



GUIDELINES

For the preparation of a
PUBLIC ENVIRONMENTAL REPORT
for the
**organics waste treatment and
recycling research facility,
Buckland Park**

Proposal by Jeffries Garden Soils



GUIDELINES

For the preparation of a
PUBLIC ENVIRONMENTAL REPORT
for the
**organics waste treatment and
recycling research facility,
Buckland Park**

Proposal by Jeffries Garden Soils

**Major Developments Panel
South Australia**

www.planning.sa.gov.au/md_panel/index.html

ISBN 1 8767 02 75 3
FIS 21984

November 2002

CONTENTS

1	INTRODUCTION	1
2	BACKGROUND	3
3	THE PUBLIC ENVIRONMENTAL REPORT PROCESS	5
4	THE PUBLIC ENVIRONMENTAL REPORT DOCUMENT	7
5	THE MAIN ISSUES	11

Attachment A The Development Act, Section 46C

1 INTRODUCTION

- 1.1 On 23 May 2002, the Minister for Urban Development and Planning ('the Minister') made a declaration in the Government Gazette for the proposed Organics Resource Treatment and Recycling Facility at Buckland Park, to be assessed as a Major Development under the provisions of Section 46 of the *Development Act 1993*.
- 1.2 The proposed facility will accept predominantly green wastes from the northern areas of Adelaide and treat them and recycle them in the form of compost.
- 1.3 The SA Major Developments Panel (the 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. Accordingly, 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*.
- 1.4 The Panel has now prepared Guidelines for the organics waste treatment and recycling facility 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 project.
- 1.5 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 local South Australian newspapers 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.
- 1.6 The Panel's role in the assessment process is now fulfilled, and the Minister will continue with the assessment process under Section 46 of the Development Act 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.
- 1.7 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, to decide whether the proposal can be approved, and the conditions that will apply.

2 BACKGROUND

- 2.1 Jeffries Garden Soils is a South Australian company, 100% owned by the Jeffries family. It has operated in South Australia undertaking activities to produce mulches, composts and landscape materials since the 1920's. It is a fourth generation company. Jeffries has been located in a number of sites up until 1986 when the Cormack Road, Wingfield site was acquired. The company presently employs 35 people at the Cormack Road, Wingfield site and the Wingfield Road, Wingfield site where the windrow (composting) operations take place. Jeffries currently has a licence from the Adelaide City Council to operate at the Wingfield Road, Wingfield site. The licence from the ACC expires in October 2003 and could be further extended. These sites are very small and do not allow expansion of operations for the company. Jeffries specialises in the recovery of recyclable organics in order to assist end users with soil improvement and environmental sustainability. The company wishes to expand its operation at the proposed Buckland Park site. This expansion will take the form of a larger windrow operation for compost manufacture and eventually in-vessel composting. An education facility is also planned for Buckland Park.
- 2.2 On 23 May 2002, the Minister for Urban Development and Planning 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*.
- 2.3 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.
- 2.4 The proponent, Jeffries Garden Soils, has been advised by the Minister for Urban Development and Planning that a Public Environmental Report is required to assist the Government in assessing the environmental, social and economic impacts of the proposal. A PER is prepared by the proponent, and describes what the proponent wants to do, what the impacts will be and how the proponent plans to manage the impacts of the project.
- 2.5 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 20 September 2002. In preparing the Guidelines, the Panel has considered the issues raised in the submissions.

- 2.6 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 local newspapers 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 for Urban Development and Planning.

3 THE PUBLIC ENVIRONMENTAL REPORT PROCESS

- 3.1 A PER 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. 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 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 Playford 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*.
 - 3.4.5 Copies of the submissions from the public, Council and other relevant agencies will be given to Jeffries Garden Soils (the proponent) soon after closing of the public comment period.

- 3.4.6 The proponent must prepare a written response to the matters raised by the Minister, and 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 local press.
- 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 Playford.
- 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*.

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 “discussion” should be taken to include both quantitative and qualitative materials as practicable and meaningful. Similarly, adverse and beneficial effects should be presented in a 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.
- Relevant legislative requirements and approval processes.
- Purpose and description of the PER process.

4.5.4 NEED FOR THE PROPOSAL

The Introduction to the PER should briefly cover the following:

- 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 (eg 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 cover the construction and operation of the proposal, and include for example, the location, site layout, the composting production processes and outcomes, site access and parking facilities, landscaping details, and infrastructure requirements and availability.

