

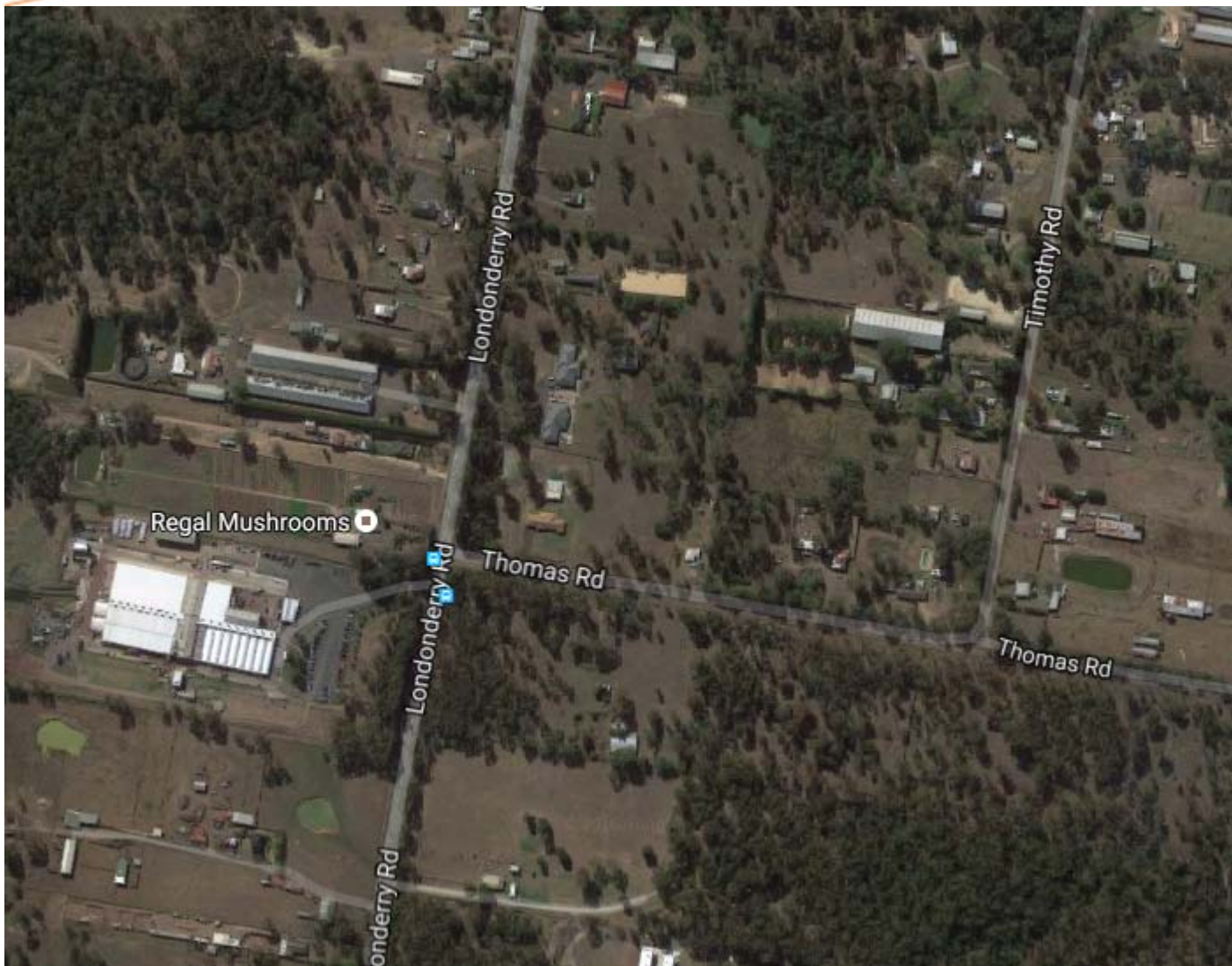
08.08.2016

Hi Fiona,

Sorry for delay but I would like to re-confirm our concerns for this proposed modification

As per my request I would like to be advised where all buildings / structures of a similar size to this modification with an approximate size of 88,000 m<sup>2</sup> are located in NSW

1. Please confirm what the actual length of the building would be as it stated approx.. 460m long
2. Please confirm what they mean by "we can't" grow mushrooms stacked anymore & that they need to do it single level, do they mean we can't or they just don't want to?
3. As you saw on your visit there was a lot of water laying around & Londonderry is well known for it, this building will definitely cause issues with water laying around & affecting neighbouring properties & wildlife
4. As you saw on your visit visually we will see that 460m long wall from the front right down to the back as we have full view of it & no amount of screening mounds will make it go away. This is a RURAL area not an INDUSTRIAL area & doesn't belong here neither does the approved submission.
5. We never received any mail regarding the original submission nor did we receive the documentation from Urban City last year, I would like to know if we didn't receive these documents how could the approval go ahead?
6. Elf Mushroom farms think they can do whatever they please & stomp on everyone around them without any regard for anyone else, if you were to talk to any normal person about what they are proposing to build I would guarantee they would be scratching their head with disbelief that this could even be thought of or approved. Like I said this is not an industrial area & this building & the approved building do not belong here in Londonderry. When they said they were going to be building a Mushroom Farm it was assumed it would be roughly the same size as their other one on Londonderry Road "Regal Mushrooms" located pretty well right behind the site at 521 The Northern Road. (See below picture of the site at Londonderry Road) Look how small that building is & you want to let this other monstrosity be built in Londonderry. If the proposed building was the size of Regal Mushrooms building below I wouldn't have an issue with it whatsoever but I am not going to accept what they propose.



