



SITE  521 THE NORTHERN ROAD LONDONDERRY

NOTIFIED PROPERTIES 

| Street Address   | Postal Address   |
|--|--|
| 509 – 519 The Northern Road Londonderry                          |  |
| 505 – 507 The Northern Road Londonderry                          |  |
| 503 The Northern Road Londonderry                                |  |
| 493 - 501 The Northern Road Londonderry                          |  |
| 1 Thomas Road Londonderry  |  |
| 2 Thomas Road Londonderry  |  |
| 2-6 Timothy Road Londonderry                                     |  |
| 8 - 16 Timothy Road Londonderry                                  |  |
| 18 - 24 Timothy Road Londonderry                                 |  |
| 26 - 32 Timothy Road Londonderry                                 |  |
| 92 – 122 Whitegates Road Londonderry                             |  |
| 797-827 Londonderry Road Londonderry                             |  |
| The Northern Road Berkshire Park<br>(Castlereagh Nature Reserve) | NSW National Parks and Wildlife Service<br>PO Box A290<br>Sydney South, NSW 1232 |

Our Ref: 6906152  
Contact: Jackie Shephard  
Telephone: 02 47327732

Ms Catherine Watkins  
[Catherine@urbancityconsulting.com.au](mailto:Catherine@urbancityconsulting.com.au)

20 July 2015

Dear Ms Watkins

I refer to your email dated 14 July 2015 in which you requested access to postal addresses for residents in Londonderry, to consult regarding 3A project approval relating to 521 The Northern Road, Londonderry.

On 20 July 2015, I have determined to provide access to requested information under Section 8 of the Government Information Public Access (GIPA) Act 2009 (Informal Release). Copy of information is attached.

Should you require further assistance with this matter I can be contact on telephone number 02 47327732 or email [jshephard@penrithcity.nsw.gov.au](mailto:jshephard@penrithcity.nsw.gov.au).

Yours faithfully

Jackie Shephard  
**Right to Information Officer**



20 July 2015

Dear Neighbour

**ADVICE OF APPLICATION FOR A PROPOSED MODIFICATION TO  
AN EXISTING DEVELOPMENT APPROVAL  
521 THE NORTHERN ROAD LONDONDERRY**

Urban City Consulting is acting on behalf of the owners of the above property in regards to an application for the following works:

- PROPOSED MODIFICATION TO APPROVED DEVELOPMENT 'MUSHROOM FARM'
- LAND ON WHICH THE DEVELOPMENT IS TO BE CARRIED OUT: 521 THE NORTHERN ROAD LONDONDERRY
- PENRITH LOCAL GOVERNMENT AREA

The site was granted approval for a 'mushroom farm' in 2012. The proposed amendment involves implementation of new state-of-the-art picking and packing machines, which involves a different way in which mushrooms are grown. The new method of packing requires a large floor area for the growing of mushrooms as it is no longer possible to stack the growing boxes on top of each other. No change in the production capacity is proposed.

Accordingly, Urban City Consulting is notifying adjoining and surrounding property owners and occupants of the proposed modification to the approved development. The matters raised during the consultation period will be considered within the preparation of the Environmental Assessment to be submitted to the NSW Department of Planning & Environment.

A further opportunity will be provided within the development approval process once the application is formally lodged.

The submission period will close no later than 14 days from the date herein (4 August 2015).

Any submissions should be addressed to:

Urban City Consulting  
PO Box 1201 WINDSOR NSW 2756  
Or via email: [catherine@urbancityconsulting.com.au](mailto:catherine@urbancityconsulting.com.au)  
and include the reference number : 140655

An approved site plan and a proposed site development plan is attached.

Yours sincerely

Catherine Watkins  
Urban City Consulting

**Urban City Consulting**  
4 Christie Street  
Windsor NSW 2756  
Ph. 02 4587 7000

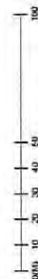
Website: <http://www.urbancityconsulting.com.au>



[illegible]

