

Concept Approval

Section 750 of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, I determine to approve the concept plan referred to in Schedule 1

Deputy Director-General
Development Assessment & Systems Performance
Department of Planning and Infrastructure

Sydney

2011

SCHEDULE 1

Application No.:

08_0255

Proponent:

Elf Farm Supplies Pty Ltd and Elf Mushrooms

Approval Authority:

Minister for Planning and Infrastructure

Land:

Lot 14 DP 1138749 and part lot 1138749, 108 Mulgrave Road, Mulgrave and Lot 138 DP 752037 521 The Northern Road, Londonderry

Project:

Elf Mushroom Farm and Substrate Plant Project including:

- Construction and operation of a mushroom farm with the capacity to produce up to 220 tonnes of mushrooms per week; and
- Construction and operation of an extension to a substrate plant with the capacity to produce 3,200 tonnes of Phase 1 substrate per week.

08_0255 MOD 1 – Approved 14 March 2016
08_0255 MOD 2 – Approved 4 November 2019
08_0255 MOD 3 – TBD

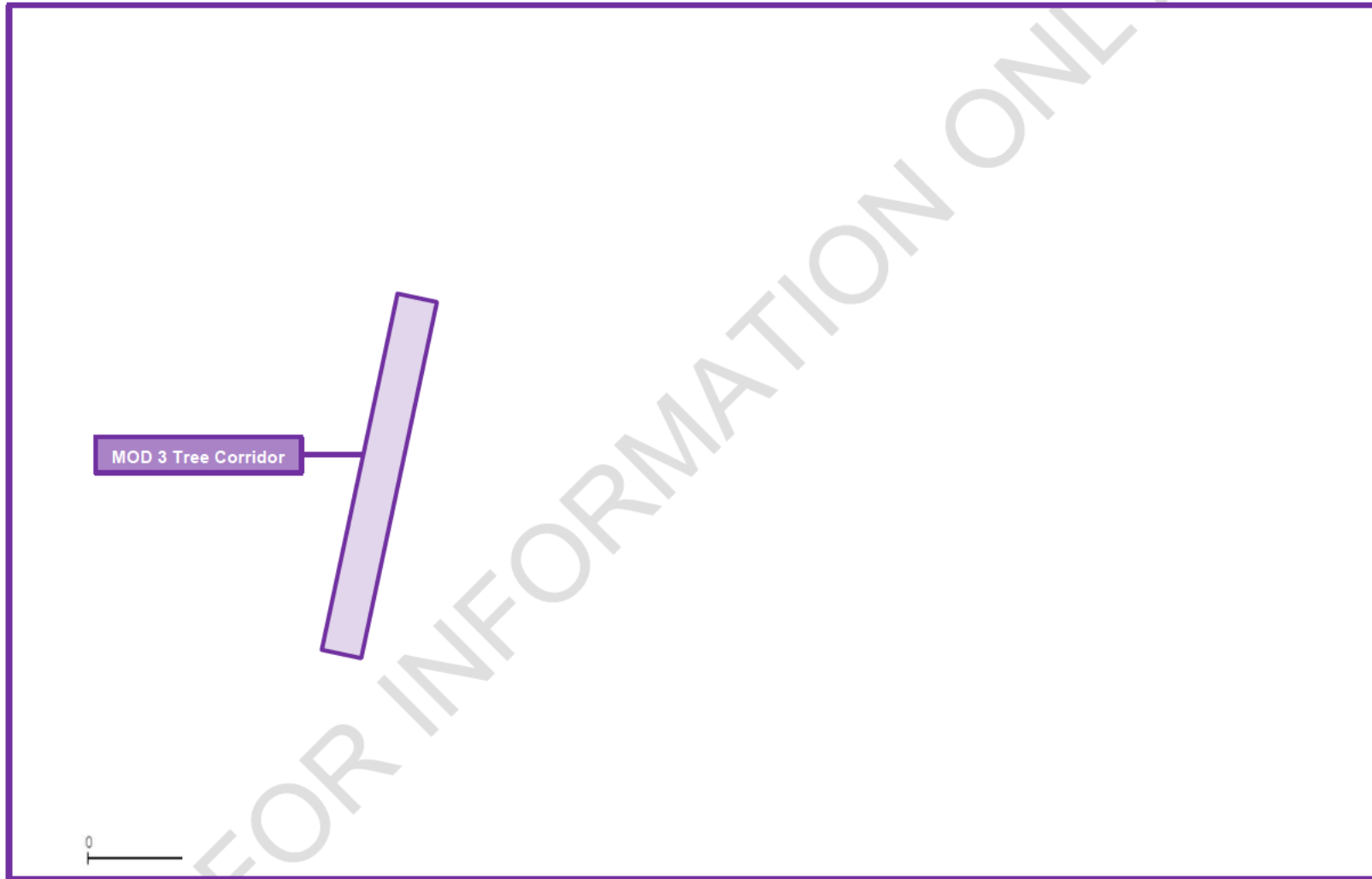
SCHEDULE 2

TERMS OF CONCEPT PLAN APPROVAL

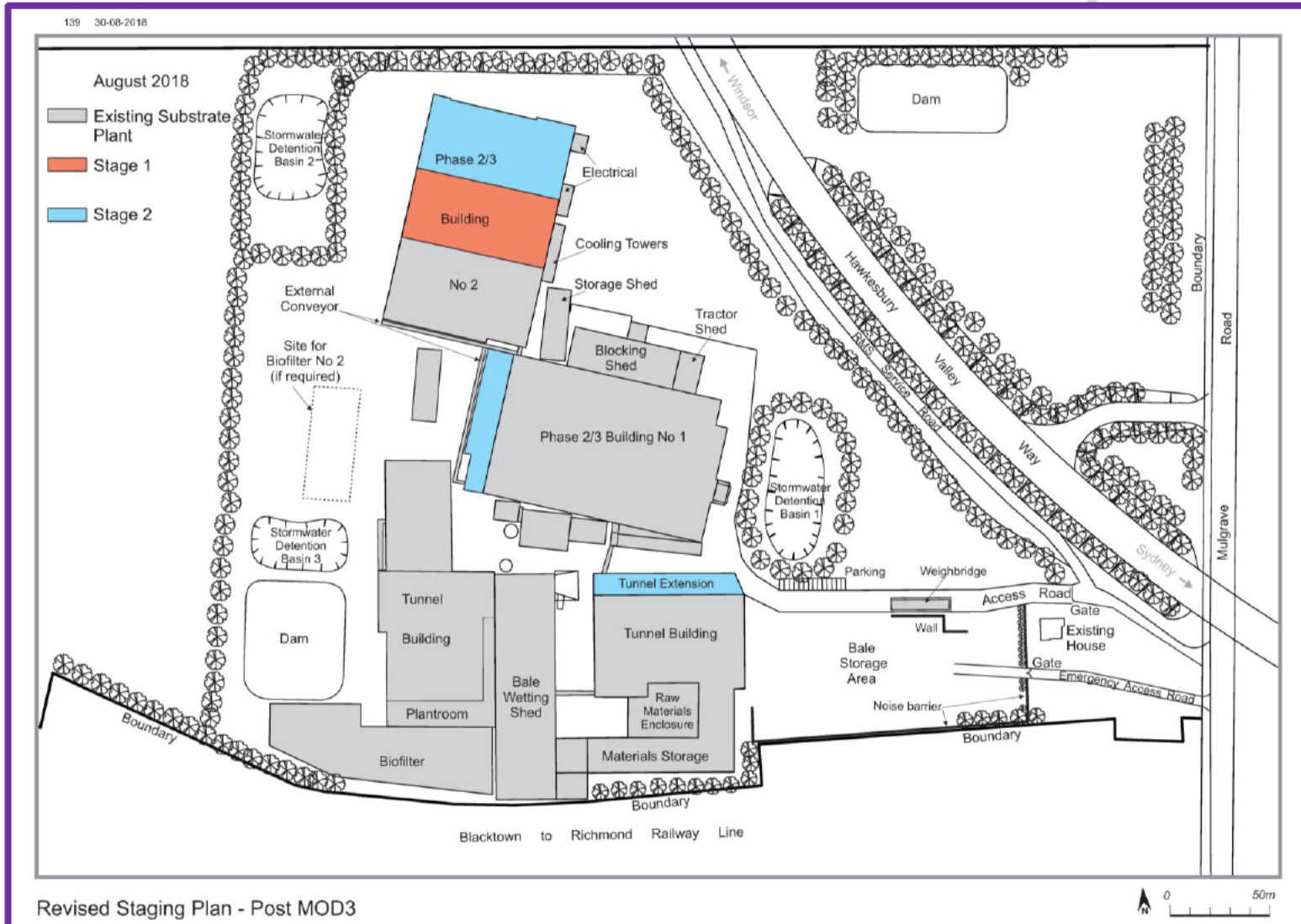
- 2) The Proponent **must shall** carry out the project **generally** in accordance with:
- a) Major Project application 08_0255
 - b) the *Mushroom Industry Expansion in Western Sydney Environmental Assessment*, Volumes 1 and 2, prepared by Perram and Partners and dated December 2010
 - c) the *Proposed 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; ~~and~~
 - 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; ~~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; ~~and~~
 - 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.
- 3) The Proponent shall comply with any reasonable requirement/s of the **Planning Secretary ~~Director-General~~** 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.

08_0255 MOD 1 – Approved 14 March 2016
08_0255 MOD 2 – Approved 4 November 2019
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Appendix 1
SUBSTRATE PLANT SITE LAYOUT and STAGES



08_0255 MOD 1 – Approved 14 March 2016
08_0255 MOD 2 – Approved 4 November 2019
08_0255 MOD 3 – TBD



Revised Staging Plan - Post MOD3

- 08_0255 MOD 1 – Approved 14 March 2016
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- 08_0255 MOD 3 – TBD