

GUIDELINES

For the preparation of a

DEVELOPMENT REPORT

**Primary produce processing plant expansion
at Virginia**

Proposal by Mitolo Group Pty Ltd

October 2019

www.saplanningcommission.sa.gov.au

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1. BACKGROUND

On 30 May 2019 the Minister for Planning (the Minister) declared the expansion of the existing Mitolo Group primary produce processing Plant at Virginia to be assessed as a Major Development pursuant to Section 46 of the *Development Act 1993* (the Act) (published in the Government Gazette on 6 June 2019).

Section 46 of the Act ensures 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.

This document is the guidelines as set by the State Planning Commission specifically prepared for this application. The State Planning Commission (the Commission) has determined that the proposal will be subject to the processes of a Development Report (DR), as set out in Section 46D of the Act.

This document is the guidelines as set by the Commission specifically prepared for this application.

The DR should be prepared in accordance with these Guidelines and should describe in detail what the proponent wants to do, what the impacts will be and how they are to be managed and/or mitigated, and how the proponent intends to manage the project.

The DR should cover both the construction and ongoing operation of the development and, where possible, should outline opportunities to incorporate best practice and design.

The *Development Act 1993* requires that a DR be publically exhibited for a period of at least 15 business days.

2. DESCRIPTION OF PROPOSAL

The proponent of the proposed development is the Mitolo Group. The Mitolo Group is a family owned company based in South Australia and is the leading supplier of fresh potatoes and onions in Australia. In addition, large shipments of the Group's produce are exported internationally.

The Mitolo Group proposes to expand their existing facility at Virginia to support continued growth and value-adding activities in the region. The expansion includes:

- Increasing the existing production and storage building floor space by 12,000m² (from approximately 20,100m² to 32,100m²).
- Relacing buildings and equipment at the end of their current economic life
- Increasing office floor space from approximately 800m² to 1500m².
- Improving the heavy vehicle access arrangements to and from the site
- Improving parking arrangements
- Introducing sustainable water and energy efficient technologies.

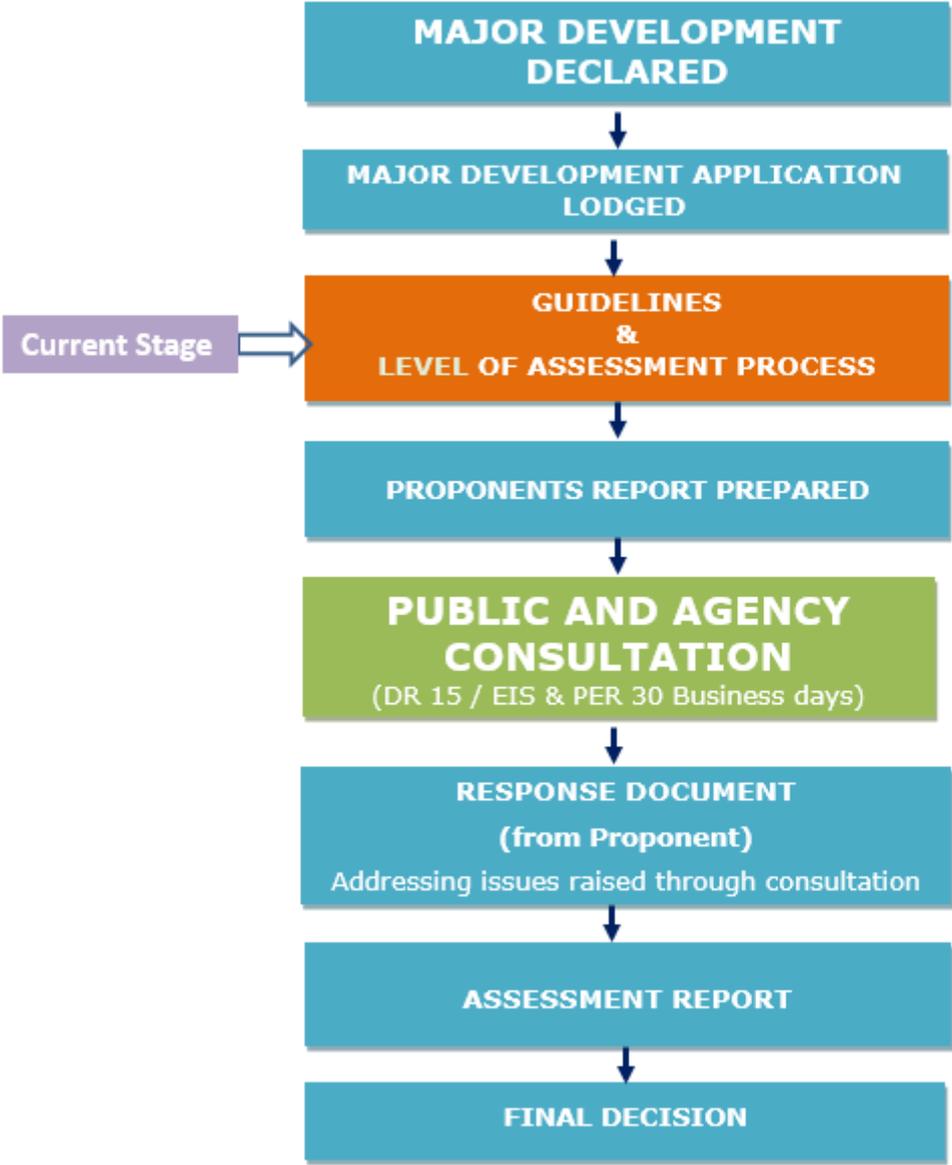
The proposed development will enable greater production capacity with the new facility being able to increase production by approximately 30% to process 200,000 tonnes of potatoes and 55,000 tonnes of onions annually.