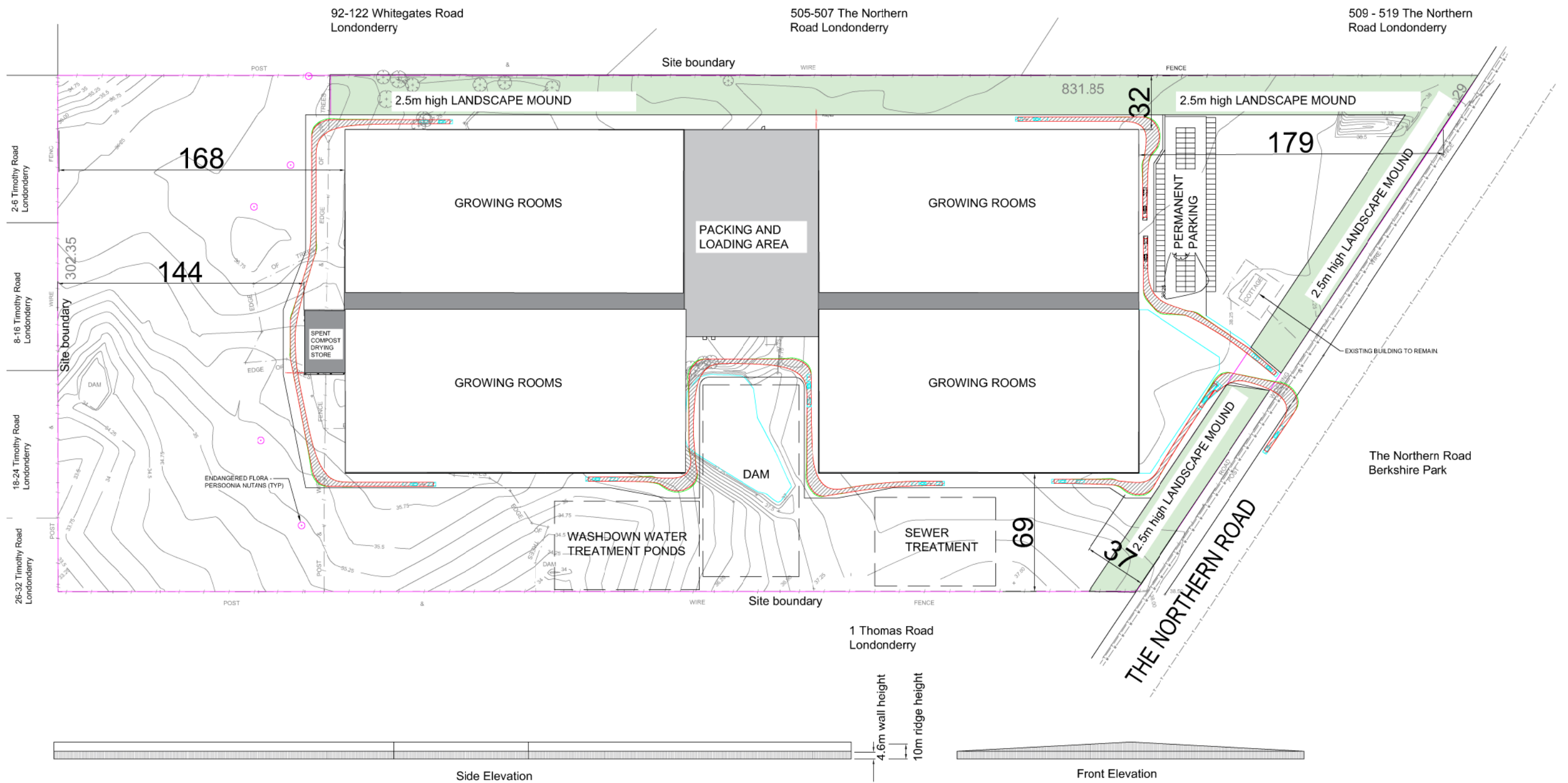
|                         |                |
|-------------------------|----------------|
| MAIN BUILDING -         | 32, 865 sq mts |
| COMPOST STORE STAGE 1 - | 6, 821 sq mts  |
| COMPOST STORE STAGE 4 - | 7, 355 sq mts  |
| WORKSHOP -              | 996 sq mts     |
| PEAT STORE -            | 672 sq mts     |

ADJOINING PROPERTY  
AUTO WRECKERS



NOTIFICATION PLAN - APPROVED PLAN (2012 APPROVAL)

## Indicative Mushroom Farm Site Layout



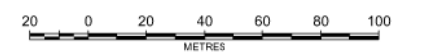
# **SITE PLAN - JULY 2015**

Scale: 1:2500 at A3 size

Job No. 140655 - SK02 Issue A - dated 15 July 2015.  
Urbco. Ph. 45877000

521 THE NORTHERN ROAD, LONDONDERRY

**NOTIFICATION PLAN -  
PROPOSED**





PO Box 1201 Windsor NSW 2756  
T. 4587 7000 | E.  
[info@urbancityconsulting.com.au](mailto:info@urbancityconsulting.com.au)

