



NSW GOVERNMENT
Department of Planning

**Major Project Assessment
Industry & Mining**

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Mr Terry Perram
Principal
T W Perram & Partners Pty Ltd
12 Clanwilliam Street
EASTWOOD NSW 2122

Our Ref: S08/00149

Dear Mr Perram

**Tolson's Mushroom Farm and Substrate Plant Project (MP 08_0255)
Director General's Requirements**

The Department has received your application for the Tolson's Mushroom Farm and Substrate Plant Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant Government agencies, and are based on the information you have provided to date. I have also attached a copy of the agencies' comments for your information.

Please note that the Director-General may alter these requirements at any time.

The Department prefers operations like the Mushroom Farm and Substrate Plant to operate under one, modern planning approval. Consequently, you are advised that the Department expects the company to surrender all existing planning approvals if the project is approved, and recommends that the project be developed with this in mind. Further details of this requirement are included in the attached table.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

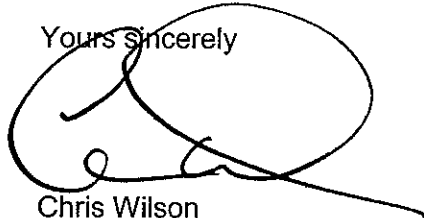
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Georgia Ivancevic on 9228 6457 or Georgia.Ivancevic@planning.nsw.gov.au.

Yours Sincerely



7.1.09

Chris Wilson
Executive Director
Major Project Assessment
As delegate for the Director-General

Director-General's Requirements

Section 75F and 75M of the *Environmental Planning and Assessment Act 1979*

Application Number	MP 08_0255
Project	The Tolson's Mushroom Farm and Substrate Plant Project, which includes the establishment of a new mushroom farm at Londonderry and an extension of a mushroom substrate plant at Mulgrave.
Location	Lot 138, DP 752037, 521 The Northern Road, Londonderry and Lot 4 DP 610341 and part Lot 3 DP 771652, 108 Mulgrave Road, Mulgrave
Proponent	Elf Farm Supplies Pty Ltd and Elf Mushrooms
Date of Issue	January 2009
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the existing site, current operations and landuse; • a detailed description of the project, including the: <ul style="list-style-type: none"> – need for the project; – alternatives considered; – likely staging of the project; and – plans of any proposed building works; • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); – a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment; • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • a summary of all previous consents issued for the facility including: <ul style="list-style-type: none"> – a summary of the conditions of consent that are relevant to on-going operation and management; – a summary of the conditions that are no longer relevant and justification for modifying or removing such conditions for the expanded facility; and – details of any components that have consent, but have not been constructed. • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning & Assessment Act 1979</i>; • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Air quality - including odours, particulate and other emissions due to the proposal;

	<ul style="list-style-type: none"> • Soils and Water - including: <ul style="list-style-type: none"> - a detailed assessment of potential soil, surface and groundwater impacts; - a water balance for the site detailing water sources, water consumption, water recycling, the quantity and quality of waste water streams and the impact of any water and wastewater release from the site on surface and groundwater; - proposed erosion and sediment controls (during construction) and the proposed stormwater management scheme (during operations); - soil contamination; - flooding; and - spill containment and bunding; • Traffic – including: <ul style="list-style-type: none"> - details of traffic types and volumes likely to be generated during construction and operation; - an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network; and - details of key transport routes, site access, internal roadways, infrastructure works and parking; • Noise – including construction, operation and traffic noise; • Waste Management - identify the quantity and type of all liquid and solid waste generated on the site and how this waste would be handled, processed and, if necessary, disposed of; • Flora and Fauna – including impacts on critical habitats (including riparian habitat and groundwater dependent ecosystems), threatened species, populations, ecological communities and native vegetation; • Greenhouse Gas & Energy Efficiency – including: <ul style="list-style-type: none"> - a quantitative assessment of the potential scope 1 and 2 greenhouse gas emissions of the project, and qualitative assessment of the potential impacts of these emissions on the environment; and - a detailed description of the measures that would be implemented on site to ensure that the project is energy efficient; • Hazards – including consideration of the proposal against the relevant provisions of <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development</i>; • Visual – assess the visual impact of design and siting of the buildings, landscaping, lighting and any signage; and • Heritage – both Aboriginal and non-Aboriginal.
References	The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.
Consultation	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners.</p> <p>In particular, you must consult with the:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change; • Department of Primary Industries (Agriculture); • NSW Fire Brigades; • Hawkesbury City Council; • Penrith City Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed Refusal Period	60 days

Guidelines, Policies and Plans

Aspect	Policy /Methodology
Risk	Multi-Level Risk Assessment (DUAP, 1997)
Air Quality	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2005) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DECC, 2007) Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006) Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006) Protection of the Environment Operations (Clean Air) Regulation 2002
Soil and Water	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (DoL, 1987)
Soil	State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
Surface Water	National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ, 2001) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ, 2000) Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC, 2004) Managing Urban Stormwater: Soils and Construction (Landcom, 2004) Managing Urban Stormwater: Treatment Techniques (EPA, 1997) Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996) Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
Groundwater	The NSW State Groundwater Policy Framework Document (DLWC, 1997) The NSW State Groundwater Quality Protection Policy (DLWC, 1998) The NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002) National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 1995)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Noise	NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Environmental Noise Control Manual (DECC)
Waste	Waste Classification Guidelines (DECC) DECC's Environmental Guidelines: Composting and Related Organics Processing Facilities (DECC, 2004)
Flora and Fauna	

	Environmental Planning and Assessment Act 1979 (DEC, 2005);
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (DEC, 2004);
	NSW Groundwater Dependent Ecosystem Policy (DNR, 2002)
	Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 - Guide to implementation in NSW (DoP, 2007)
Greenhouse Gas and Energy Efficiency	
	National Greenhouse Accounts (NGA) Factors (DECC)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Hazards	
	The storage and handling of flammable and combustible liquids (Standards Australia, 2004, AS 1940-2004)
	Storing and Handling Liquids: Environmental Protection Manual (DECC)
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP, 1997)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
<i>Non-Indigenous</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Strategic	
	Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River
	State Environmental Planning Policy No 30 – Intensive Agriculture
	Hawkesbury Development Control Plan 2002 (Hawkesbury City Council)
	Penrith Development Control Plan 2006 (Penrith City Council)