3. MAJOR DEVELOPMENT PROCESS AND ROLE OF GUIDELINES

The Major Development/Projects development assessment process enables the Minister for Planning to utilise impact assessment as a strategic tool.

Impact assessment enables the holistic consideration of proposals that might otherwise be of a nature or scale that is not expected through the regular development assessment process and/or Council Development Plan(s).

The major development/project assessment process (*Development Act 1993*) has several steps:



- These Guidelines are prepared to inform the preparation of the Development Report (DR). They set out the assessment issues associated with the proposal along with their scale of risk as determined by the State Planning Commission.
- The DR must be prepared by the proponent in accordance with the Guidelines and should specifically address each guideline.

- Each guideline is intended to be outcome focused and are generally accompanied by a method of investigating the impacts and measures to assessment these impacts. These methods are not exhaustive, and may be just one of a wide range to consider and respond to a particular issue.
- The DR should detail any expected environmental, social and economic effects of the development, and the extent to which the development is consistent with the provisions of the relevant Council Development Plan(s), the Planning Strategy and any matter prescribed by the Regulations under the Act.
- This approach allows the proposal to be assessed concurrently by the Guidelines and the planning policy developed specifically for the local area where appropriate. The consideration of the Development Plan will vary according to planning issues raised by the proposal and those that are expected through the current land uses.
- The completed DR is submitted to the Minister for public release, and is subsequently referred to Council(s) and relevant government agencies for comment.
- An opportunity for public comment will occur when the completed DR is released. Public exhibition is undertaken for 15 business days. An advertisement will be placed in the *Advertiser* and local newspapers inviting submissions.
- Copies of the submissions from the public, Council and other relevant agencies will be provided to the proponent.
- The proponent may then prepare a 'Response Document' within 10 business days to address the matters raised during the public exhibition period.
- An Assessment Report is then prepared by the Minister for Planning. The Assessment Report and the Response Document (if produced) will be available for inspection and purchase at a place determined by the Minister for a period determined by the Minister.
- Availability of each of these documents will be notified by advertisements in *The Advertiser* and local newspapers. A copy of the DR, Response Document (if produced) and the Assessment Report will be provided to the Council.
- The final decision is then made by the Governor pursuant to section 48 of the Act.
- In deciding whether the proposal will be approved and any conditions that will apply, the Governor must have regard to:
 - Provisions of the relevant Development Plan(s);
 - The Development Act and Regulations;
 - If relevant, the Building Code of Australia;
 - The Planning Strategy;
 - The objects of the *Environment Protection Act 1993*, and the general environmental duty of care
 - The DR and the Assessment Report;
 - Where relevant, any other government policies and/or legislation.
- The Act provides that at any time, the Governor can indicate that the development will not be granted authorisation. This may occur if the development is inappropriate or cannot be properly managed. This is commonly referred to as an **early no**.

4. DEVELOPMENT REPORT (DR)

The DR should be presented in terms that are readily understood by the general reader. Technical details should be included in the appendices.

THE REPORT MUST INCLUDE THE FOLLOWING:

Assessment of expected environmental, social and economic effects

The assessment of effects should include all issues identified in these Guidelines and cross referenced to supporting technical references.

Consistency with Government policy

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

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 stated as part of the DR.

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

THE REPORT SHOULD INCLUDE THE FOLLOWING:

Summary

The DR should include a concise summary of the matters set out in Section 46B of the *Development Act 1993* and include all aspects covered under the headings set out in the Guidelines, in order for the reader to obtain a quick but thorough understanding of the proposal and the resulting environmental impacts.

