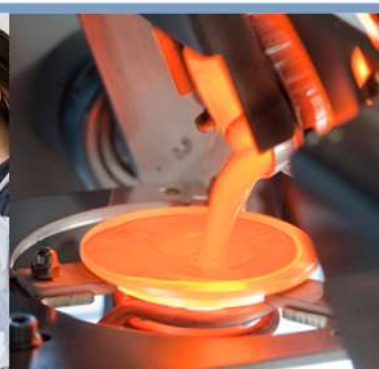




# Australian Laboratory Services Limited Kick Off Briefing for PSCC-272- Cumberland – DA2021/037 – 277-289 Woodpark Road, Smithfield

18 August 2021

Right Solutions • Right Partner  
[www.alsglobal.com](http://www.alsglobal.com)





## Presentation Overview

- Name of applicant, developer, proposal
- Proposal and site detail
  - Context Maps
  - Site plan elevation
  - Street view
- Specialist reports and investigations
- Community consultation and exhibition
- Issues for further consideration

# Applicant – Australian Laboratory Services Limited (ALS)



ALS is a global leader in providing laboratory testing, inspection, certification and verification solutions. The current facility at Smithfield houses the environmental unit only, with the aim to bring across various units at other sites into one consolidated site.

## ALS Global Operations

The Company's extensive coverage benefits clients through technical leadership, access to emerging technology and regulatory trends, as well as a **large pool of technical experts**.



# Proposal and Developer

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## Proposal

This DA seeks Cumberland Council's consent for the change of use of an industrial warehouse into laboratories, building alterations and modifications including partial demolition and the construction of additional offices and staff facilities, fit out of laboratories and additional car parking allocation at the front, rear and side of the existing building.

The proposal is consistent with the IN1 - General Industrial land use zoning and objectives. The application proposes the orderly development of the site and surrounding area.

The Development Application is not 'integrated development' under Section 4.46 of the EP&A Act and therefore, does not require referral.

ALS Limited is the developer and owner of the site subject to this Development Application.

## Site Detail

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The subject site is approximately 25 km west of the Sydney CBD and approximately 7km from Parramatta CBD and is located within the Smithfield Industrial Precinct. The site is located within 400m or approximately 6-minute walk from the Liverpool – Parramatta T-way

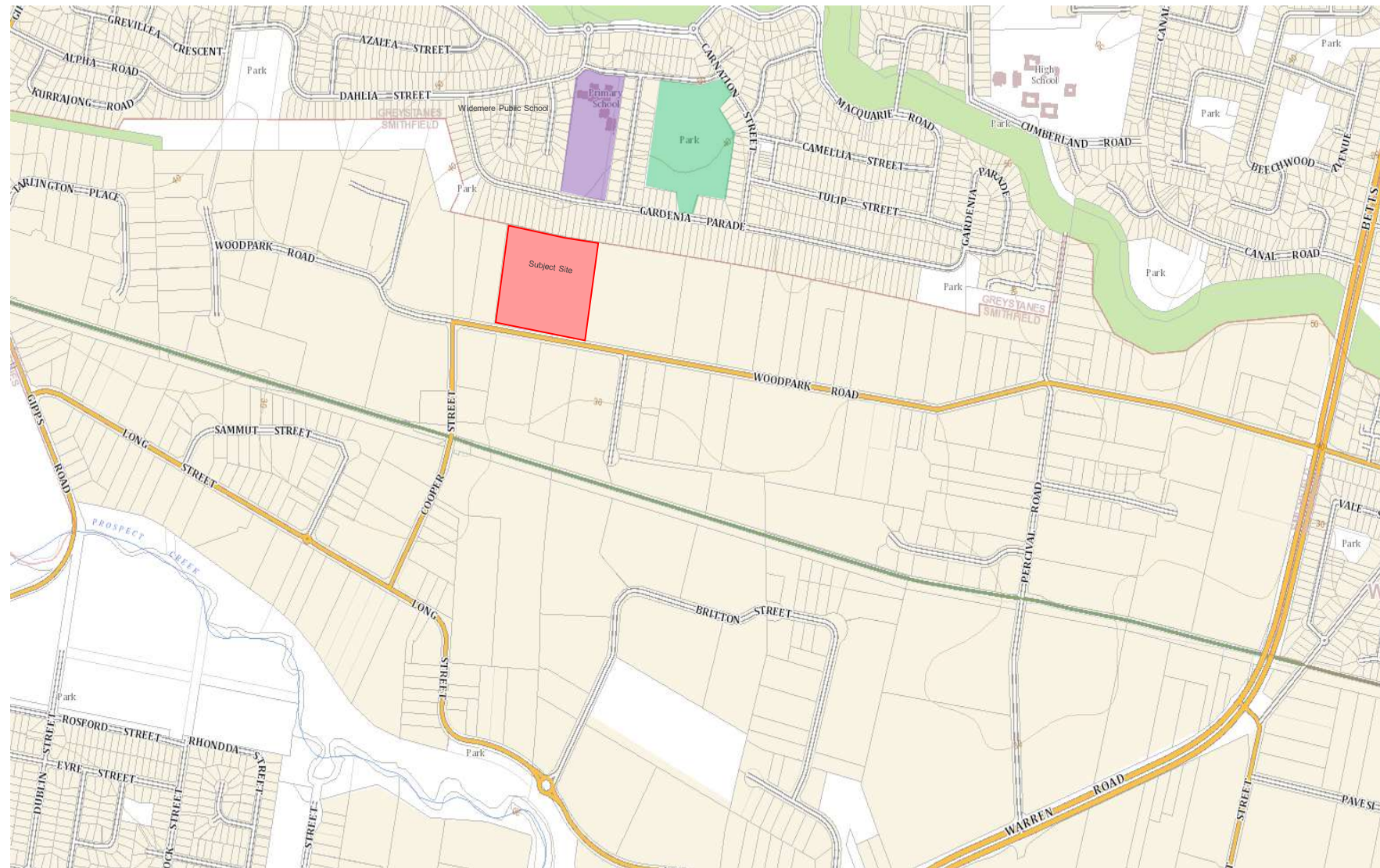
The site's surroundings include:

