



15 October 2019

Mr Brendon Roberts
Director Regional Assessments
Department of Planning, Industry and Environment

By email: Brendon.Roberts@planning.nsw.gov.au

Cc: Silvio.Falato@planning.nsw.gov.au

Dear Mr Roberts,

**Elf Mushroom Farm Project and Substrate Plant
(CP 08_0255 MOD 2 and MP 08_0255 MOD 2)**

In its consideration of the abovementioned application, the Independent Planning Commission (the **Commission**) has identified a number of matters that require further clarification. These matters were outlined during the Commission's meeting with the Department of Planning, Industry and Environment (the **Department**) on Wednesday 25 September 2019.

The Commission seeks clarification from the Department on the following:

- 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;
- 2) confirm that the vegetated mounds proposed by the Applicant do not compromise the required asset protection zone;
- 3) additional information on the proposed acoustic management during the construction phase;
- 4) provide the consolidated consent for the project; and
- 5) confirm proposed measures to mitigate any reflectivity impacts from the structure on surrounding properties.

The Commission would be grateful if the Department could provide a response to these matters by the close of business **Wednesday 23 October 2019**.

If you have any questions, please contact Brad James, Senior Planning Officer, on 9383 2165 or at bradley.james@ipcn.nsw.gov.au.

Yours sincerely,

Anna Summerhayes
**A/Executive Director
Independent Planning Commission**