for the reader to obtain a quick but thorough understanding of the proposal and the resulting environmental impact.

4.5.3 INTRODUCTION

The introduction to the PER should briefly cover the following:

- Background to, and objectives of, the proposed development.
- Details of the proponent.
- Staging and timing of the proposal, including expected dates for construction and operation.
- Relevant legislative requirements and approval processes.
- Purpose and description of the PER process.

4.5.4 NEED FOR THE PROPOSAL

- The specific objectives that the proposal is intended to meet, including market requirements.
- Expected local, regional and state benefits and costs, including those that cannot be adequately described in monetary or physical terms (e.g. effects on aesthetic amenity), and
- A summary of environmental, economic and social arguments to support the proposal, including the consequences of not proceeding with the proposal.

4.5.5 DESCRIPTION OF THE PROPOSAL

The description of the proposal should include the following information:

- the process and timing of the construction
- details of the immediate and broader location of the proposed facility
- details on all buildings and structures associated with the proposed facility
- details on the operation of the proposed facility
- relevant Development Plan zones
- site layout plans
- transport requirements for construction , maintenance and operation
- access requirements and site parking facility arrangements
- landscaping details
- any other infrastructure requirements and availability and
- an operational management plan

4.6 The PER must include the following:

4.6.1 ASSESSMENT OF EXPECTED ENVIRONMENTAL, SOCIAL AND ECONOMIC EFFECTS

The assessment of effects should include all issues identified in Section 5 of these Guidelines.

4.6.2 CONSISTENCY WITH GOVERNMENT POLICY

The *Development Act 1993* requires the PER to state the consistency of the expected effects of the proposed development, with the relevant Development Plan and Planning Strategy.

4.6.3 AVOIDANCE, MITIGATION, MANAGEMENT AND CONTROL OF ADVERSE EFFECTS

The proponent's commitment to meet conditions proposed to avoid, mitigate, satisfactorily manage and/or control any potentially adverse impacts of the development on the physical, social or economic environment, must be clearly identified in an Environmental Management and Monitoring Plan and included as part of the Public Environmental Report.

4.7 The PER should also provide the following additional information:

4.7.1 SOURCES OF INFORMATION

The sources of information (e.g. reference documents, literature searches, research projects, authorities consulted) should be fully referenced, and reference should be made to any uncertainties in knowledge. Where judgments are made, or opinions given, these will need to be clearly identified as such, and the basis on which these judgments or opinions are made will need to be justified. The expertise of those making the judgments including the qualifications of consultants and authorities should also be provided.

4.7.2 APPENDICES

Technical and additional information relevant to the PER that is not included in the text should be included in the appendices (maps, graphs, tables, photographs, reports etc.). A glossary may also be appropriate.

The design of the proposal should be flexible enough to incorporate changes to minimise any impacts highlighted by this evaluation or by post-operation monitoring programs.

4.7.3 OTHER

Appropriate plans, drawings and elevations are needed for a decision to be made. As much information as possible is required about the design and layout of the proposal.

5 ISSUES IDENTIFIED BY THE MAJOR DEVELOPMENTS PANEL

5.1 NEED FOR THE PROPOSAL

- 5.1.1 Describe the need for the proposal, including the reasons for its proposed location, scale and staging.
- 5.1.2 Quantify the net environmental gains expected from the proposal.
- 5.1.3 Discuss alternative plant locations, such as the designated Cast Metals Precinct at Wingfield, with a comparative discussion of the social, economic, environmental, employment and infrastructure advantages and disadvantages of the location considered. This should include comment on buffer distances that apply or are present between the industrial sites and other sensitive receptors (e.g residential).
- 5.1.4 Assess the implications for site operations if the upgrading and expansion is not undertaken at the existing site.

