



1<sup>st</sup> October 2015  
Chief executive Officer  
City of Wanneroo  
Locked Bag 1  
Wanneroo WA 6946

Attn: Cathrine Temple

**163 Belgrade Road, Wanneroo – Development Application**

Background

Crown Wanneroo Pty Ltd purchased the above mentioned property in December 2014. Since this time no mushroom farming operations have taken place. It is Crown Wanneroo's intention to recommence mushroom farming operations with a new tenant following receipt of a new development application for the site. A development application was lodged with the City of Wanneroo on 12<sup>th</sup> January 2015. Additional information on the operations of the Mushroom Farm are outlined in this letter.

It is Crown Wanneroo's understanding that the previous operators of the site had a target production of 30 tonnes per week (employing 85 staff) and produced the required compost on site. This composting process required weekly deliveries of straw, chicken manure, gypsum and canola oil. The proposal outlined in this application involves imported compost as opposed to undertaking this composting process on site.

Operations

- It is expected that approximately 5-15 tonnes of mushrooms will be produced per week and provide employment for between approximately 8-25 people.
- Production would commence at the lower end of the scale and increase as markets are developed.
- Operation hours are as follows
  - Monday to Friday – 7am -6pm
  - Saturday 7am -3pm
  - Sunday 8am- 3pm
  - Public Holidays 8am- 3pm

Compost Delivery and Storage

The process outlined below constitutes the management plan for compost to be used on site as part of the mushroom farming process.

- Compost deliveries would be in either bulk, or bagged format and would be received in fully enclosed sheds. The substrate received on site would be what's known as Phase 3 Mushroom substrate. This is compost that is fully mature, has been pasteurised to industry standards and inoculated with the Agaricus Bisporus strain of mushroom. This eliminates the use of odour generating raw materials and reduces the number of truck movements to and from the property compared to the previous operators.
- Due to the type of mulch being imported and delivery within the sheds, the chance of odour emissions is negligible. Proposed suppliers of this compost include Mushroom Exchange, Scato Plus, Composters and P&L Rogers Pty Ltd.
- Deliveries of compost are proposed to occur on a weekly basis (between 15m<sup>3</sup> to 50m<sup>3</sup> depending on contractor) and will be unloaded indoors onto a concrete hardstand.
- Any 'spent' or surplus compost will be loaded onto trucks within the sheds and disposed of off site on a weekly basis.

### Contingency Measures

The change from outdoor compost manufacture to imported bagged compost should significantly reduce the risk of odours emanating from the site. In the event that an odour complaint is received from the site, the following process shall be enacted;

- Site manager to log the complaint
- Weather conditions, wind direction, wind strength to be recorded
- Location and description of complaint
- Review of operations at time of complaint to be recorded
- Site manager to attend complaint address to validate odour
- Site manager to respond to complainant with details of odour source (if any) and mitigation measures

This process will be carried out within a 72hr timeframe.

### DER Licence

The site is currently zoned 'Rural Resource' under DPS 2 and as such the intended Mushroom farming is a permitted use under table 1 of DPS 2. The site has a lapsed EPA licence for 'Compost manufacturing and soil blending', specifically defined as a 'premises on which organic material (excluding silage) or waste is stored pending processing, mixing drying or composting to produce commercial quantities of compost or blended soils'. The approved quantity of compost manufactured under this licence is 5,000 tonnes/year. Based on the intent to import the phase 1 compost negates the requirement for this licence. At present there is no intention to reapply for an extension of this licence, however this position is subject to operational requirements.

### Future Development

Crown Wanneroo's long term intentions for the site is for residential development, however due to the current planning status for the site it is expected that the current rural use will be in place until 2022.

If you require any clarification do not hesitate to contact me.

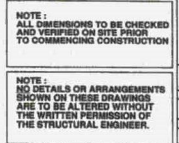
Yours sincerely



Jeremy Cordina  
Land Development Manager

Encl – 163 Belgrade Rd Site Plan



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