- Industrial warehousing development to the east, west and south of the subject site along Woodpark Road,
- Low density residential development immediately to the north of the subject site,
- Widemere Public School to the north of the subject site,
- Nemesia Street Park and Community Hall to the north east of the subject site.

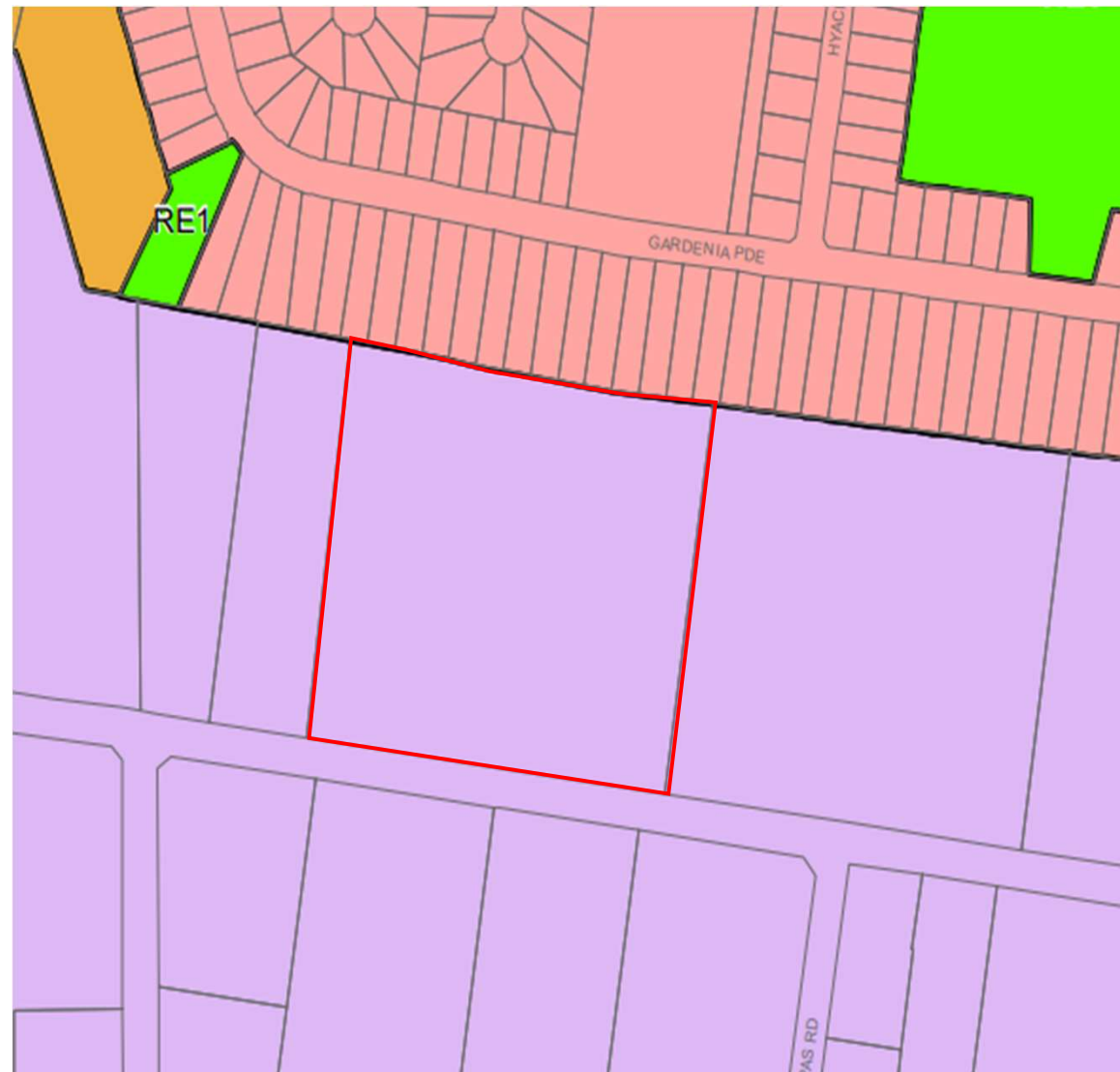
