MUSHROOM SUBSTRATE PLANT, MULGRAVE APPLICATION TO MODIFY APPROVALS FOR PROJECT AND CONCEPT PLAN (08_0255 MOD 3) REVISED STATEMENT OF COMMITMENTS

A statement of commitments was submitted by the applicant in 2010 and included in the project approval. The statement of commitments was modified in 2015 for consistency with MOD 1. The statement of commitments has again been reviewed and amended for consistency with MOD 3.

Parts 3 and 4 of the statement of commitments relate to the substrate plant at Mulgrave and are included below. MOD 3 has not created any changes to parts 1 and 2 of the statement of commitments which relate to the mushroom farm at Londonderry.

3. Substrate Plant - Construction

Outcome		Commitment	Timing
Environmental management	3.1	Prepare and subsequently implement an environmental management plan for construction, or modify the existing EMP as required, consistent with this EA and conditions of approval.	Prior to issue of construction certificate
	3.2	Instruct all construction personnel of the requirements for environmental management on the site.	Prior to and during construction
Minimise soil erosion and sediment deposition	3.3	Implement erosion and sediment controls consistent with the erosion and sediment control plan and keep in place with adequate maintenance until work is complete or they are no longer required.	Prior to commencement of earthworks and thereafter as long as necessary
	3.4	Progressively rehabilitate areas disturbed during construction with landscaping or hardstand as designed	During construction
Control nuisance dust	3.5	Implement the following dust mitigation measures: • limit vehicle speeds on unsealed surfaces; • maintain unsealed haul routes for fill trucks in a damp state; and • rehabilitate finished surfaces as soon as possible either with landscaping or hardstand, according to intended use.	During construction
Minimise construction noise	3.6	Implement construction noise mitigation measures as follows: • avoid operating the bulldozer and compactor simultaneously during filling operations; • when concrete pours are taking place, locate concrete trucks and pumps in a manner that will maximise screening to residential properties to the south and west; • construct the noise barrier approved under MOD 3 prior to importing fill for the expanded bale storage area; • adopt construction practices recommended by the EPA for best management and best available technology economically achievable;	During construction

		• select construction plant and equipment having regard to controlling noise emissions, including reversing alarm noise; • where practicable schedule the noisiest activities to occur during parts of the day when ambient noise levels are higher; • undertake audits at receiver locations to monitor noise from site construction; • establish a noise complaints procedure with contact phone number and logging and response protocols; • undertake construction activities in accordance with AS 2436:1981, *Guide to Noise Control on Construction, Maintenance and Demolition Sites*, with all equipment demonstrating compliance with the noise levels recommended in the standard.	
Manage construction traffic	3.7	Maintain the intersection of the site access road and Mulgrave Road in a safe condition suitable for heavy construction traffic including vehicles delivering fill.	During construction
Minimise visual impact	3.8	Implement measures to reduce visual impact of the development as follows: • commence screen planting around the periphery of the extended platform area as early as possible during the project; • during construction, minimise the area of physical disturbance to the land at any one time and revegetate any disturbed areas visible from beyond the site that are not required as hardstand; • mulch fill batters as soon as possible after completion and maintain them to achieve total vegetation cover; • continue to maintain previous landscaping and screen planting on the site to maximise screening of the plant; • incorporate building materials of the same colour and texture as used in the existing plant, which minimise glare and visual obtrusiveness.	During construction
Protect cultural heritage	3.9	Implement the following protocols as required: • should any Aboriginal object be identified during construction, work should cease and notification given to OEH, a qualified archaeologist and Aboriginal representatives of the Deerubbin LALC. The archaeologist is to develop an appropriate mitigation or management strategy in consultation with OEH and DLALC and the EMP is to be amended accordingly; • should skeletal remains be discovered, cease work at the location and report the find to the police. If the remains prove to be of Aboriginal origin advise OEH, a qualified archaeologist and Aboriginal representatives of the Deerubbin LALC.	During construction
Protect flora and fauna	3.10	Suppress weeds on the construction site and protect existing landscape planting that is to be retained.	During construction