5.2 ECONOMIC ISSUES

- 5.2.1 Provide information on the economic benefits and costs of the proposal to the State and at local levels. This should include an explanation as to why the benefits could only be provided at the existing site, rather than an alternative site.
- 5.2.2 Describe the direct and indirect consequences of the proposal not proceeding.
- 5.2.3 Describe, in quantitative as well as qualitative terms, the direct and indirect consequences associated with the proposed development and then its ongoing operation in the region, including the consequences for other local employers and companies.
- 5.2.4 Describe the flow-on effects to other local supply and service industries.
- 5.2.5 Quantify the employment that will be generated including opportunities for skilled, semi-skilled and unskilled employment and describe the nature and range of this employment.
- 5.2.6 Evaluate the potential for the project to attract and enhance business operations of other industries and commercial ventures.
- 5.2.7 Describe any public infrastructure requirements and detail any potential State or Local Government costs.

5.3 EFFECTS ON COMMUNITIES

- 5.3.1 Detail the approximate size of the construction workforce, including both local and non-local recruitment numbers and the impacts on the local and broader community.
- 5.3.2 Describe the timing and effect on the local and broader communities of the creation of around 100 jobs during the operational phase and describe the nature of this employment.

- 5.3.3 Describe the community consultation process to date, its outcomes and any strategies for the future.
- 5.3.4 Describe the effect of the proposal on existing visual amenity and landscape quality for employees, adjoining residents and businesses, including the effects of the built form of structures, raw material handling and car parking facilities.
- 5.3.5 Provide details of the proposed landscape treatment, design and construction of the facility and opportunities for ameliorating visual impacts.
- 5.3.6 Describe the proximity to dwellings and any sensitive land uses and identify the expected changes and impacts (including improvements) on the users of this land (e.g. residents), particularly from odour, noise, dust and other atmospheric contaminants such as gases and volatile compounds.
- 5.3.7 Identify any risks for users of the road network around the site, as well as users of public reserves within close proximity of the proposed expansion.
- 5.3.8 Provide details of the design treatment, colours and materials of buildings and structures along road frontages.
- 5.3.9 Describe the effects and management of lighting.
- 5.4 ENVIRONMENTAL ISSUES
 - 5.4.1 Provide a description of the current production processes and for the proposed expanded plant and include process flow diagrams.
 - 5.4.2 Quantify material balances showing quantities of all process inputs and outputs (including bi-products and any new chemical compounds) and discharges to land and groundwater, surface water and stormwater systems, and emissions to air (Refer to Note 1 on page 17).
 - 5.4.3 Describe the status of compliance with EPA requirements for the current operations and explain how the expanded development will lead to environmental improvements.
 - 5.4.4 Provide details of odour emissions from the current operations and their expected changes due to the proposed upgrading and expansion. These changes could be from increased production rates or from new technology (such as changes to resin binders in the moulding sand). The details should include modelling of dispersion, and reference to the degree of accuracy and reliability of the modelling (Refer to Note 2 on page 17).
 - 5.4.5 Provide details of expected noxious, hazardous or environmentally damaging emissions to the atmosphere from stacks and fugitive sources, including a list of chemical species and their concentrations in the emissions. This should consider the formation of dioxin in fumes from the new furnace and the proposed management measures (Refer to Note 3 on page 17).
 - 5.4.6 Provide results of dispersion modelling of dust and other particulate matter from the plant, especially fine particulate matter (PM10 and PM 2.5).
 - 5.4.7 Describe measures to limit and contain dust emissions.