26 August 2015

509 Northern Road  
LONDONDERRY NSW 2753

Att [REDACTED]

Dear [REDACTED]

**Neighbour consultation – proposed alterations to Mushroom Farm  
521 Northern Road Londonderry**

Further to our on site meeting yesterday (25<sup>th</sup> August 2015) in which yourself, David Tolson and I were in attendance, I confirm the following:

- We will investigate the feasibility of retaining the small dam in the north-eastern corner of the site and revising the location of the landscape mound accordingly i.e. to be located to the south of the dam, allowing for its retention including associated trees;
- As discussed, I have attached a list of tree species that were approved as part of the existing project approval (as recommended in the Flora and Fauna Assessment) and may be suitable to plant along your southern boundary (i.e. inside the fence line of 509 Northern Road). These include:

| <b>Species</b>                  | <b>Common name</b>       |
|---------------------------------|--------------------------|
| <i>Corymbia gummifera</i>       | Red Bloodwood            |
| <i>Eucalyptus eugeniodes</i>    | Thin-leaved Stringybark  |
| <i>Eucalyptus parramattenis</i> | Parramatta Red Gum       |
| <i>Eucalyptus sclerophylla</i>  | Hard-leaved Scribbly Gum |
| <i>Hardenbergia violacea</i>    | Native Sarsaparilla      |
| <i>Melaleuca decora</i>         | Paperbark                |
| <i>Melaleuca linariifolia</i>   | Narrow-leaved paperbark  |

If you would like to review the species listed, we are happy to discuss further providing suitable plantings for your property.

If you require any further information please contact me on 02 4587 7000 or via email [catherine@urbancityconsulting.com.au](mailto:catherine@urbancityconsulting.com.au).

Yours Faithfully

A handwritten signature in black ink, appearing to read 'C. Watkins', with a stylized flourish extending from the end.

Catherine Watkins  
Town Planner

*cc: client*  
(sent via mail – hard copy and email to client).

*Attachment – extract from Flora and Fauna Report*



The proposal is not likely to have a significant impact on listed migratory species. There is no "important habitat" in the area for such species and the habitat in the area is not likely to support an ecologically important proportion of a population of such species.

#### **Conclusion, EPBC Act**

In our opinion, the proposed development is not likely to have a significant impact on matters of national environmental significance listed under the *Environment Protection and Biodiversity Conservation Act*. Referral to the Commonwealth Minister for the Environment for assessment and approval is therefore not warranted. The proposed development is not likely to constitute a "controlled action" because it is not "likely to have a significant impact on a matter of national environmental significance". The Bilateral Agreement, which applies only to projects determined to be "controlled actions", does not apply.

#### **7.2.4 Assessment under SEPP 44**

The Penrith LGA is not one of the local government areas in which *State Environmental Planning Policy No.44 - Koala Habitat Protection* (SEPP 44) applies; no further assessment is required under this Policy.

### **8 Conclusion and Recommendations**

The proposed development at Mulgrave and Londonderry are not likely to have a significant impact on flora and fauna, including species, populations and communities listed under the *Threatened Species Conservation Act 1995*, the *Fisheries Management Act 1994* and the *Environment Protection and Biodiversity Conservation Act 1999*. The preparation of a Species Impact Statement and referral to the Commonwealth Minister for assessment and approval are therefore not warranted.

#### **Recommendations**

- (i) Tree removal should be avoided wherever possible.
- (ii) Where the development is close to woodland remnants that are unaffected by the development, temporary fencing should be installed prior to work commencing to protect the woodland from incursion by machinery.
- (iii) Stormwater should not be indiscriminating directed into woodland areas. Preferably, stormwater and waste water should be held in dams and never allowed to enter the patches of woodland.
- (iv) The eastern (road frontage) end of the land should be planted with local native species. The following species existing on the site are suitable for this purpose and for screen planting around the site:

|                                 |                          |
|---------------------------------|--------------------------|
| <i>Corymbia gummifera</i>       | Red Bloodwood            |
| <i>Eucalyptus eugenioides</i>   | Thin-leaved Stringybark  |
| <i>Eucalyptus parramattenis</i> | Parramatta Red Gum       |
| <i>Eucalyptus sclerophylla</i>  | Hard-leaved Scribbly Gum |
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