

Modification of Minister's Approval

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

As delegate for the Minister for Planning and Public Spaces under delegation executed on 14 September 2011, we the Independent Planning Commission of New South Wales (the Commission) hereby approve the modification of the concept approval referred to in Schedule 1, subject to the terms outlined in Schedule 2.



Snow Barlow (Chair)
Member of the Commission

Sydney

16 March 2020

SCHEDULE 1

Concept Approval

Concept Approval:

08_0255 granted by the then Minister for Planning and Infrastructure by the then Acting Deputy Director-General, Development Assessment & Systems Performance as delegate on 11 January 2012

For the following:

Elf Mushroom Farm and Substrate Plant Project, including:

- development of a mushroom farm at Londonderry with the capacity to produce up to 220 tonnes of mushrooms per week; and
- development of a substrate plant at Mulgrave with the capacity to produce 3,200 tonnes of Phase 1 substrate per week.

Modification 3

Modification Application:

08_0255 MOD 3 (Concept Approval) – Extension of Straw Bale Storage Area and associated works, amended stormwater management system and western tree corridor

Proponent:

Elf Farm Supplies Pty Ltd

Approval Authority:

Independent Planning Commission as delegate for the Minister for Planning and Public Spaces

Land:

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

SCHEDULE 2

The concept approval is modified as follows:

In Schedule 2

1. Delete Term 1 and replace with the following:
 - 1) The Proponent must carry out the project 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 Filling* dated 17 December 2015, prepared by Perram and Partners;
 - 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 Environmental Assessment titled *Mushroom Substrate Plant Project Modification No 3 Environmental Assessment* dated May 2018, prepared by Perram and Partners, the letter Response to Submissions titled *RE: Elf Farm Supplies Mushroom Substrate Plant, Mulgrave Responses to Submissions – MOD 3* dated 13 November 2018, prepared by Perram and Partners and the letter titled *RE: Elf Farm Supplies Mushroom Substrate Plant, Mulgrave Responses to Submissions – MOD 3* dated 30 January 2019, prepared by Perram and Partners; and
 - g) the terms of this approval.
2. In Term 2, insert the word “Planning” immediately before the word “Secretary”.

