

Ms Anna Summerhayes
A/Executive Director
Independent Planning Commission
Level 3, 201 Elizabeth Street
Sydney, NSW 2000

Our ref: CP 08_0255 MOD 2 & MP 08_0255

23 October 2019

Dear Ms Summerhayes,

Subject: Elf Mushroom Farm Project & Substrate Plant - (CP 08_0255 MOD 2 and MP 08_0255 MOD 2)

Questions on Notice

Thank you for your letter dated 15 October 2019 seeking clarification on a number of matters raised during the Commission's meeting with the Department of Planning, Industry and Environment (the Department) on 25 September 2019.

Having regard to the matters raised in your letter, the Department advises as follows:

1. Information on where the substrate is stored; including the fresh substrate when it arrives from transport and the spent substrate prior to being removed from site.

Fresh substrate will be delivered inside the proposed building via the "filling/transfer corridor" prior to being placed within the "casing soil storage area" (refer to Final Architectural Plans, Drawing No. S1001 – Ground Floor). Spent substrate will either be collected within the building by truck and delivered to an off-site location and/or, will upon completion of Stages 2-5 be internally transferred to the spent compost storage building located on the western side of the main building. The spent compost storage building will be used to dry compost before it is sold. The spent compost storage building will be an enclosed structure.

Further details concerning odour are identified in Section 5.5 - Other Issues, Table 7 of the Department's Assessment Report. The Department's report recognises that odour concentrations were less than 1 odour unit at both sensitive receivers and the site boundaries. The proposal therefore complies with NSW EPA criteria of 2 odour units at sensitive receivers.

2. Confirm that the vegetated mounds proposed by the Applicant do not compromise the required asset protection zone.

Section 5.5 – Other Issues, Table 7 (Bushfire) of the Department's Assessment Report identifies the need for a number of fire safety matters including the provision of a 25m setback around the perimeter of the proposed building. Recommendations made by the Rural Fire Service (RFS) have also been included as conditions in the Modification of Project Approval (see **conditions 31 to 35 inclusive**). The Department considers that the measures discussed in the report together with the recommended conditions will ensure the asset protection zone is not compromised by the vegetated mounds.

3. Additional information on the proposed acoustic management during the construction phase.

Construction noise management is addressed in Section 5.3 of the Department's Assessment Report. The report acknowledges that predicted noise construction goals may be exceeded under different construction scenarios, but concludes that the proposed measures to reduce the incidence of construction noise including the construction of an acoustic mound along the northern boundary would be appropriate. A number of other conditions have also been recommended to ameliorate construction noise (see **conditions 1, 15, 18 & Statement of Commitments**).

The Department also notes the modification application would not result in a significant increase in noise compared to the original approval and the construction noise impacts would be temporary.

4. Provide the consolidated consent for the project

A copy of the Department's consolidated consent is attached.

5. Confirm proposed measures to mitigate any reflectivity impacts from the structure on surrounding properties.

In correspondence dated 21 October 2019, the proponent indicated that the external wall cladding will be light green in colour ('Pale Eucalyptus') and is not highly reflective. The low pitch of the roof will also assist in reducing glare, while surrounding trees and weathering of the cladding overtime will further reduce glare.

It should be noted that details concerning the placement of solar panels on the roof of the proposed building have not been submitted with the current application.

Yours sincerely,



Silvio Falato

A/Director Regional Assessments

Regional Assessments, Planning and Assessment