

## Appendix F Relevant South Australian Government Policy

### ***Site Contamination Planning Advisory Notice***

This notice is to remind planning authorities of their responsibilities in relation to addressing site contamination through the Development Plan Amendment process and when assessing development applications. It provides direction to meet the purpose and desired environmental outcome of the National Environment Protection (Assessment of Site Contamination) Measure with respect to planning practice.

This notice:

- Briefly discusses what details should be included in a development application (under the *Development Act 1993*) and hence what the relevant authority should be looking for when assessing the application;
- Indicates the procedures to be adopted when preparing a Development Amendment Report; and
- Gives examples of potentially contaminating activities and industries (Appendix 1) and provides details of Government agencies which may be able to provide additional information regarding hazardous chemicals if needed (Appendix 2).

### ***Environment Protection (Water Quality) Policy 2003***

This policy provides a consistent statewide approach to protecting South Australia's water resources from pollution and brings South Australia in line with the *National Water Quality Management Strategy*. It aims to achieve sustainable management of our waters by protecting or enhancing water quality while allowing economic and social development. This is a policy under the *Environment Protection Act 1993*.

The policy:

- Refers to all surface waters and underground waters including the water within a stormwater disposal system or irrigation drainage channel;
- Uses codes of practice or guidelines as a means of describing how a person undertaking a particular activity can comply with their general environmental duty;
- Sets out specific obligations and requirements (mandatory provisions);
- Provides specific water quality criteria; and
- Establishes framework water quality objectives and sets down general obligations (e.g. to avoid discharges to water, to not contravene the water quality criteria and to not cause certain environmental harm).



### ***Environmental Protection (Noise) Policy 2007***

The purpose of the policy is to provide clarity and consistency in environmental noise regulation. This is a policy under the *Environment Protection Act 1993*.

The policy:

- Sets out matters that the relevant authority must ‘have regard to’ when assessing a development application (under the *Development Act 1993*) where noise is a potential issue;
- Uses the relevant development plan (as prepared under the *Development Act 1993*) to assist in determining the appropriate indicative noise levels; and
- Sets out 7 defined land use categories (e.g. commercial, light industry, residential) and gives indicative noise levels for each of these categories (indicative noise levels provided are based on recommendations in the World Health Organisation (WHO) guidelines).

### ***EPA Guidelines: Presentation of air pollution modelling outputs***

This guideline indicates how air pollution modelling results should be presented to the EPA. By following the guidelines, persons submitting their results will not incur unnecessary delays and costs from having to ‘rework’ their model and the associated report.

The guidelines stipulate the following necessary actions when presenting air pollution modelling results:

- Enough information and sufficient data must be supplied so that the EPA can understand the approach taken and rerun the model if necessary.
- Modelling output data must include the top 100 ground level concentrations to allow hot spots to be identified.
- Contours should be selected so that the required information is displayed adequately;
- The scale must be appropriate for displaying ground level effects.
- Eastings and northings used in presenting modelling output must conform to recognised map standard.
- Plotted contours must be overlaid onto a current aerial photo, topographic map or street map and the pollution source site and closest sensitive receptors must be highlighted.

### ***EPA Guidelines: Air quality impact assessment using design ground level pollutant concentrations (DGLCs)***

This guideline provides advice and criteria for proponents of new developments that may emit pollutants to the atmosphere and established facilities seeking to determine the ground level impact caused by their emissions.



The Guidelines:

- Provide design ground level concentrations criteria which must be met at all times.
- For those pollutants not in the table, the proponent must determine an appropriate DGLC and demonstrate to the satisfaction of the EPA that the pollutant has no health, environmental and amenity impacts.
- For pollutant levels that are sufficiently small, the EPA may waive the need for pollutant dispersal modelling. If this is not the case, computing modelling must be carried out to design a stack (or stacks) that adequately disperses the pollutants.
- Specific requirements for pollutant dispersion modelling are generally specified by the EPA on a case-by-case basis, however the Guideline gives several points for consideration relating to pollutant dispersal modelling.
- In new developments, the proponents should draw on data from similar developments. In established developments, the emissions should be sampled and analysed for the compounds present and odour.
- Pollutant dispersal modelling should be carried out to determine the ground level concentration of individual compounds present in the emissions. Ground level odour concentrations are set out in EPA Guideline 373/03 *Odour Assessment Using Odour Source Modelling*.
- Modelling results must be presented according to EPA Guideline 578/05 *Presentation of air pollution modelling reports*.

### ***Stormwater Pollution Prevention: Code of practice for the building and construction industry***

This code discusses the controls (e.g. revegetation, silt fences, sediment traps) to be implemented on buildings and construction industry operations and services (e.g. painting, plastering, plumbing) to minimise the generation of pollutants that may eventually enter the stormwater drainage network.