The immediate surrounds of the subject site include residential land to the north, which is protected by a landscaped buffer and a noise wall, and industrial land which is located within the Smithfield Industrial Precinct to the south, east and west of the subject site.



# Context Maps – Road Network Plan (Source: Six Maps, 2021)



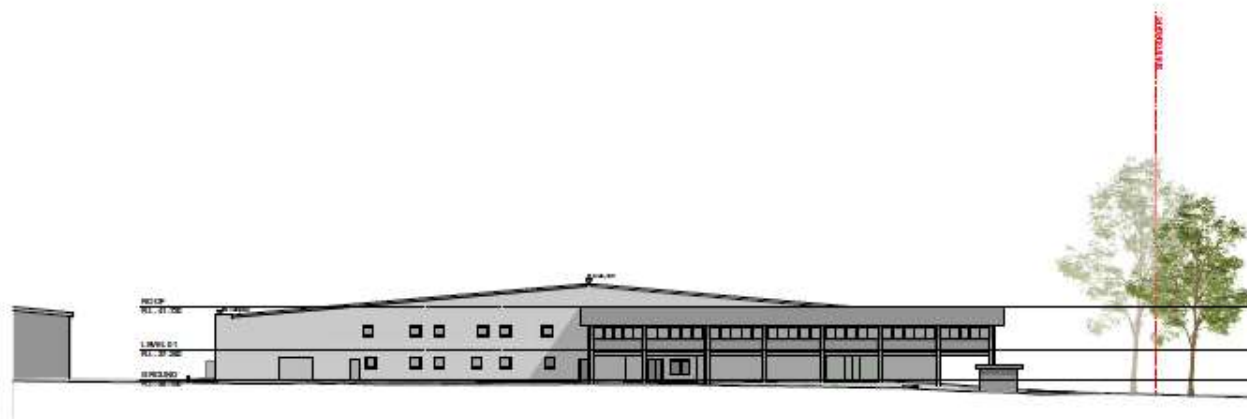
# Context Map – Land use Zoning and Permissibility of Uses (Extract of Land Zoning Map – Holroyd LEP 2013)