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* requires the PER to state its consistency with the relevant Development Plan and Planning Strategy.

4.6.3 AVOIDANCE, MITIGATION, MANAGEMENT AND CONTROL OF ADVERSE EFFECTS

The proponent's commitments to meet conditions 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 included as part of the PER.

4.7 The PER should provide the following additional information:

4.7.1 SOURCES OF INFORMATION

The sources of information (eg reference documents, literature services, 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 of the design.

5 THE MAIN ISSUES

5.1 NEED FOR THE PROPOSAL

- 5.1.1 Describe the need for the proposal, including the reasons for its proposed location.
- 5.1.2 Provide information on the justification for the staging proposed and detail the windrow organic waste technology and the in-vessel composting process.
- 5.1.3 Assess the 'do nothing' option. Refer to any contingency plans for the closure of the existing operations at Wingfield when the lease from the Adelaide City Council expires.

5.2 ENVIRONMENTAL

- 5.2.1 Describe the known existing environmental conditions and levels of pollutants.
- 5.2.2 Describe the production process for the compost.
- 5.2.3 List all raw materials and their origins including a methodology for identifying, removing, storing, handling and disposing of other waste/contaminants.
- 5.2.4 Investigate odours and dust from the composting activity and transport activities by undertaking air pollution modelling.
- 5.2.5 Identify opportunities for minimising greenhouse gas emissions.
- 5.2.6 Describe how all potential sources of air pollution (eg dust, odour etc) will be controlled and monitored including measures for the reduction or elimination of odours. Conduct an odour risk assessment and identify the potential for exacerbated odour effects under abnormal operating conditions. Indicate how the air pollution control measures will comply with EPA standards.
- 5.2.7 Identify the likely source and route of all potential emissions via air, water and soil, and likely exposures to populations.
- 5.2.8 Conduct a human health impact assessment (HIA) and outline the known human health effects of micro-organisms that may reside in the feedstock, composting material and final product, and their likely impact on both site workers and residents in the area. Include reference to the potential for exacerbating or causing asthma or other respiratory diseases.
- 5.2.9 Identify how the health of local residents and other land users is potentially affected.
- 5.2.10 Identify air quality issues that may arise during construction, for instance from dust, and measures that will be taken to limit any on-site and off-site impacts.

- 5.2.11 Provide information on the expected levels of environmental noise associated with the operation of the facility, identifying all potential noise sources and describe the extent to which these noise emissions can be reduced and contained to minimise effects upon the wider locality (including potential future residential properties where envisaged by the relevant Development Plan), including effects resulting from the increase in road usage.
- 5.2.12 Conduct an assessment of the risks of spreading any vermin, litter and pests, diseases and insects, (including the western flower thrip and the fruit fly), the latter of which are found in the area, from which the green waste will be collected.
- 5.2.13 Describe measures to minimise the risks related to future outbreaks of fruit fly pest species (including Mediterranean fruit fly and Queensland fruit fly) and other exotic plants pests and diseases. Identify the measures to effectively control the spread of such plants, pests and diseases.
- 5.2.14 Provide a risk management assessment of the process from receipt of feed stock to completion of composting to minimise the risk of transferring plant pathogens to the environment.
- 5.2.15 Identify the measures to be undertaken if it is discovered that green waste to be collected is located within a fruit fly quarantine area, including reference to specified disinfection treatments, appropriate certification for its removal.
- 5.2.16 Describe a contingency plan in the event that a fruit fly outbreak or any other pest, plant or disease occurs at the site or in the vicinity of the site in order to minimise the chances of spread of the pest/disease via the collection, transport and stockpiling processes for the green waste prior to composting. Ensure that systems are in place to minimise the chances of cross contamination of the raw product and the compost produced during the handling storage and transport processes.
- 5.2.17 Describe all material stockpiles and in particular any storage bays, shed enclosures, bunding or drains needed and the measures to limit and contain dust.
- 5.2.18 Identify the type of organic wastes to be accepted and, where appropriate, include a chemical analysis of each type of waste and its leachability.
- 5.2.19 Detail any known and accessible groundwater investigations undertaken on the site or in the locality of the site.
- 5.2.20 Describe stormwater and wastewater management and the potential impact on both groundwater and surface water (eg Thompson Creek), including reference to the risks of contaminated water entering these water systems.

