

Project Name: MOD 4 - Renewal and relocation of processing plant  
Case ID: MP08\_0255-Mod-4

## Applicant Details

### Project Owner Info

Title	Mr
First Name	Rob
Last name	Tolson
Role/Position	Managing Director
Phone	0245775000
Email	office@elffarm.com.au
Address	108 MULGRAVE ROAD MULGRAVE , , 2756 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	ELF FARM SUPPLIES PTY LTD
ABN	71131333830

### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	David	Tolson
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0245775000	office@elffarm.com.au	General Manager

### Address

108  
MULGRAVE ROAD  
MULGRAVE,  
New South Wales  
2756  
AUS

## Political Donations

Do you need to disclose a political donation?

No

## Modification Details

### Project Info

Project Name	MOD 4 - Renewal and relocation of processing plant
Additional Estimated Development Cost (excl GST)	AUD6,000,000.00
Additional Operation Jobs	0
Additional Construction Jobs	30
Additional Dwellings	0

### Modification Description

Construct four processing tunnels adjoining the 10 approved in MOD 1. Replace the biofilter at a higher ground level for flood protection. Construct four new sheds of varying sizes for machinery, storage and workshop, one shed at a higher level to receive and protect moveable plant items during major floods. Install a roof over an ingredients work area. Replace the recycled water overflow dam with tanks. Install conveyors and ducting. Fill an area on the western side to the plant working level.

How is the modification substantially the same as the original development?

The development remains a mushroom substrate plant on the same parcel of land with the same approved production limit. The previously upgraded emissions processing plant will not change, save for relocating the biofilter. The works will allow the plant to be further modernised, improving efficiency and emissions capture, and will improve flood resilience.

## Site Details

### Site Information

Site Name	521 The Northern Road, Londonderry and 108 Mulgrave Road, Mulgrave
Site Address (Street number and name)	108 Mulgrave Road, Mulgrave; 521 The Northern Road, Londonderry Mulgrave and Londonderry New South Wales Australia 2753 and 2756

## Local Government Area

Local Government	District Name	Region Name	Primary Region
Hawkesbury City	Western City District	Sydney	<input checked="" type="radio"/>

## Landowner's Consent

Is the applicant the sole owner of the land?

Yes

Does the modification application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

Modification Type

Section 4.55(1A) – involving minimal environmental impact, where the development as originally approved remains substantially the same

## Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

Yes

Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?

No

## Other Requirements

Is the modification application accompanied by a biodiversity development assessment report (BDAR)?

No

Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?

No

## Approvals - Part1

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

## Modification Report and Attachments

### Attachments

File Name	Request to modify a major project
File Name	142R1 Appendix F Stormwater

File Name	142R1 Appendix E Air Quality
File Name	142R1 Appendix J Landscape
File Name	142R1-Mod report with App A to C 16 June
File Name	142R1 Appendix H Traffic
File Name	142R1 Appendix G Flooding
File Name	142R1 Appendix D Detailed Plans 1
File Name	142R1 Appendix I Noise

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