Introduction

The introduction to the DR 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 DR process

Need for the Proposal

A statement of the objectives and justification for the proposal, including:

- 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)
- a summary of environmental, economic and social arguments to support the proposal, including the consequences of not proceeding with the proposal.

Description of the Proposal

The description of the proposal should include the following information:

- the nature of the proposal and location (include identification of any 'activities of environmental significance' or 'activities of major environmental significance' that would trigger the need for referral to the EPA and/or an EPA licence)
- a project plan to outline objectives, constraints, key activity schedule and quality assurance
- site layout plans (including indicative land division plan if relevant)
- the construction and commissioning timeframes (including staging)
- a description of working hours
- a description of the existing environment (including the immediate and broader location)
- a description of the current commercial activities occurring in the area
- details of any demolition of existing buildings that may be required
- details of all new buildings and structures associated with the proposed development
- details of equipment and machinery and their location shown on a plan
- details of the desalination plant (including volume of desalinated water produced per day and per year, and the type and quantity of chemicals to be used)
- details of process water flows (including inputs, outputs, losses and re-use)
- details of all wastewater generated
- details of any other infrastructure requirements and availability
- details on the operation of the proposed development, including proposed operating hours
- the relevant Development Plan zones
- management arrangements for the construction and operational phases (including Environmental Management and Monitoring Plans)
- a contingency plan for delays in construction

Plans and Forms

- **Current Certificate(s) of Title**
- **Context and locality plans** should illustrate and analyse the existing environment and site conditions and the relationship of the proposal to surrounding land and buildings. The plan should be drawn to a large scale to allow presentation on a single sheet and be readily legible. The plan should indicate:

- any neighbouring buildings, infrastructure or facilities, including identification of all sensitive receptors within 300m and the likely use of existing or proposed neighbouring buildings (e.g. dwelling, farm outbuildings, shop, office)
 - location of any watercourse, dams, underground wells, depth to groundwater and/or any other environmentally sensitive areas
 - location of any state heritage in relation to the site
 - existing native vegetation, regulated or significant trees
 - existing roads (public & private)
 - any other information that would help to set the context for the locality
- **Site plan** (drawn at a scale of 1:100 or 1:200) clearly indicating all proposed buildings, structures and works.
 - **Elevations** (drawn at a scale of 1:100 or 1:200) showing all sides of the buildings, structures and works with levels and height dimensions provided in Australian Height Datum.
 - **Cross sections** of the buildings, structures and works, including stockpile and storage facilities showing ground levels, floor levels, ceiling heights and maximum height in Australian Height Datum.
 - **Floor plans** (drawn at a scale of 1:100 or 1:200) for each building or structure demonstrating what is proposed at each floor, with indicative internal layouts.
 - **Site survey plan** demonstrating the development will be contained within the allotment boundaries.
 - A schedule of **materials and finishes and colours**.
 - Location and dimensions of any external **advertising displays**. If signs are to be illuminated or contain a moving display this should to be included.

Specialist Reports and Details

- A **design statement** that provides an understanding of the evolution of the proposal (including options explored and discounted) from the concept to the final design.
- A **transport and access impact assessment** prepared by a suitably qualified traffic and access planner/engineer. The assessment should evaluate current and proposed access arrangements, car parking, as well as pedestrian and vehicle interface at the street and within the local road network.
- A **waste management and minimisation plan (for demolition, construction and operation)** demonstrating the location of waste storage (including separation of recyclables hard waste and e-waste) and disposal facilities on the site and provide details of how these facilities will be serviced.

- A **noise assessment** prepared by a suitably experienced, professional acoustic engineering consultant¹ to demonstrate that the worst case predicted noise level generated by the proposed development would meet the relevant noise criteria (pursuant to the *Environment Protection (Noise) Policy 2017*) at potential noise-affected premises.
- Details of proposed **wastewater management**, including segregation, collection, treatment, storage, reuse and disposal of any wastewater

Details of proposed **stormwater management**, as well as any retention and reuse as part of the development, inclusive of details for connecting into any street drainage channel or council drain and the method of drainage and services proposed to be used.