- 5.4.8 Provide the results of dispersion modelling studies of atmospheric emissions taking into account local conditions (including pollutant loads and climatic conditions) and possible failure or incomplete operation of emission control mechanisms. Reference should be made to methodological and data assumptions and confidence intervals of results. The information should be correlated with records of complaints relating to emissions.
- 5.4.9 Describe the extent to which emissions can be contained and managed within statutory limits including in the event of process control failure.
- 5.4.10 Identify the potential impacts of pollutants on surface water, ground water and soil.
- 5.4.11 Provide information on the environmental noise effects of operation of the facility, identifying all expected noise sources of the proposed expansion and identify the extent to which these noise emissions would be reduced and contained (e.g. via building design and materials) to minimise effects upon the wider locality, including effects resulting from the increase in road usage (Refer to Note 4 on page 17).
- 5.4.12 Describe the construction and operation of chemical storage facilities and outdoor material stockpiles including materials handling, storage bay design, shed enclosures, bunding, draining, and the handling and recovery of spills and emergencies.
- 5.4.13 Describe the water requirements and supply in the process, including a water balance and ways in which water would be minimised and recycled or re-used (Refer to Note 1 on page 17).
- 5.4.14 Describe to what extent the proposed expansion involves, or is for the purposes of, an activity of major environmental significance as prescribed in Schedule 1 of the Environment Protection Act 1993.
- 5.4.15 Describe the extent to which the expected effects of the proposal are consistent with: the Objects of the Environment Protection Act 1993 and the general environmental duty; and relevant environment protection policies under that Act.
- 5.4.16 Describe the existing stormwater catchments and drainage for the site and water quality in the surface water pond (Refer to Note 1 on page 17).
- 5.4.17 Describe the water quality monitoring being undertaken at the site and reporting mechanisms to public authorities (Refer to Note 1 on page 17).
- 5.4.18 Describe any proposed upgrade of the stormwater management and monitoring provisions as a result of the proposed upgrade, to minimise the risk of pollution of soil, surface water (including stormwater) and groundwater (Refer to Note 1 on page 17).
- 5.4.19 Determine the existing groundwater conditions at the site by the undertaking of site specific groundwater investigations to determine groundwater levels and water quality (Refer to Note 1 on page 17).
- 5.4.20 Assess the potential impact the proposed development may have on groundwater quality (Refer to Note 1 on page 17).
- 5.4.21 Quantify greenhouse gas emissions from existing operations and the proposed expansion and compare them with alternative best practice foundry technologies and plants.

5.4.22 Identify any energy conservation measures, any efficiencies and potential mitigation measures.

5.4.23 Provide a draft Environmental Management and Monitoring Plan that deals with:

- Emissions to air, including fumes, odour and dust
- Noise
- Surface water
- Groundwater
- Raw materials and finished product storage
- Solid and Liquid Wastes (including sewage and trade wastes) and management and disposal of dioxin contaminated solids from the new furnace taking into consideration:
 - Methods of storage
 - Methods of treatment (if any) prior to disposal
 - Disposal method and location
 - Options for minimising and recycling the various wastes including spent core and mould sand
- Hazardous and dangerous substances
- Strategies and actions to respond to outcomes identified in the monitoring programmes

5.5 TRAFFIC AND PARKING

5.5.1 Describe current site access for materials, products and the workforce, including reference to any potential alternate access route.

5.5.2 Provide a traffic assessment report for both construction and operational phases including information on vehicle types, numbers, span of hours over which the movements occur, designated access routes and frequency of movements to and from the local road network and the potential impacts on the adjacent community and other road users.

5.5.3 Investigate potential impact on traffic conditions on the surrounding arterial road network and any infrastructure improvements that would be required to provide safe and efficient access.

5.5.4 Describe the adequacy of car parking provisions for additional employees and details of any provisions for extra parking arrangements.

5.5.5 Describe the impact on local access from additional parking arrangements on site.

- 5.5.6 Provide information on the traffic movements and parking at shift changeover, especially the potential impacts on local residents and proposed ways to mitigate these impacts.
- 5.5.7 Describe the effects of any changes in vehicular movement through the locality to the site, including heavy vehicles.
- 5.5.8 Identify the greenhouse gas emission contribution associated with the traffic component of the proposed expansion.
- 5.5.9 Describe any arrangements to cater for cycling as an alternative mode of transport for staff.

5.6 RISK/HAZARD MANAGEMENT

- 5.6.1 Identify and evaluate any risks and hazards associated with the plant, using the Australian Standard AS/NZS4360 Risk Management as a basis for the risk assessment. This should include an initial qualitative risk analysis, followed by a quantitative risk assessment as appropriate.
- 5.6.2 Document the assumptions, methods, data sources and results used in the risk assessment.
- 5.6.3 Describe plant operations, start-up and shutdown issues, and the transport, unloading, storage, handling and use of hazardous materials.
- 5.6.4 Evaluate the risk of fire at the site and any potential impacts on human health and to the environment.
- 5.6.5 Describe the proposed storage arrangements for dangerous substances and associated fire protection facilities.
- 5.6.6 Evaluate the potential effects of any accidents involving dangerous substances on the environment and public health in the vicinity of the site.
- 5.6.7 Describe the management and rehabilitation of any spills of any dangerous substances that may be kept on site.
- 5.6.8 Detail the number of vehicles carrying dangerous substances travelling to/from the site within a given period, the routes adopted to avoid the residential network, and the potential effects on the environment and public health if an accident should occur off-site, including the management measures for the transport of oversize product from the site.
- 5.6.9 Evaluate the potential and implications of any seismic risks.
- 5.6.10 Describe the maintenance programs for any new cooling towers and the potential for any *legionella* outbreak.