The code is voluntary however, all members of the community have a general environmental duty under the *Environmental Protection Act 1993*. It provides the industry with benchmarks of best practice, based on practices undertaken interstate and overseas. The code is linked to the *Environment Protection (Water Quality) Policy*. There are 4 guiding principles of the Code of Practice:

- 1) Eliminate non-stormwater discharges: prevent wastewater, washdown water, rubbish, litter or any other contaminant from entering the system.
- 2) Control stormwater pollution at its source: reduce or eliminate the causes or sources of pollution rather than treat the effects somewhere downstream.



- 3) Stormwater run-off is a resource: manage stormwater as a valuable water resource.
- 4) Maximum extent practicable: the code aims to facilitate the reduction of pollution to the maximum practicable extent by the promotion of best management practices.

### ***EPA Guidelines: Stormwater Management for Wash Bays Guidelines***

These guidelines provide information on wash bays and vehicle wash down facilities and dictate design and methods of wash water treatment and disposal.

The guidelines relate to Clause 17 of the *Environment Protection (Water Quality) Policy 2003*, which states that:

*A person must not discharge or deposit a pollutant listed in Part 1 of Schedule 4.*

- a) into any waters; or*
- b) onto land in a place from which it is reasonably likely to enter any waters (including by processes such as seepage or infiltration or carriage by wind, rain, sea spray or stormwater or by the rising of the water table).*

The pollutants listed in Schedule 4 that refer to wash bay activities include wash down water from cleaning vehicles, plant or equipment.

The guidelines:

- Stipulate design of wash bay facilities including roofing, bunding, floor surface, size of facility and drainage.
- Prescribe washwater treatment methods before final discharge and list the treatment devices required to do so.
- Provide options for methods of wastewater disposal including options for unsewered areas
- Offer advice on the necessary approvals for construction of a wash bay

### ***EPA Guidelines: Guidelines for separation distances***

The primary role of the guideline is to serve as an aid in the assessment of development proposals. The application of the guidelines will assist in protecting amenity of sensitive land uses (e.g. caravan parks, hospitals, hotels etc.), and can be used by planning authorities to protect industry from encroachment by sensitive land uses.

Key points from the guidelines are:

- The guidelines are to be used as a tool in the development application processes for new or expanding developments (not to be applied retrospectively to existing industrial operations).

- The distances quoted in the guidelines are recommended separation distances between various industrial uses and sensitive land uses (distances quoted are indicative and may be adjusted having regard to specific site circumstances). They are based on the assumption that Best Available Technology Economically Achievable (BATEA) is implemented (i.e. emission control technology).
- The recommended separation distances are to be applied in the assessment of development proposals to ensure that incompatible land uses are located in a way that minimises impacts caused by noise, odour, polluting air emissions and/or water polluting activities.
- The code gives specific recommended separation distances for odour or air pollutants between the source and the receptor.
- In regards to noise control it may be possible to have satisfactory development at distances substantially less than those nominated in the guidelines if noise attenuation techniques are utilised (based on BATEA)

### ***National Environment Protection (Ambient Air Quality) Measure 2003***

This Measure essentially has 3 key purposes:

- 1) To guide the formulation of strategies for the management of human activities that may affect air quality.
- 2) To set standards that consist of quantifiable characteristics of the air against which ambient air quality can be assessed.
- 3) To set out the processes to be followed in measuring the concentration of pollutants in the air to determine whether the standards of the measure are being met or the extent of the difference between the measured concentration of pollutants in the air and the standards

Key points from the Measure are:

- A monitoring plan consistent with the Measure must be prepared setting out how the jurisdiction proposes to monitor air quality for the purposes of this Measure.
- The concentration of pollutants in the air is to be measured at a performance monitoring station. The location of performance monitoring sites should be in accordance with the requirements for Australian Standard AS2922-1987 (*Ambient Air-Guide for Siting of Sampling Units*).
- The number of performance monitoring stations required is calculated using a given formula. A number of performance monitoring stations must also be nominated as trend stations.
- Australian Standard Methods are provided in the Measure to be used for monitoring pollutants in the air.



- Each participating jurisdiction must submit a report on its compliance with the Measure in an approved form to Council by the 30 June next following each reporting year.
- Pollutants to be measured are carbon dioxide, nitrogen dioxide, photochemical oxidants (as ozone), sulphur dioxide, lead and particles.

***National Environment Protection (Assessment of Site Contamination) Measure 1999***

The purpose of the Measure is to establish a nationally consistent approach to the assessment of site contamination to ensure sound environmental management practices by the community which includes regulators, site assessors, environmental auditors, land owners, developers and industry.

Key points from the Measure are:

The Measure provides 19 principles that should be observed in relation to the Assessment of Site Contamination. These relate to such issues as:

- The need to prevent site contamination or further contamination;
- The requirement of all relevant site information to be made available to the community and to those who need to make informed decisions;
- The need to give due regard to sites of cultural or spiritual significance;
- The need for human health to be the primary concern when assessing land use and exposure scenarios; and
- The need to manage on-site and off-site impacts of contaminants, particularly of emissions to air and surface water and groundwater.