- A **sustainability assessment** that outlines the environmental sustainability measures (energy efficiency, water sensitive design etc.) incorporated into the proposal.
- A **site history assessment** - if development is to occur on land that has the potential to be contaminated (through previous land uses) a site history assessment is required.
- Details of **site services and infrastructure** including utility services (water, gas, electricity, sewerage disposal, waste water, drainage, trenches or conduits); location of ground and roof plant and equipment (fire booster; electricity transformer; air conditioning; solar panels etc.).
- A **fire hazard management plan** that considers requirements both during the construction and operational phases - including measures to minimise fire risk at and to/from the site, resources and training required, sources of water to fight fires (and how this water will be accessed) and cost recovery.
- An **air quality assessment report** that identifies and assesses all potential pollutants, pollutant sources and sensitive receivers, and describes the strategies to manage, minimise and mitigate potential pollutants (and risks of emission of such pollutants) during construction and operations.

Sources of Information

- All sources of information (e.g. reference documents, literature services, research projects, authorities consulted) should be fully referenced, and reference should be made to any uncertainties in knowledge. Where judgements are made, or opinions given, these need to be clearly identified as such, and the basis on which these judgements or opinions are made need to be justified. The expertise of those making the judgements including the qualifications of consultants and authorities should also be provided.
- Any technical and additional information relevant to the DR that is not included in the text should be included in appendices.

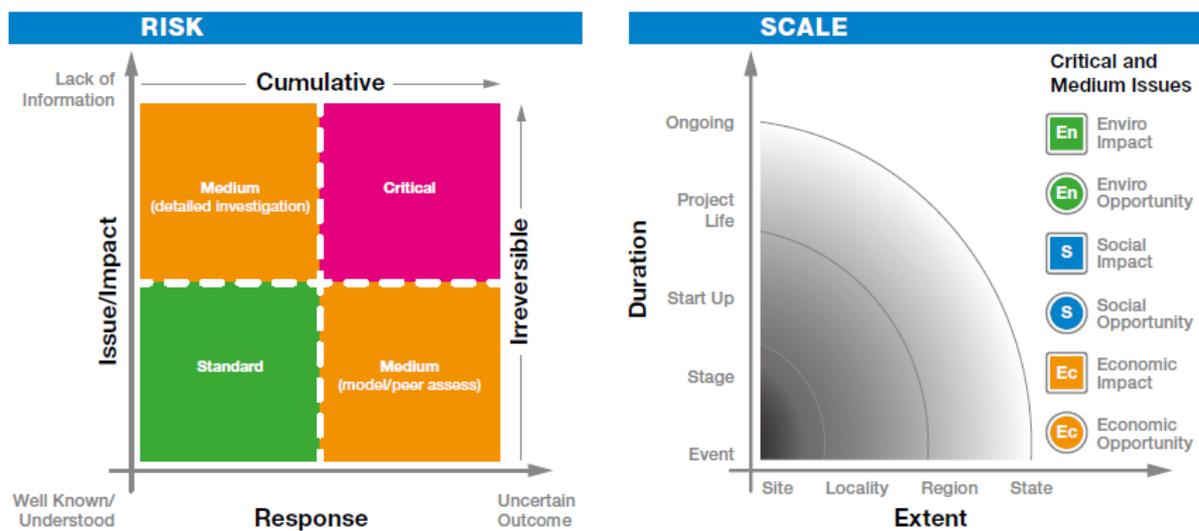
¹ An acoustic engineer is defined as a person eligible for full Member status of both Engineers Australia and the Australian Acoustical Society

5. ASSESSMENT

Impact assessment is an important tool that enables the consideration of projects that might otherwise struggle to be addressed properly or fairly under the ‘normal’ assessment system.

In setting these Guidelines, the State Planning Commission has considered the scale of issues associated with the project and determined whether they represent issues or opportunities. The potential impacts and issues have then been organised according to the level of work and type of attention required by the Applicant: either standard, medium or critical:

- Where information about the issue is lacking and the response is unclear, the issue is classed as ‘critical’.
- Where work is required to address the issue but the risk is likely to be manageable with additional information then the risk assessment is classed as ‘medium’.
- Where the issue is well known and the response is well understood then the risk assessment is classed as ‘standard’



The issues and impacts identified by the Commission as requiring standard, medium or critical level assessment are listed below.

Each guideline includes a description of the issue/impact and a description of the action or investigation needed.

To assist with the assessment of the DR the proponent is requested to provide a table (as an appendix) that cross references each Guideline requirement (action or investigation needed) with the relevant section and page of the DR.

NOTE: The investigative requirements of the DR do not negate the need for the proponent to obtain all necessary licences, permits and/or management plans prior to undertaking any investigations or works in relation to this DR. It also does not negate the need for the proponent to comply with any legislative obligations or duty of care under the relevant legislation.

