



New South Wales Government  
Independent Planning Commission

## SITE INSPECTION & LOCALITY TOUR NOTES

**Project:** Elf Mushroom MOD 3  
**Meeting Location:** Reception, Elf Substrate Plant 108 Mulgrave Road, MULGRAVE  
**Date:** Wednesday 19 February 2020  
**Time:** 10.40am - 12.00noon

## ATTENDANCE

**Commission Members:** Professor Snow Barlow (Chair)

**Office of the Commission:** Helen Mulcahy  
Callum Firth

**Applicant:** Blake Edwards WHS HR Manager  
Terry Perram Planning Consultant  
Mark Hengst Plant Manager

## LOCATIONS & KEY FEATURES

- Panel Chair and Officers of the Commission sign in at Reception 10.40am.
- Pre-site inspection discussion in Board Room to identify which parts of the site / operation the Commission would like to see and gain an understanding of how the proposed MOD 3 works relate to approved operations at the site.
- The Panel asked the Proponent what Stage of operation the facility was functioning (as compared to the four Stages approved under the original applications. The Proponent stated that the Substrate Plant is currently operating at Stage 3, which produces 2,400 tonnes of substrate per week.
- The Panel asked the Proponent about the need for the expanded straw bale storage area. The Proponent advised that the "squaring up" of the bale storage area (necessitating fill in the south eastern corner) would enable the plant to operate at Stage 4 production, which produces 3,600 tonnes of substrate per week.
- The Panel asked how frequently the straw bales moved through the bale storage area. The Proponent advised that wheaten straw is used and that there is a 2 week turnover of bales in the storage area.
- The Panel sought clarification as to why there is a gap shown in the eastern elevation of the proposed acoustic wall. The Proponent indicated that the existing gated access is for emergency flood purposes.
- The Panel sought advice about the location of the nearest residential receiver. The Proponent indicated (on an aerial photograph), the nearest residential premises is a dwelling associated with a market garden located approximately 200 metres to the south of the Substrate Plant, on the other side of the Richmond railway line.

- The Panel sought clarification about the nature of the "hardstand" for the bale storage area. The Proponent confirmed that this is road base (rather than asphalt or concrete).
- The Panel sought background about the Stormwater Management at the site. The Proponent advised that the original approvals provided for the construction of 2 basins for water quality management. MOD 1 works (additional tunnels) were approved prior to the stormwater system having been constructed. The works approved as part of MOD 1, together with those proposed as part of MOD 3 result in a change to the catchments across the site and also necessitates the construction of an additional basin (adjacent to the existing dam) to capture roof water from the MOD 1 tunnel rooms.
- The Panel asked about the existing chimney and odours in general. The Proponent advised that because of new technologies associated with odour management (i.e. the use of biofilters), the chimney, together with two older tunnels, have been mothballed. The Proponent indicated that this has largely eliminated the odour issue.
- The Panel and officers of the IPC were then escorted around the Substrate Plant by Mr Blake Edwards, Mr Mark Hengst and Mr Terry Perram.
- **Site 1:** Rear of Phase 2 Building overlooking landscaped mound constructed to the west of the Substrate Plant site. Also visible from this vantage point was the existing Dam and Basin 2.
- **Site 2:** Outdoor Bale Storage Area, immediately adjacent to the southern boundary, overlooking rail corridor and adjacent Sydney Trains substation. Difference in level between existing bale storage area and the southern boundary fence. Panel noted that the proposed 0.4m to 1.0m (refer RTS) to address concerns raised by Sydney Trains in relation to maintenance access.
- **Site 3:** Existing emergency access gate in the eastern boundary fence. This vantage point enabled the Panel to view the area proposed to be filled to expand the existing external bale storage in the south eastern corner and to understand the extent of the gap in the eastern arm of acoustic wall to accommodate the emergency access gate.
- End of Site Inspection at Elf Mushroom Substrate Plant visitor car park (12.00 noon).