

Our ref: Elf Mushroom and Substrate Plant (MP 08_0255)

Mr Terry Perram
Principal
Perram and Partners
12 Clanwilliam Street
Eastwood NSW 2122

6 April 2023

Elf Mushroom and Substrate Plant (MP 08_0255-Mod-4) Environmental Assessment Requirements

Dear Mr Perram

Please find attached a copy of the environmental assessment requirements for the preparation of the Modification Report to support a modification application for the Elf Mushroom and Substrate Plant (MP 08_0255-Mod-4) at 108 Mulgrave Road, Mulgrave in the Hawkesbury local government area.

Your modification application must be accompanied by a Modification Report having regard to the *State Significant Development Guidelines (Appendix E to the SSD guidelines – preparing a modification report)* (NSW Government, 2022). The modification report must include the following:

- **Detailed Description of the Modification** – including:
 - a description of how the modification integrates with existing, approved and proposed operations of the site, including justification for the extent of filling on-site
 - justification on the conditions to be modified in the Concept Plan Approval and Development Consent.
- **Statutory and Strategic Context** – including demonstration the application constitutes a modification under section 4.55 of the EP&A Act and that the development will remain substantially the same as last modified under the former Section 75W of the EP&A Act.
- **Air Quality and Odour** – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including:
 - details of proposed mitigation, management and monitoring measures
 - an assessment of odour impacts on all identified and potential receivers, which considers ‘worst case’ emission scenarios and sensitivity analyses
 - a contingency plan to address unpredicted operational odour impacts.
- **Water** – a surface and groundwater assessment that includes:
 - an assessment of potential surface and groundwater impacts associated with the modification
 - details of the amended stormwater/wastewater drainage design including the capacity of onsite detention system(s)
 - management and measures to treat, reuse, minimise or dispose of water
 - description of the proposed erosion and sediment controls during construction.

- **Flooding** – including:
 - a comprehensive assessment of the impacts of flooding on the development as a result of the modification for the full range of flood events up to the probable maximum flood extent
 - an assessment of the impacts of the modification on flood behaviour (i.e. levels, velocities and duration of flooding) on adjacent, downstream and upstream areas
 - a description of flood mitigation strategies.
- **Traffic** – a quantitative traffic impact assessment prepared in accordance with relevant Transport for NSW and Austroads guidelines, that includes:
 - details of all daily and peak traffic volumes likely to be generated during key stages of construction and operation (particularly earthworks / filling), including a description of key access / haul routes, vehicle types and potential queuing impacts
 - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections, using SIDRA or a similar traffic model.
- **Noise** – including a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards.
- **Urban Design and Visual** – including:
 - an assessment of the potential visual impacts of the modification on the amenity of the surrounding area
 - detailed plans showing suitable landscaping which incorporates endemic species.

The Department strongly recommends that you consult with relevant agencies and stakeholders including surrounding landowner/occupiers and previous submitters prior to submitting your modification application

Please contact the Department at least two weeks before you propose to submit your modification application. This will enable the Department to confirm the consultation and public exhibition arrangements (including format requirements for the modification application and Modification Report) and fee payment arrangements.

Please note that your modification application is not taken to be lodged until the **modification fee has been paid**.

If you have any questions, please contact Pamela Morales on (02) 9274 6386 or via email at pamela.morales@planning.nsw.gov.au.

Yours sincerely,



Joanna Bakopanos
Team Leader
Industry Assessments