No	Issue/Impact	Description	Risk		Scale		Level of assessment
			Issue/Impact	Response	Duration	Extent	
1	Economic Impact	Both the construction and operation of the proposed expansion will result in employment and will have economic flow on effects.	<p>The proposal is likely to have a positive economic impact on the horticulture industry and on the local/region and state economy.</p> <p>It will also increase direct employment generation during construction and ongoing operation activities.</p>	The current plan does not provide a detailed economic impact of the proposal on the locality, region or state or on the horticulture industry itself.	During construction and ongoing	Local Regional State	Lack of information. The proposal will have a significant economic impact for the region and State = CRITICAL
2	Visual/Design	The development is proposed to be up to 17m high. This represents an increase in height of 7 meters than current development on site. This coupled with the 12,000m2 building footprint increase represents a significant change in scale and intensity of built form on the site.	The larger building on site are likely to have a greater visual impact in this rural landscape. The intensity, height and scale of the development is likely to be greater when compared to the existing buildings	The current design is conceptual and in its early stages. Minimal information has been provided on proposed buildings and layout of new facilities.	During construction and ongoing	Local	Lack of information. Need to ensure quality design outcomes for the receiving environment = CRITICAL
3	Air Quality, Noise & Light	The proposal includes an activity (produce processing works) listed in Schedule 1 of the Environment Protection Act and requires a licence by the EPA.	<p>Produce processing work can result in impacts from air quality, noise and light including:</p> <ul style="list-style-type: none"> • Odour during washing, drying of produce, and subsequent management of wastewater • Solid waste management and storage or composting of solid waste • Noise from mechanical plants including conveyers, fans, boilers, pumps, refrigeration units, aerators, crushers, vehicle movements including fork lifts, truck etc. • Lighting for security and possible extended hours of operation. 	<p>The current plan does not provide any information on sources of, or expected levels of, noise and air pollution, nor expected impacts.</p> <p>The current plan does not provide details on the proposed hours of plant processing operation.</p>	During construction and ongoing	Local	Lack of information. Receiving environment may be sensitive. Further information is required to enable assessment = CRITICAL
4	Transportation and access	<p>Produce is transported to site prior to it being processed and then transported to wholesalers and retailers throughout Australia.</p> <p>Transport in association with workers.</p> <p>Transport associated with office accommodation facilities. A new crossover is proposed on Angle Vale Road which is a State Government maintained Road.</p>	<p>Increases in produce processed will result in increase in truck movements and additional staff movements.</p> <p>Larger office size may result in increases in light vehicle movements to the site.</p> <p>Creation of new cross over/access point.</p>	The current plan does not provide any existing/baseline traffic data or information on potential increased traffic, movement or access arrangements.	During construction and ongoing	Local Regional	Issue of traffic generation is generally understood but response requires some further work and traffic studies given especially given the likely increase in volume = MEDIUM

		Risk			Scale		Level of assessment
5	Water, Wastewater & Waste	<p>The proposed new water recycling system will reduce the water required to wash produce prior to packaging – details of this are unknown.</p> <p>It is unknown whether desalination is proposed and whether wastewater generated would be treated and/or disposed of onsite.</p> <p>Wastewater should be managed to ensure it is contained and disposed of to ensure it doesn't result in environmental harm.</p> <p>In addition it is expected that solid waste may be produced during packaging.</p>	<p>Wastewater from the any desalination plant (if proposed) would be highly saline water. A licence may be required.</p> <p>Wastewater from washing produce may contain organic solids, nutrients and/or pesticides. Wastewater must be managed to avoid pollution of ground or surface waters. A licence may be required.</p> <p>Waste by-products from produce processing works may be generated on site including empty storage packaging and general litter.</p> <p>There is a need to ensure waste is minimised where possible.</p>	<p>The current plan does not provide information on proposed water to be used and treatment of waste and wastewater.</p> <p>A site visit was conducted (attended by the EPA) where the applicant advised that a new wastewater system is proposed that will result in reuse of most of the wastewater onsite with minimal to nil wastewater disposal required.</p>	Ongoing	Local Regional	<p>Lack of information in relation to waste and wastewater.</p> <p>Issue of waste and wastewater management practices are well known and understood. EPA acknowledges the advice provided by the applicant however further detail is required to enable proper assessment and determination of any required licences = MEDIUM</p>
6	Infrastructure (including stormwater management)	<p>The development will likely lead to increased use of mains water, sewerage, electricity and gas for the office accommodation and the processing plant more broadly.</p> <p>The expanded buildings will result in increased surface water runoff.</p>	<p>Impacts on existing supply of the regions gas, water, electricity, sewerage networks.</p>	<p>The current plan does not provide information on how utility needs will be sourced and supplied.</p> <p>No information provided regarding onsite stormwater management</p>	During construction and ongoing	Local Regional	<p>Issues related to utilities and infrastructure needs are understood, but the response needs more information, in particular in relation to continuous and uninterrupted supply = MEDIUM</p>
7	Construction and Operation	<p>The proposal will require removal, and replacement of some existing infrastructure on site along with new development. Development will be subject to construction and operational management and monitoring plans.</p>	<p>Construction and operation of projects such as this, has a range of standard impacts that can occur. These can be adequately managed with approved plans.</p>	<p>The current plan provides limited information on the proposed demolition, construction and operational management techniques and measures.</p>	During construction	Local	<p>Issues are well understood but some further detail is required = STANDARD</p>
8	Sustainability and climate change	<p>The subject site is a redevelopment & extension of an existing site which may result in increased GHG emissions.</p>	<p>The construction and operation of a large residential facility may generate increased GHG emissions.</p>	<p>Opportunities to minimise, reduce and mitigate greenhouse gas emissions, in particular the use of alternative or renewable energy sources and green infrastructure need to be explored</p>	During construction and ongoing	Local State National	<p>Issue of climate change and sustainability is well understood, however some further detail is required = STANDARD</p>
9	Risk and hazard management	<p>The construction and operation of a processing plant involves a range of general and specific risks.</p>	<p>Associated risks include fire and road safety</p>	<p>The current plan does not provide a risk assessment or details of emergency services arrangements.</p>	During construction and ongoing	Local	<p>Issues related to risk and minimisation practices are well known however some further detail is required = STANDARD</p>

