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Licence No. :

Team Leader Industry Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Ms Fiona Gibson

## EMAIL & STANDARD POST

Dear Sir/Madam

### **RE: Proposed Section 75W Modification to Concept Plan (MP 08\_0255 MOD 2) Elf Mushroom Farm at 521 The Northern Road Londonderry**

On 5 May 2016 the EPA received notification from the NSW Department of Planning and Environment (DPE) regarding State Significant Development MP 08\_0255 MOD 2 to build a mushroom growing facility at 521 The Northern Road Londonderry - Lot 138 DP 752037, ("the Premises")

#### **The Proposal**

The proposal involves the importation of 113,000m<sup>3</sup> of fill and then the construction and operation of a mushroom growing facility at the Premises. The mushroom facility will produce up to 220 tonnes of mushrooms per week in a main building (approximately 460m by 200m) containing 66 growing rooms. A spent compost drying store will be located at the rear.

The EPA has reviewed the environmental assessment dated 12 April 2016 prepared by Urban City Consulting ("EA") and the noise assessment dated 5 April 2016 prepared by Atkins Acoustics and Associates Pty Ltd ("NA"), and has the following comments.

#### **EPA Comments**

The proposal does not appear to trigger any licensing thresholds under schedule 1 of *Protection of the Environment Operations Act 1997* ("the Act").

However, the EPA has significant concerns relating to the noise assessment for this proposal.

The NA identifies that at one location on Thomas Rd (R3) noise exceedances up to 9db(a) will occur under certain conditions. The proponent proposes two solutions to address the noise issue:

1. Install a 2.5m high noise bund to reduce noise by 1-2dB; or
2. Purchase the affected property.

The EPA suggests that the proponent propose a complete solution that addresses the noise problem and either:

1. Rework the operations at the proposed facility to reduce the volume of noise generated; and/or
2. Propose and model effective noise controls that reduce noise below the compliance criteria; and/or
3. Purchase the affected property.

In its present form the proposal is effectively asking for the DA modification to be approved with identified exceedances of noise compliance criteria. The EPA recommends that the noise issue must be dealt with by the scenarios identified in points 1 to 3 above prior to any approval given.

The EPA also notes that the rear of Premises will be used to store a large volume of spent compost from the facility. This spent compost has the potential to be highly odorous and further information should be submitted to confirm that no significant odours will be generated from its storage at the proposed volume.

If you have any questions or require further information please contact myself on (02) 9995 5646.

Yours sincerely



**Trevor Wilson**  
**Unit Head Waste Compliance**  
**Environment Protection Authority**