

Modification of Concept Plan Approval

Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, the Independent Planning Commission modifies the Concept Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



**Professor Snow Barlow (Chair)
Member of the Commission**

Sydney

4 November 2019

SCHEDULE 1

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| Concept Plan Approval: | CP 08_0255 granted by the Minister for Planning on 11 January 2012 |
| For the following: | Elf Substrate Plant and Elf Mushroom Farm Project |
| Proponent: | Elf Farm Supplies Pty Ltd and Elf Mushrooms |
| Consent authority: | Minister for Planning and Public Spaces |
| On land comprising: | Substrate Plant Site Lot 14 DP 1138749 and part Lot 13 DP 1138749 108 Mulgrave Road, Mulgrave Mushroom Farm Site Lot 138 DP 752037 521 The Northern Road, Londonderry |
| Modification: | CP 08_0255 MOD 2: the modification relates to Mushroom Farm Site only and include amendments to reconfigure and expand the building layout and building footprint, changes to the dam design, stormwater management, car parking and landscaping. |

SCHEDULE 2

The concept approval is modified as follows:

- (a) Schedule 2 – Terms of Concept Plan Approval, Term 1 is amended by the insertion of the **bold and underlined** words/numbers and the deletion of the ~~struck-out~~ words as follows:
- 1) The Proponent shall carry out the project generally in accordance with:
 - a) Major Project application 08_0255;
 - b) the *Mushroom Industry Expansion in Western Sydney Environmental Assessment*, Volumes 1 and 2, prepared by Perram and Partners and dated December 2010;
 - c) the *Proposed Mushroom Farm and Substrate Plant: 521 the Northern Road, Londonderry; and 108 Mulgrave Road, Mulgrave* Submissions Report, prepared by Perram and Partners and dated 17 March 2011;
 - d) the Environmental Assessment, titled *Mushroom Substrate Plant Modification to Approved Project Environmental Assessment* dated February 2015, prepared by Perram and Partners, the letter Response to Submissions titled *Mushroom Substrate Plant, Mulgrave Application to Modify Project Approval and Concept Plan Approval (08_0255 MOD 1)*, dated 29 August 2015, prepared by Perram and Partners and the Assessment of Biofilter Filing dated 17 December 2015, prepared by Perram and Partners; ~~and~~
 - e) **the environmental assessment titled MUSHROOM FARM Proposed Section 75W Modification to Concept Plan (MP 08-0225) Elf Mushroom Farm 108 Mulgrave Road, Mulgrave and 521 The Northern Road Londonderry dated August 2016, prepared by Urban City Consulting, as amended by the Response to Submissions titled ENVIRONMENTAL ASSESSMENT MUSHROOM FARM Proposed Section 75W Modification to (MP 08-0225) Elf Mushroom Farm 108 Mulgrave Road, Mulgrave and 521 The Northern Road Londonderry prepared by Urban City Consulting and dated August 2018 including the letter from Northern Auto Wreckers dated 28 August 2018, as revised by the additional Response to Submissions documentation sent by email on 21 February 2019 from Greg Hall of Urban City Planning and email received from Greg Hall on 6 June 2019.**
 - f) the terms of this approval
- (b) Schedule 2 – Terms of Concept Approval, Term 2 is amended by the insertion of the **bold and underlined** words and the deletion of the ~~struck-out~~ words as follows:
- 2) The Proponent shall comply with any reasonable requirement/s of the ~~Director-General~~ **Secretary** arising from the Department's assessment of:
 - a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this concept plan approval; and
 - b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

End of Modification