6.DEVELOPMENT REPORT (DR) GUIDELINES

CRITICAL ASSESSMENT

Economic Impact

Guideline 1: The proposal will generate jobs in the local area, region and State, directly and indirectly, during both the construction and operational phases of the proposed development.

- 1.1 Provide a full economic analysis of the proposal including details on the economic effects of the proposal in terms of local and broader employment generation from construction and on-going operational activities of the proposed development, including the 'multiplier effect'.*
- 1.2 Identify and analyse the significance of the proposed development on the horticulture industry and local/regional/state economy.*
- 1.3 Provide details of the impact on the export capacity for the State.*
- 1.4 Outline the financial strategies to be employed to ensure the relevant infrastructure is in place for each stage of the project.*
- 1.5 Discuss the effect of loss of land for primary production purposes and impacts (if any) on adjacent properties.*

Visual/Design

Guideline 2: The proposal will result in a larger building footprint and visual impacts due to the proposed increase in height of part of the building up to 17 metres. This represents an increase of up to 7m on the existing tallest building at the site. The existing height limit for the Primary Production Zone is 6m.

- 2.1 Describe the relationship of the proposed development to existing buildings and the surrounding*
- 2.2 Assess the visual impact of the development on the existing rural character of the area, taking into account the intensity, height and scale of the expansion, earthworks and the effects on views from surrounding roads and throughout the locality.*
- 2.3 Assess the visual impact of the development on surrounding adjoining land owners and occupiers.*
- 2.4 Identify any proposed lighting, signage and advertising.*
- 2.5 Provide details of mitigation measures to address the visual impacts outlined in 2.2 & 2.3 above. Include information on treatments, colours, materials, building design and landscaping*

Air Quality, Noise & Light

Guideline 3: It is expected that noise and air pollution (in particular dust) will occur during the construction phase as a result of the use of earthmoving equipment and the physical construction of the proposed development. Post construction, the increase in the movement of vehicles to and from the site, and the onsite processing of potatoes and onions may result in increased impacts (odour, waste management, composting, plant and machinery etc.).

- 3.1 Provide an air quality impact assessment for all potential sources of dust/particles and air pollutants associated with the construction and ongoing operation of the proposed development, which includes modelling undertaken in accordance with the Environment Protection (Air Quality)*

Policy 2016 and the Environment Protection Authority's Ambient Air Quality Assessment 2016 guideline.

3.2 Outline the impacts of all potential sources of air pollution on the immediate surrounding environment and sensitive receivers (if any) in the vicinity of the proposed development.

3.3 Describe how all potential sources of air pollution will be controlled and monitored, including measures for their reduction or elimination where possible.

3.4 Detail the expected levels of noise associated with the construction and operation of the proposed development, identifying all potential noise sources, and describe the impacts upon the immediate locality (including sensitive receivers). Include details of the proposed hours of operation of the processing plant equipment and how this may impact upon noise levels at the site and surrounding locality (including the nearest noise sensitive receivers).