In the Appendices

3. Delete Appendix 1 and replace with the following:

APPENDIX 1
Substrate Plant Site Layout and Stages

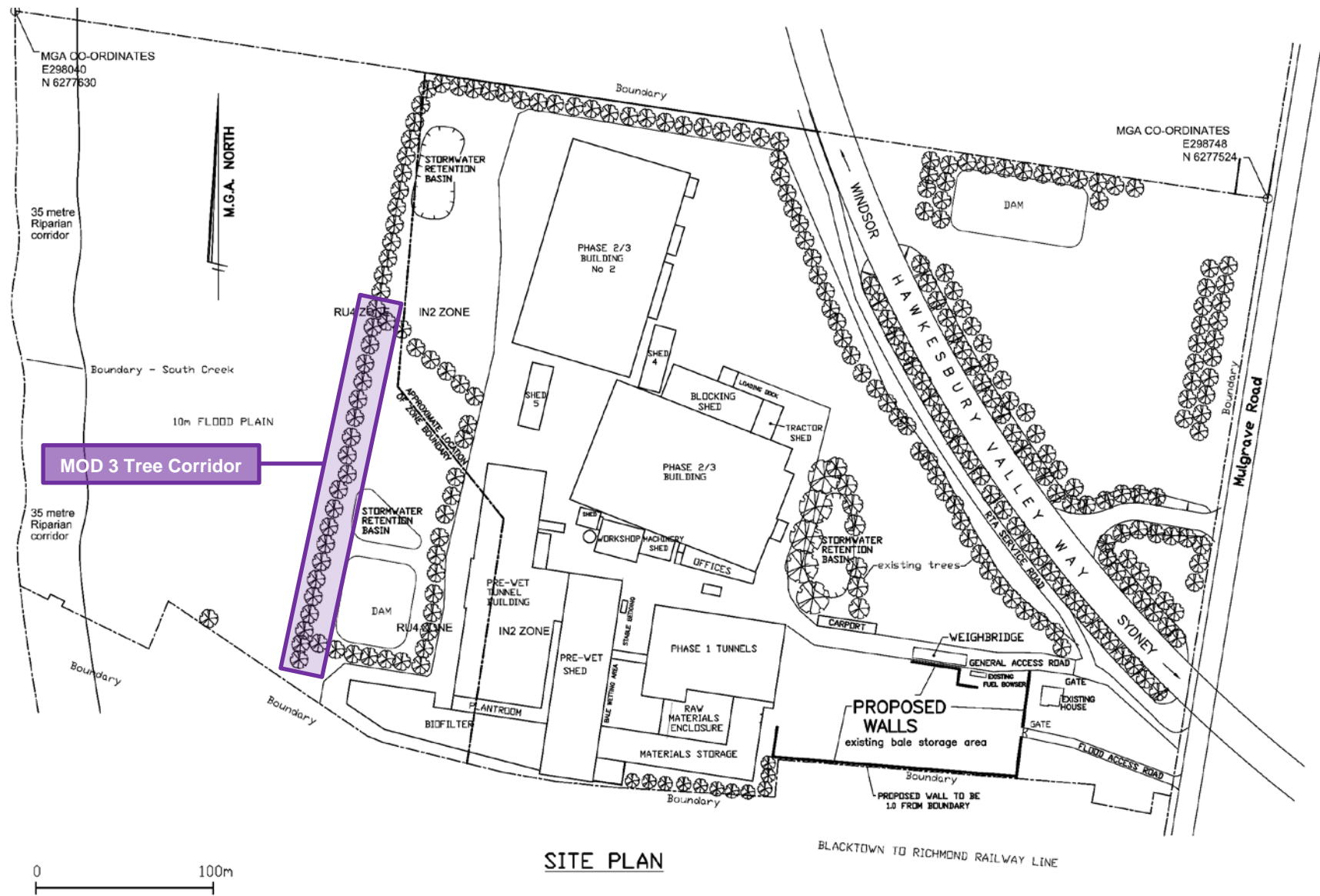
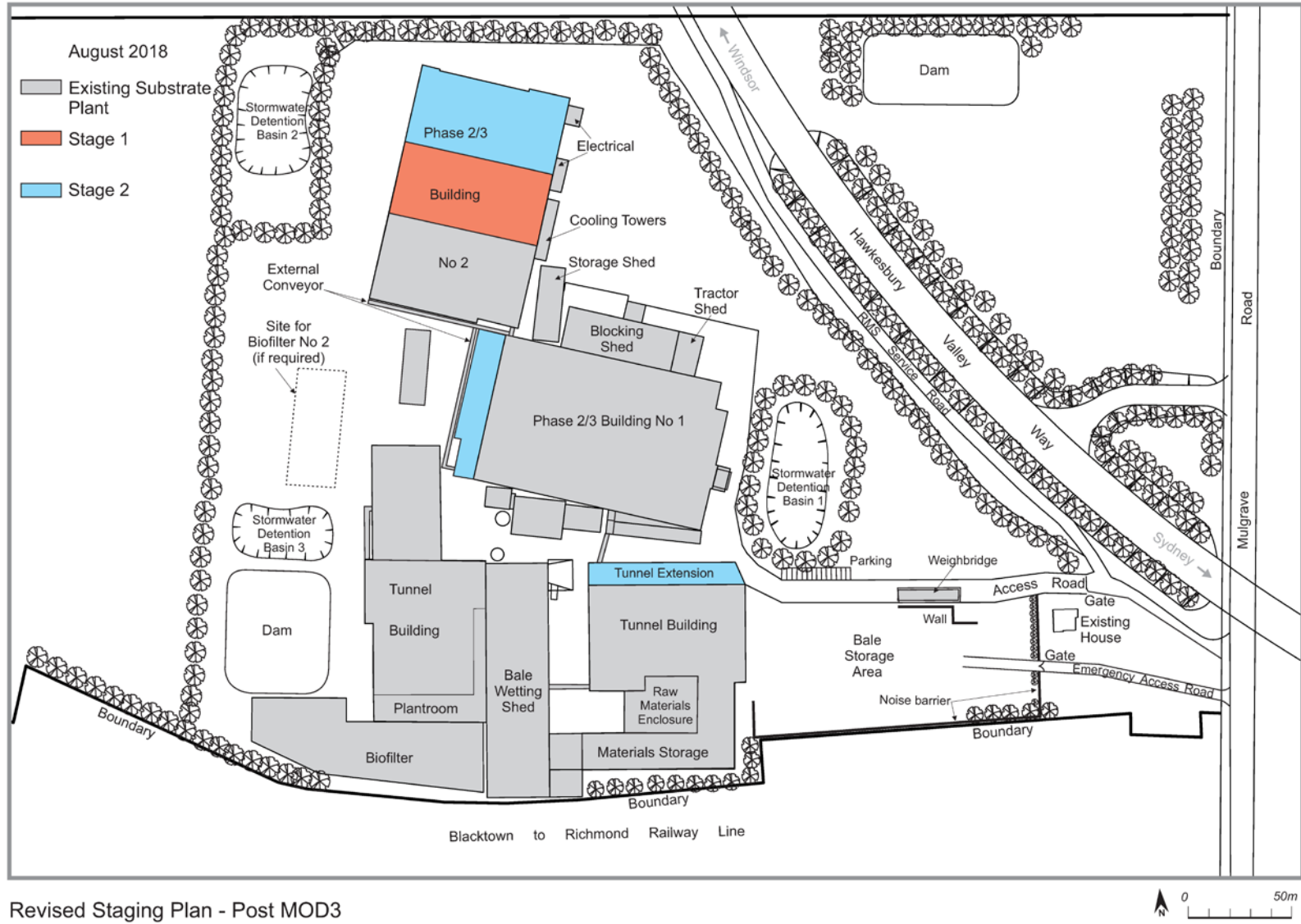


Figure 1: Substrate plant site layout following MOD 3



Revised Staging Plan - Post MOD3

Figure 2: Substrate plant site staging following MOD 3