5.7 CONSTRUCTION AND OPERATIONAL EFFECTS

- 5.7.1 Provide a site construction management plan aimed at minimising effects on the local environment.

- 5.7.2 Describe the transport and storage of construction materials and strategies to minimise impacts on the environment and public health.
- 5.7.3 Outline measures for the control of dust, vibration, noise emissions, stormwater pollution and litter during construction, and make reference to relevant codes of practice such as the EPA Code of Practice for the Building and Construction Industry for Stormwater Pollution Prevention.
- 5.7.4 Outline the management and scheduling measures that will be undertaken during demolition activities and site preparation, including the removal of asbestos containing materials and the assessment and management of any existing contamination.
- 5.7.5 Describe how environmentally acceptable work practices and monitoring programs will be implemented.
- 5.7.6 Describe how the existing operations will be conducted during the construction phase.
- 5.7.7 Outline the transitional arrangements from decommissioning the old plant and commissioning the upgraded and expanded plant.
- 5.7.8 Identify any potential visual effects of external lighting and strategies to avoid any light spills.
- 5.7.9 Outline the potential need for, and limitations to, any future expansion.
- 5.7.10 Describe the management of the identified construction and operation effects, including reference to any baseline studies (e.g. soil and water).
- 5.7.11 Identify any known adverse impacts that have arisen in respect of similar and like manufacturing plants and, if applicable to the proposed upgrading and expansion, how they would be avoided or mitigated.
- 5.7.12 Describe monitoring and reporting mechanisms, both internal and to public authorities.

5.8 EFFECTS ON INFRASTRUCTURE REQUIREMENTS

- 5.8.1 Describe any changes needed to gas, electricity, water and sewerage services for the proposed upgrading and expansion and how these would be implemented, and whether there would be any impact on access to these services by the local community.
- 5.8.2 Describe access arrangements for emergency services.
- 5.8.3 Describe any changes that would be required to the infrastructure of local roads and how these would be implemented.

5.9 PLANNING AND ENVIRONMENTAL LEGISLATION AND POLICIES

- 5.9.1 Describe the proposal's consistency with the relevant Planning Strategy and Development Plan, including the Objectives and Principles of Development Control for the General Industry (1) Zone and adjacent zones.

5.9.2 Describe the proposal's consistency with State and Australian legislation and initiatives relating to air emissions (including recommended buffer distances from sensitive receptors), greenhouse issues and management of waste products.

Note 1: Reference should be made to the Environment Protection (Water Quality) Policy 2003.

Note 2: Reference should be made to the SA EPA Draft Guidelines on odour emissions to identify the performance criteria. In the design of the upgraded plant, reference should be made to the performance of capture treatment and neutralisation and dispersion of chemicals that cause odour.

Note 3: The report on the expected emissions should describe the existing emission load, any emissions from the expansion and the expected total load of emissions. The report should also relate to Schedule 1 of the Environment Protection (Air Quality) Policy 1994, the National Environment Protection Measure for Ambient Air Quality and the SA EPA Guideline Air Quality Impact Assessment using Design Ground Level Pollutant Concentrations, January 2006.

Note 4: Reference should be made to Environment Protection (Industrial Noise) Policy and the Environment Protection (Machine Noise) Policy and EPA Guidelines.