3.6 Detail how noise emissions will be mitigated (such as via building design/materials, noise barriers and buffers, and/or implementing operational procedures) to meet the requirements of the Environment Protection (Noise) Policy 2007 and minimise impacts upon the immediate locality, including the effects from increase traffic.

3.7 Identify the sources of and expected levels of light pollution associated with the operation of the proposed expansion. Include details of the proposed hours of operation of the processing plant and how this may impact upon light levels on the surrounding locality (including the nearest light sensitive receivers).

3.8 Detail how light emissions will be minimised and/or mitigated.

MEDIUM ASSESSMENT

Transport & Access

Guideline 4: The proposed expansion, and associated increases in produce processed will result in increased truck movement to and from the site. The expansion of the office floor space and additional employees is likely to result in increased light vehicle movements to and from the site. A new access / cross over point is proposed for Angle Vale Road which is maintained by the State Government.

4.1 Identify the traffic impacts on the local and arterial; road network, during both construction and operation.

4.2 Undertake a Traffic Impact Assessment, taking into account existing traffic data, accident statistics and predicted traffic volumes (including proposed vehicle types, number/frequencies and peak traffic).

4.3 Outline proposed traffic mitigation and management measures for construction and operational phases, particularly the impact on local and arterial roads in terms of road safety, traffic routes and hours of activity.

4.4 Identify any upgrades that may be required to accommodate the increased traffic volumes, and include an indication of funding or other arrangements, for any identified upgrades.

4.5 Describe access and parking arrangements for all vehicles during both construction and operational phases, including details of new proposed access point(s).

Water, Wastewater & Waste

Guideline 5: The proposed expansion of the processing plant will require additional water and may result in increased wastewater generation. The proponent should indicate how it is intended to source, reuse and treat water for, and at, the site. The proposal is for the redevelopment & extension of an existing use and will likely generate increased volumes of waste and wastewater.

5.1 Identify the sources of water, and estimated volumes required, to provide an adequate water supply for the proposed expansion. Include information on potable and other water requirements.

5.2 Describe the approach to water sustainability, including ways in which water use can be minimised or supplemented (including the use of rainwater) and opportunities for reducing water use and for recycling water, particularly stormwater and wastewater.

5.3 Provide details of the existing and proposed domestic wastewater treatment system at the site in terms of physical, chemical and biological loading, and ability of the system to manage additional volumes, if any. Identify any augmentation required to the existing domestic wastewater treatment system to ensure compliance with relevant legislative requirements.

5.4 Provide details of the existing and proposed process wastewater treatment system and the effects on the existing system at the site in terms of physical, chemical and biological loading, and ability of the system to manage additional volumes, if any. Identify any augmentation required to the existing process wastewater treatment system to ensure compliance with relevant legislative requirements.

5.5 Outline waste management strategies, include recycling and resource recovery methods during all stages of construction and operation. Include information on any hazardous waste management.

5.6 Outline measures to minimise or reduce materials and resources used during construction and operation.

Infrastructure

Guideline 6: The proposed expansion will require increased demand and use of utilities (sewerage, gas, electricity, mains water). Impacts on the existing network need to be considered.

6.1 Provide details of the location of the existing public utility and private utility services (water, sewerage, electricity and gas) and describe how the proposed expansion will affect these services.

6.2 Discuss the existing surface water catchment and drainage and describe the proposed stormwater management measures for the facility.

6.3 Describe water sensitive design measures that will be adopted, including a description of how recycled water and stormwater will be treated as part of any water sustainability measures.

6.4 Detail flood mitigation strategies including prevention of flooding from off-site and surface water runoff to adjacent properties. This should include details of the control structures for sediment and overflow, taking into account any design parameters which are used by local councils

6.5 Describe the management of run-off from the roof and hard stand areas in terms of treatment, re-use and storage

STANDARD ASSESSMENT

Construction and Operation

Guideline 7: During the construction and operation of a project of this nature, there will be a range of standard impacts that can occur. Many of these can be adequately managed through construction and operational environmental management plans.

7.1 Provide a site construction plan and outline strategies to minimise effects on the immediate receiving environment.

7.2 Provide a draft construction management plan for all components of the development which demonstrates how the proposed construction can manage potential impacts within the locality and receiving environment.

7.3 Provide a draft operational environmental management plan.

7.4 Outline the timing and expected hours of construction and operation.

7.5 Provide information about the transport and storage of construction materials to minimise effects on the local environment.

7.6 Describe the implementation of environmentally acceptable work practices and monitoring programs.

Sustainability & Climate Change

Guideline 8: Climate change is of State, National and global importance. Measures need to be taken to reduce any greenhouse gas emissions associated with new development, both during its construction and operation

8.1 Describe measures to minimise, reduce and mitigate greenhouse gas emissions, in particular the use of alternative or renewable energy sources, green infrastructure and landscaping. Include details of any new plantings.