7. The Farm over at Mulgrave over the years has had continuous complaints about smells etc & as per usual no-one in government cares & this is exactly what is going to happen to the residents at Londonderry site.

They can sugarcoat this as much as they like but this stinks & this will definitely affect us in many ways as listed below & will also de-value our properties, it is alright for them they won't

be living next door to it, we will not want to live near this & are they willing to pay out any compensation to surrounding neighbours?

THERE SEEMS TO BE NO COMMONSENSE IN ANY OF THIS

Below is some of my original email concerns:-

**This is nearly 1/2 kilometre long!!!! This is an absolute monstrosity.**

## **Full Definition of MONSTROSITY**

*plural monstrosities*

1. **1a** : a malformation of a plant or animal **b** : something deviating from the normal : freak
2. **2**: the quality or state of being monstrous
3. **3a** : an object of great and often frightening size, force, or complexity **b** : an excessively bad or shocking example

Plus there are the other buildings:

Peat Store – Workshop Building

Spent Substrate Store – which is on the back fence line which is 34m x 20m

**Landscape:**

Mound along the Northern Fence 2.5m high – is this really going to reduce noise & screening of the area?

**Visibility:**

From our property where the locations are of house A & house B is totally cleared acres, I would be looking at a landscape mound & back of a building, therefore this MONSTROSITY would be a real shock to our view. I will be sending in some photos from our property looking at the proposed site.

**Viewer Sensitivity:**

We definitely fall into the category of “Sensitive Viewers to the change to the rural outlook”

**Visual Effect:**

We fall into the category of HIGH VISUAL EFFECT due to significant change, eg our normal view of green open space becomes 100% totally altered with this development.

**Lighting:**

There will be illumination at night - disturbance

**Operations:**

24 hrs a day – this will create disturbances for us, noise, light, traffic etc.

**Vehicle Movements:**

My calculations are that there would be from 88 – 98 truck movements per week with day & night movements & this doesn't include the staff movements of approx. 64 cars every day

Odour:

Apparently odour generation is not normally a significant issue associated with mushroom growing where substrate is prepared off site.

Does Londonderry Mushroom Farm plan on preparing off site or on site?

Does the spent substrate retained on site smell?

Noise Control:

The landscape mound – will not really reduce noise

Plant & equipment – there will be definitely noise from this – day & night

Thanks

Tammy Heferen & The Heferen Family.

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29.07.2016

Hi Fiona,

Thanks for the visit last Thursday & as you asked we will be sending in another email probably tomorrow with our concerns again (I haven't gotten around to it as we have had a lot of preparation last week & weekend for our sons 21<sup>st</sup>)

I have also found 1 example of a building & this certainly 100% does not belong in a Rural / Residential area & this building is as big as The Hoxton Park Airport Development – BIG W Distribution Centre = 89,000 sqm - "Industrial Warehouse, Cargo Sheds & Distribution Centres" & quite frankly I totally object to the first submission which was approved as that is totally inappropriate as well & we were not even aware of due to not receiving any mail at all & we never received the mail from Urban City Consulting with their documentation dated 2015 with the proposed modifications.

This whole thing is wrong.





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Commercial Premises (Offices) project at 118 (Lot 9) Jedda Rd, Prestons, NSW 2170 of Warehouse/Office type of New development. [Click for more details...](#)

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### MOOREBANK AVE INDUSTRIAL DEVELOPMENT

Proposed Lot 11 in Lot 1002 Moorebank (Army) Ave (DP1050177), Moorebank, NSW 2170 Has Moorebank Ave Industrial Development currently at Construction stage. It is the development of [Click for more details...](#)

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Commercial Premises (Offices) project at 43 Heathcote Rd (Lot 17 DP246172), Moorebank, NSW 2170 of Warehouses (7) type of New development. [Click for more details...](#)

### BLUM AUSTRALIA

Warehouse/Office - Subcontracts project at 35 Heathcote Road, Moorebank, NSW 2170 In The Council Area Of Liverpool of Private. [Click for more details...](#)

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Commercial Premises (Offices) project at 633-639 (Lots 8,9,10 & Lots A & B) Hume Hwy & Pine Rd (DP3112, DP372907 & DP406355), Casula, NSW 2170 of Bulky Goods/Medical Centre/Restaurant type of New development. [Click for more details...](#)

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## Project : HOXTON PARK AIRPORT W

### Industrial Warehouses, cargo sheds, distribution

Address	Lot 4052 Cowpasture Rd	Project Type
Suburb	Cecil Park	Development Type
State	NSW	Status
Council	Liverpool	Stage
Postcode	2171	Ownership
		Notes
		Construction Commenced 2010

#### Details

- Construction of a warehouse facility for Big W.
- The project incorporates construction of an 89, infrastructure.
- The proposed development includes the following building pads; building design & construction, area and sorting areas within the warehouse, and amenities.
- Construction of separate gatehouse, fire control ancillary buildings will be constructed out of single colorbond cladding and precast concrete panels.
- Colorbond wall cladding & precast concrete, facade of the office building adjacent to the warehouse numerous roller shutters on western & eastern roof sheeting and colorbond capping. Carpark
- Landscaping.
- MP 10\_0009.
- Associated projects ID 2175295, 1310054 & 1

## BIG W DISTRIBUTION CENTRE – HOXTON PARK

1,500+ Tonnes – 89,000 sqm

This smaller building is approx. the same size of the approved building!!



This larger building is the same size as what the modification proposes!!

[Click image to view gallery](#)

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