APPENDIX 1

Development Act 1993, Section 46C—PER process—Specific provisions

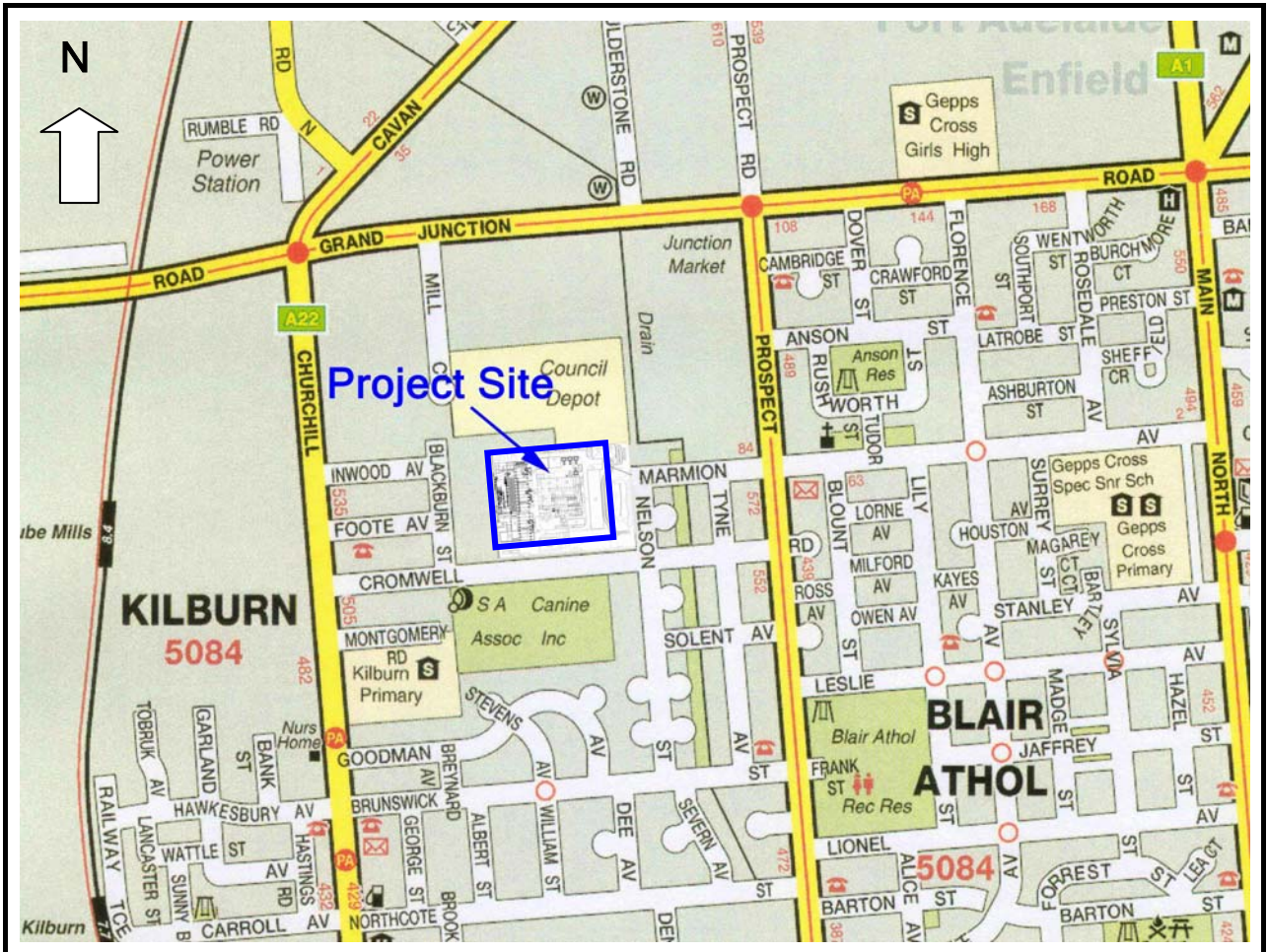
- (1) This section applies if a PER must be prepared for a proposed development or project.
- (2) The Minister will, after consultation with the proponent—
 - (a) require the proponent to prepare the PER; or
 - (b) determine that the Minister will arrange for the preparation of the PER.
- (3) The PER must be prepared in accordance with guidelines determined by the Major Developments Panel under this subdivision.
- (4) The PER must include a statement of—
 - (a) the expected environmental, social and economic effects of the development or project;
 - (b) the extent to which the expected effects of the development or project are consistent with the provisions of—
 - (i) any relevant Development Plan; and
 - (ii) the Planning Strategy; and
 - (iii) any matters prescribed by the regulations;
 - (c) if the development or project involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the *Environment Protection Act 1993*, the extent to which the expected effects of the development or project are consistent with—
 - (i) the objects of the *Environment Protection Act 1993*; and
 - (ii) the general environmental duty under that Act; and
 - (iii) relevant environment protection policies under that Act;
 - (ca) if the development or project is to be undertaken within the Murray-Darling Basin, the extent to which the expected effects of the development or project are consistent with—
 - (i) the objects of the *River Murray Act 2003*; and
 - (ii) the *Objectives for a Healthy River Murray* under that Act; and
 - (iii) the general duty of care under that Act;
 - (cb) if the development or project is to be undertaken within, or is likely to have a direct impact on, the Adelaide Dolphin Sanctuary, the extent to which the expected effects of the development or project are consistent with—
 - (i) the objects and objectives of the *Adelaide Dolphin Sanctuary Act 2005*; and
 - (ii) the general duty of care under that Act;