8.2 Describe measures to support the best possible energy and thermal efficiency, including building orientation, solar shading, sustainable design and landscaping.

8.3 Outline principles to be followed to demonstrate that the development would be environmentally sustainable in the longer term.

Risk & Hazard Management

Guideline 9: All risks and hazards with the development need to be detailed and consideration given to how these risks and hazards will be avoided and managed

9.1 Identify the fire risks (including bushfire) at the site and detail measures to reduce risk.

9.2 Describe the emergency response plan in the event of an emergency, including evacuation measures.

APPENDIX 1 – SECTION 46D OF THE *DEVELOPMENT ACT 1993*

46D—DR process—Specific provisions

- (1) This section applies if a DR must be prepared for a proposed development.
- (2) The Minister will, after consultation with the proponent—
 - (a) require the proponent to prepare the DR; or
 - (b) determine that the Minister will arrange for the preparation of the DR.
- (3) The DR must be prepared in accordance with guidelines determined by the Development Assessment Commission under this Subdivision.
- (4) The DR must include a statement of—
 - (a) the expected environmental, social and economic effects of the development;
 - (b) the extent to which the expected effects of the development 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 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 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 is to be undertaken within the Murray-Darling Basin, the extent to which the expected effects of the development 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 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 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;
 - (cc) if the development is to be undertaken within, or is likely to have a direct impact on, a marine park, the extent to which the expected effects of the development are consistent with—
 - (i) the prohibitions and restrictions applying within the marine park under the *Marine Parks Act 2007*; 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 on the environment;
 - (e) other particulars in relation to the development required—
 - (i) by the regulations; or
 - (ii) by the Minister.

(5) After the DR has been prepared, the Minister—

(a) —

(i) must, if the DR relates to a development that involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the Environment Protection Act 1993, refer the DR to the Environment Protection Authority;

(ia) must, if the DR relates to a development that is to be undertaken within the Murray-Darling Basin, refer the DR to the Minister for the River Murray;

(ib) must, if the DR relates to a development that is to be undertaken within, or is likely to have a direct impact on, the Adelaide Dolphin Sanctuary, refer the DR to the Minister for the Adelaide Dolphin Sanctuary;

(ic) must, if the DR relates to a development that is to be undertaken within, or is likely to have a direct impact on, a marine park, refer the DR to the Minister for Marine Parks;

(ii) must refer the DR to the relevant council (or councils), and to any prescribed authority or body; and

(iii) may refer the DR 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 DR are available for public inspection and purchase (during normal office hours) for at least 15 business days at a place or places determined by the Minister and, by public advertisement, give notice of the availability of copies of the DR and invite interested persons to make submissions to the Minister on the DR within the time determined by the Minister for the purposes of this paragraph.

(6) 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.

(7) The proponent may 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 (6), and provide a copy of that response to the Minister within the time prescribed by the regulations.

(8) The Minister must then prepare a report (an Assessment Report) on the matter taking into account—

(a) any submissions made under subsection (5); and

(b) the proponent's response (if any) under subsection (7); and

(c) comments provided by the Environment Protection Authority, a council or other authority or body; and

(d) other comments or matter as the Minister thinks fit.

(9) Copies of the DR, any response under subsection (7) 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.

(10) If a proposed development to which a DR relates will, if the development proceeds, be situated wholly or partly within the area of a council, the Minister must give a copy of the DR, any response under subsection (7) and the Assessment Report to the council.

APPENDIX 2 – USEFUL DOCUMENTS

Provide a list of useful documents if relevant – below is an example list

Legislation

- *Development Act 1993*
- *Development Regulations 2008*
- *Environment Protection Act 1993*
 - *Environment Protection (Air Quality) Policy 2016*
 - *Environment Protection (Water Quality) Policy 2015*
 - *Environment Protection (Noise) Policy 2007*

Strategy & Policy

- City of Playford Development Plan
- The 30 Year Plan for Greater Adelaide
- South Australia’s Waste Strategy 2015 – 2000, Zero Waste SA
- Building Code of Australia
- Integrated Transport and Land Use Plan

Guidelines

- ESD Design Guide Office and Public Buildings Edition 3, RMIT University and Department of the Environment and Water Resources, May 2007
- EPA’s Evaluation distances for effective air quality and noise management (2016)
- Environment Protection Authority’s Ambient Air Quality Assessment 2016 guideline
- Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry (1999)