

Emma Barnet

From: Andrew Johnston <Andrew.JOHNSTON@hawkesbury.nsw.gov.au>
Sent: Monday, 25 May 2015 10:21 AM
To: Emma Barnet
Subject: S08/0014908_0255 MP MOD 1 and 08_0255 CP MOD 1 - Proposed Modification to Elf (formerly Tolson's) Mushroom Farm and Substrate Plant

Categories: Objective

Dear Emma,

I refer to your letter dated 18 March 2015 (Your Ref: S08/00149) regarding the proposed modification to the concept and project approvals issued for Elf Mushroom Farm and Substrate Plant at 112 Mulgrave Road, Mulgrave. The proposal has been reviewed by Council staff and comments for your consideration are provided below:

Environmental Health: Council's Environmental Health Officers have reviewed the Environmental Assessment prepared by Perram and Partners and raise no objections to its conclusions or findings.

Building: The premises is subject to a number of Alternative Solutions, including perimeter access for emergency vehicles and hydrant coverage. Fire and Rescue NSW would likely need to be involved with any future Construction Certificates.

Planning: The proposed extension of the substrate plant extends beyond the IN2 Light Industry zone and into the RU4 Primary Production Small Lots zone. Substrate plants are defined as 'rural industries', which are a prohibited form of development within the RU4 Primary Production Lots zone. However, from our discussions it is understood that the repealed Section 75W of the Environmental Planning and Assessment Act 1979 can be used to address this permissibility issue.

The prepared plans within the statement appear to be general and conceptual only. They do not include all elevations, any dimensions (heights, setbacks etc.) or any material details. Therefore the plans do not enable a full assessment of visual impacts nor do they establish a defined building envelope for construction.

Should you wish to discuss this matter further please feel free to give me a call on (02) 4560 4549.

Andrew Johnston | Senior Town Planner | Hawkesbury City Council
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From: Emma Barnet [<mailto:Emma.Barnet@planning.nsw.gov.au>]
Sent: Wednesday, 20 May 2015 5:08 PM
To: Andrew Johnston
Subject: Elf (formerly Tolson's) mushroom Farm and Substrate Plant - 08_0255 Modification 1

Hi Andrew,

Do you know if Council still wish to provide a submission on the above modification request?

Regards

Emma Barnet
Environmental Planning Officer
Infrastructure and Industry Assessments
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