4. Substrate Plant - Operation

Outcome		Commitment	Timing
Environmental management	4.1	Prepare and subsequently implement an environmental management plan for operation, or modify the existing EMP, consistent with this EA and conditions of approval.	Prior to issue of occupation certificate
Production limit	4.2	Maintain average weekly production of Phase 1 substrate within upper limits as follows: • Currently 1600 tonnes • When approved 2400 tonnes • When approved 3,200 tonnes	During operation
Minimise operational noise	4.3	Operate the plant in a manner to maintain noise levels at nearby sensitive receptors within EPA criteria.	During operation
	4.4	Implement the following noise mitigation measures: • undertake detailed design of buildings and structures to meet requirements specified in section 7.4 of the substrate plant noise assessment report and where relevant, the assumptions in the acoustic review for modification 1, as follows: – Building walls (materials storage shed and bale breaking area) shall consist of concrete to a height of 2 metres above FFL followed by galvanised steel frame and galvanised wall/roof sheeting nominally 0.6 mm BMT and a minimum of Rw22; – Fan plant rooms for new pre-wet processing tunnels to south (Tunnels 1-6) and north (Tunnels 7-10) constructed with concrete walls (min Rw50) and composite roof/ceiling OR in situ concrete (min Rw40) – Penetration of fan rooms to be reviewed by acoustic consultant and appropriately detailed to avoid de=rating the structure; – New processing tunnels to be of concrete construction; – Construction materials of working hall between processing tunnels (1-6 and 7-10) typically concrete wall construction nominal installed noise reduction in the order of 40 dB (min Rw46) and composite roof/ceiling nominal installed noise reduction in the order of 25 dB (Rw31); – Proposed external fans identified on current design drawings (No 41, 42, 43, 44, 52, 53, 66, 67, and 68) to incorporate inlet/discharge attenuators; – Fan room intake for new Phase 2/3 building (Fan No 110-134 inclusive, 25 fans) subject to acoustic review; – Internal walls and roof of tunnels within phase 2/3 building precast or cast in situ concrete and/or hebel panels/blocks;	During design and operation

Outcome		Commitment	Timing
		– Building wall cladding (Phase 2/3 building) consisting of insulated colorbond sandwich panels consistent with existing Phase 2/3 building proving a nominal installed noise reduction in the order of 23 dB(A) (Rw28 or greater). – Building roof cladding consisting of sheet metal (min 0.42 BMT) over fibreglass building blanket and medium duty thermofoil or similar and insulated colorbond sandwich panel (ceiling) consistent with existing Phase 2/3 tunnel building providing a nominal installed noise reduction in the order of 28 dB(A) (Rw34 or greater). – Final details of building designs subject to acoustic review prior to final specification – Final design/tender specification to be reviewed by an acoustic consultant; • select mechanical plant and equipment to meet acoustic performance and where relevant, sound power levels and/or acoustic performance in Table 10 of the acoustic assessment report for the substrate plant (see below); • require trucks to operate on the access roads at speeds not exceeding 20 kph; • fit "quacker" reversing alarms to mobile plant where practicable; and • incorporate noise management protocols within the environmental management plan for the site.	
Avoid offensive odour	4.5	Design, build, operate and maintain the plant in a manner: • that does not cause offensive odour; • that restricts odour emissions to remain within limits specified in the environment protection licence.	During operation
	4.6	Continue to implement existing odour controls at the plant except where superseded by the modified proposal: • under-cover storage for raw materials to keep them dry; • fully enclosed processing areas for all potentially odour-generating activities; • air-under system in the pre-wet and Phase 1 tunnels to improve aeration of composting material; • automatic control system for fans to maintain optimum air supply and extraction; • enclosed conveyor transport for tunnel loading, dispatch loading and transfer to Phase 2/3 tunnels;	During operation

Outcome		Commitment	Timing
		• a monitoring system to detect any faults or operational anomalies and immediately send an alarm to the Duty Manager at any time of day.	
	4.7	Implement the following additional odour control measures: • construct the approved second emissions treatment plant to a new design incorporating ammonia scrubbers and biofilters, instead of constructing a second bioscrubber and second chimney; • install ductwork to convey extracted air from the current Phase 1 and pre-wet operating areas of the site and deliver it to the new emissions treatment plant; • enclose the raw materials courtyard to contain chicken manure dust and enable controlled air extraction from this area; • install exhaust ductwork from both the existing and future Phase 2/3 buildings; • provide an enclosed conveyor from the pre-wet building to the Phase 1 tunnel building replacing the vehicle passageway to speed up the material transfer process and reduce the potential for fugitive emissions from this operation; • provide controlled air extraction from all external conveyors.	
Effectively manage operational water	4.8	Manage the operation to prevent discharge of process water from the site and to maximise use of collected and recycled water.	During operation
Improve runoff water quality	4.9	Implement and maintain the stormwater modifications recommended in the stormwater management plan , including orifice plates, reed bed and bio-basin.	During construction and operation
Minimise visual impact	4.10	Continue to manage the landscaped areas to ensure the vegetation screen remains effective.	During operation
Protect flora and fauna	4.11	Continue to suppress weeds on the development site and protect remaining trees.	During construction
Monitor and report performance	4.12	Continue to monitor operations and report results as specified in the environment management plan	During operation