- 5.2.21 Detail the measures to be taken to protect and monitor groundwater and surface water resources and their associated environments, particularly given that many of the residences in the area depend on bore water for domestic purposes.
- 5.2.22 Identify any areas where groundwater is particularly close to the surface and describe any contingency plans in the event that the water table rises.
- 5.2.23 Identify the potential for leachates to enter the channel on the southern boundary of the site and, if released, the potential effects on the local Fisheries Reserve (nursery area) ecosystem and fish breeding grounds.
- 5.2.24 Investigate any impact on the neighbouring salt production activity by Penrice. In particular, identify the possible impact on salt production from any influx of nutrients from the proposal. Describe the impact of the proposal on the neighbouring salt pond which may be re-flooded in the future and consider the need for a liner or seepage drain in relation to the stormwater basin.
- 5.2.25 Describe the water requirements and supply (e.g. town, bore, stormwater) in the process, including a water balance. Identify ways in which water use can be minimised and recycled, including any opportunities for recycling wastewater on the site.
- 5.2.26 Describe the use of amenity/landscape plantings.
- 5.2.27 Identify the effects of climate and meteorological factors on structures, facilities, hours of operation and operators.
- 5.2.28 Describe the risk of causing or exacerbating any environmental problems in the locality, and describe mitigation measures and their expected effectiveness.
- 5.2.29 Identify the risk of spontaneous combustion, measures needed to minimise the risk of its occurrence and procedures to deal with such an event.
- 5.2.30 Describe the design criteria for the compost liner.

5.3 ECONOMIC

- 5.3.1 Describe the effects of the proposal on the composting and landfill industry.
- 5.3.2 Describe the potential synergies between the composting industry and possible end users.
- 5.3.3 Identify employment and investment opportunities, including the ‘multiplier effect’.
- 5.3.4 Outline the nature of the employment that will be generated including any opportunities for skilled employment (in research and development or education).

- 5.3.5 Outline the waste disposal cost/benefit implications for industry, general consumers and local government waste collection that are likely to arise from the proposal.
- 5.3.6 Describe the effects of the proposal on existing industry generating compost waste and industry utilising compost, both regionally and in South Australia.
- 5.3.7 Outline the potential for the project to attract and enhance the business operations of other allied industries and commercial ventures.
- 5.3.8 Identify the potential economic effects on the existing horticultural and wine industries if an outbreak of pest plants or diseases occurs in the region, resulting in quarantine.
- 5.3.9 Identify and describe the potential effects on the market 'perception' of produce and goods from the local area, assuming the proposal is properly managed and in the event of an outbreak of a weed, pest, bacteria, pathogen or vermin arising from the proposal.
- 5.3.10 Identify the potential effects of the proposal on the expansion of existing horticultural or wine industries or the introduction of new horticultural or wine industries in the area. Include reference to the potential social effects of unemployment if the existing or future industries are adversely affected.
- 5.3.11 Describe public infrastructure use, including any potential cost to the Government of infrastructure expansion, in particular in regard to transport networks.

5.4 EFFECTS ON COMMUNITIES

- 5.4.1 Identify the social effect of the employment of about 35 people during the full operational phase.
- 5.4.2 Describe the size of the construction workforce, local and other recruitment numbers.
- 5.4.3 Identify the effect on any Aboriginal sites of archaeological, anthropological or other significance, including any sites listed in the Register of the National Estate and the SA Register of Aboriginal Sites and Objects, or identified after consultation with Aboriginal councils or groups. Consult with local Aboriginal Groups as advised by Department of State Aboriginal Affairs to determine the significance of the site to them.
- 5.4.4 Describe the impact on any Native Title Claimants and the consequent impact on the potential ongoing enjoyment of native title rights (if any) by native title holders.
- 5.4.5 Describe the effect on visual amenity and landscape quality, including the effects of the built form of structures, windrows and earthworks, power lines, raw material handling and transport facilities.

- 5.4.6 Describe the proximity to existing and potential dwellings and any other sensitive land uses (including the horticultural and wine industries) and refer to the potential effects on these uses, especially in relation to odour, dust, noise and pest plants and diseases.
- 5.4.7 Identify any other impact on local amenity, including safety and security.
- 5.4.8 Describe any community consultation processes already undertaken and identify any issues raised during this process about the potential effects on communities. Identify any changes made to the proposal as a result of this consultation process.
- 5.4.9 Outline the traffic generation and truck movements to and from the site and their hours of operation, including the likely impact on residents on McEvoy and Thompson Roads in relation to truck movements compared to present traffic impacts.
- 5.4.10 Describe the safety implications for users of Port Wakefield Road and other roads near the proposed plant.
- 5.4.11 Outline any mitigation measures to alleviate or avoid effects on landowners and land uses.
- 5.4.12 Describe any community consultation processes already undertaken and identify any issues raised during this process about the potential effects on communities. Identify any changes made to the proposal as a result of this consultation process.