- (d) the proponent's commitments to meet conditions (if any) that should be observed in order to avoid, mitigate or satisfactorily manage and control any potentially adverse effects of the development or project on the environment;
 - (e) other particulars in relation to the development or project required—
 - (i) by the regulations; or
 - (ii) by the Minister.
- (5) After the PER has been prepared, the Minister—
- (a) —
 - (i) must, if the PER relates to a development or project that involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the *Environment Protection Act 1993*, refer the PER to the Environment Protection Authority; and
 - (ia) must, if the PER relates to a development or project that is to be undertaken within the Murray-Darling Basin, refer the PER to the Minister for the River Murray; and
 - (ib) must, if the PER relates to a development or project that is to be undertaken within, or is likely to have a direct impact on, the Adelaide Dolphin Sanctuary, refer the PER to the Minister for the Adelaide Dolphin Sanctuary; and
 - (ii) must refer the PER to the relevant council (or councils), and to any prescribed authority or body; and
 - (iii) may refer the PER to such other authorities or bodies as the Minister thinks fit,

for comment and report within the time prescribed by the regulations; and
 - (b) must ensure that copies of the PER are available for public inspection and purchase (during normal office hours) for at least 30 business days at a place or places determined by the Minister and, by public advertisement, give notice of the availability of copies of the PER and invite interested persons to make written submissions to the Minister on the PER within the time determined by the Minister for the purposes of this paragraph.
- (6) The Minister must appoint a suitable person to conduct a public meeting during the period that applies under subsection (5)(b) in accordance with the requirements of the regulations.
- (7) The Minister must, after the expiration of the time period that applies under subsection (5)(b), give to the proponent copies of all submissions made within time under that subsection.
- (8) The proponent must then prepare a written response to—
- (a) matters raised by a Minister, the Environment Protection Authority, any council or any prescribed or specified authority or body, for consideration by the proponent; and
 - (b) all submissions referred to the proponent under subsection (7),
- and provide a copy of that response to the Minister within the time prescribed by the regulations.
- (9) The Minister must then prepare a report (an *Assessment Report*) that sets out or includes—

- (a) the Minister's assessment of the development or project; and
 - (b) the Minister's comments (if any) on—
 - (i) the PER; and
 - (ii) any submissions made under subsection (5); and
 - (iii) the proponent's response under subsection (8); and
 - (c) comments provided by the Environment Protection Authority, a council or other authority or body for inclusion in the report; and
 - (d) other comments or matter as the Minister thinks fit.
- (10) The Minister must, by public advertisement, give notice of the place or places at which copies of the Assessment Report are available for inspection and purchase.
- (11) Copies of the PER, the proponent's response under subsection (8), and the Assessment Report must be kept available for inspection and purchase at a place determined by the Minister for a period determined by the Minister.
- (12) If a proposed development or project to which a PER relates will, if the development or project proceeds, be situated wholly or partly within the area of a council, the Minister must give a copy of the PER, the proponent's response under subsection (8), and the Assessment Report to the council.

APPENDIX 2
LOCATION PLAN



Source: UDB 2005