5.5 TRAFFIC

- 5.5.1 Describe the site access, including the location of and type of treatment for access from Port Wakefield Road.
- 5.5.2 Detail all vehicle types, numbers, frequency and timing of movements to and from the Port Wakefield Road. Information on vehicle types, numbers and frequency should be separated between the construction/development phase and the operation phase.
- 5.5.3 Describe the effects on communities, the road network and any other public infrastructure of the need to transport the organic materials by road to the site.
- 5.5.4 Outline the effects of increased vehicular movement through the locality to the site, including the increase in heavy vehicles.
- 5.5.5 Outline any traffic mitigation measures to ensure the safety of local traffic and residents, which will be affected by the increases in the heavier traffic movements.
- 5.5.6 Identify any arrangements to upgrade access roads to cater for the increased use in heavy vehicles, including reference to restoration measures in the event that roads are damaged.

5.6 RISK/HAZARD MANAGEMENT

- 5.6.1 Identify any risks and hazards associated with the proposal, and provide a quantitative risk assessment, as appropriate, of plant start up and shut down issues, and the transport, unloading, storage, handling and use of any hazardous materials.
- 5.6.2 Describe how the operators of the facility will ensure that toxic matter and any substances that are unacceptable for treatment will not be permitted and accepted at the site.
- 5.6.3 Describe the proposed storage arrangements for any dangerous substances.
- 5.6.4 Identify the potential effects of any accidents involving dangerous substances on the environment in the vicinity of the site.
- 5.6.5 Detail the management and rehabilitation of any dangerous substances that may be kept on site.
- 5.6.6 Detail the number of vehicles carrying dangerous substances travelling to/from the site within a given period, and the potential effects on the environment if an accident should occur off-site.
- 5.6.7 Describe the likely risk of bird-strike to crop dusting aircraft from birds attracted to insects or other materials associated with the proposal.
- 5.6.8 Identify any seismic hazards.

5.7 CONSTRUCTION AND OPERATIONAL EFFECTS

- 5.7.1 Provide a site construction plan aimed at minimising effects on the local environment.
- 5.7.2 Identify the source of any construction materials including fill especially for sub base materials.
- 5.7.3 Describe the transport and storage of any construction materials like the liner/sub base materials.
- 5.7.4 Identify the measures for the control of dust, vibration (if appropriate), noise, stormwater and groundwater and other emissions and litter during construction.
- 5.7.5 Describe the implementation of environmentally acceptable work practices and monitoring programs.
- 5.7.6 Outline the provisions for any future expansion.
- 5.7.7 Describe the management of the identified effects.

5.8 EFFECTS ON INFRASTRUCTURE REQUIREMENTS

5.8.1 Outline the requirements for gas, electricity, water, sewerage, communications systems and local roads.

5.8.2 Detail emergency services arrangements.

5.9 PLANNING AND ENVIRONMENTAL LEGISLATION AND POLICIES

5.9.1 Describe the proposal's consistency with the relevant Development Plan and Planning Strategy.

5.9.2 Describe the proposal's consistency with State and Commonwealth legislation and initiatives relating to organic waste recycling, greenhouse issues, conservation or protection of the biological environment.

5.9.3 Outline the possible loss of extractive industry and horticultural land associated with the proposal. Describe the extent to which the proposal may prejudice the attainment of the objectives of the Horticultural Zone, particularly if a buffer zone of one kilometre around the proposal is necessary.

ATTACHMENT A

Development Act 1993, Section 46C:

PER process - Specific provisions

46C. (1) This section applies if a PER must be prepared for a proposed development.

(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;
- (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;
- (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 PER has been prepared, the Minister -

(a) -

- (i) must, if the PER 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 PER to the Environment Protection Authority;
- (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 submissions to the Minister on the PER 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 the 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 under subsection (8); 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 PER, any 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.

(10) If a proposed development to which a PER 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 PER, the response under subsection (8) and the Assessment Report to the council.