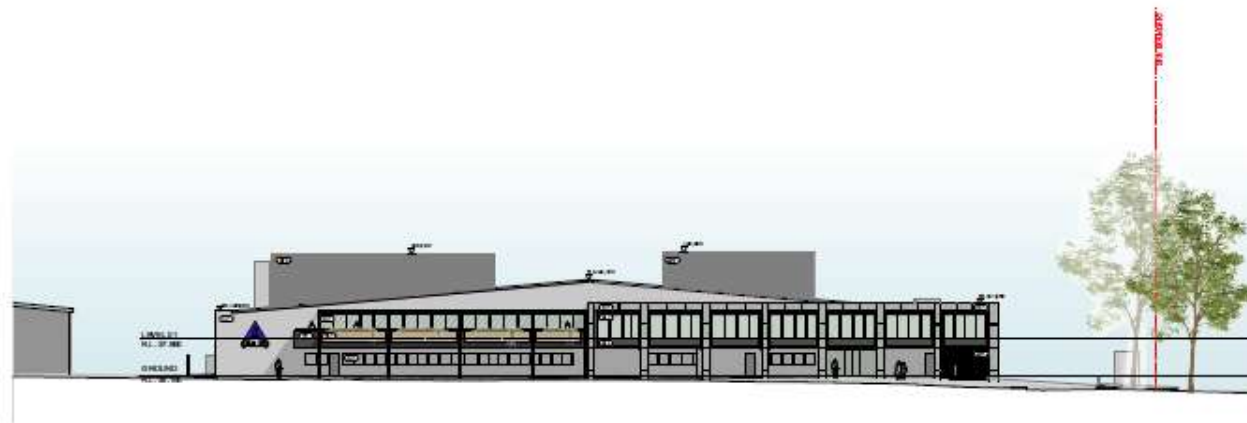
IN1 General Industrial

R2 Low Density Residential

# Site Plan – South Elevation (Existing and Proposed)



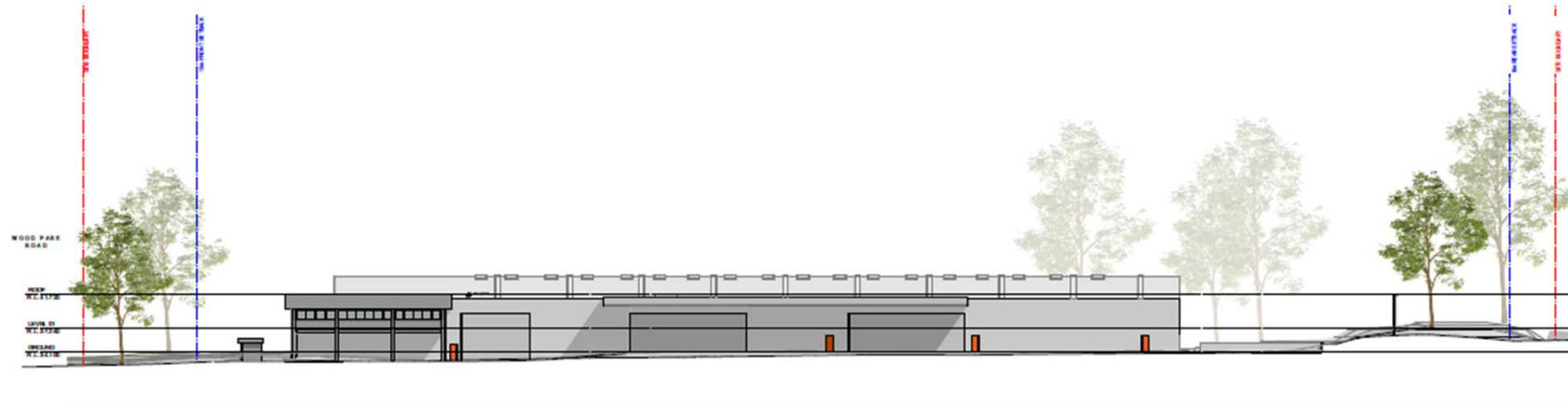
1 South Elevation - Existing  
SCALE: 1/8"=1'-0"



1 South Elevation - Proposed  
SCALE: 1/8"=1'-0"



# Site Plan – East Elevation (Existing and Proposed)



2 East Elevation - Existing  
SCALE: 1/8"=1'-0"



2 East Elevation - Proposed  
SCALE: 1/8"=1'-0"

## CGI - South Elevation - Proposed

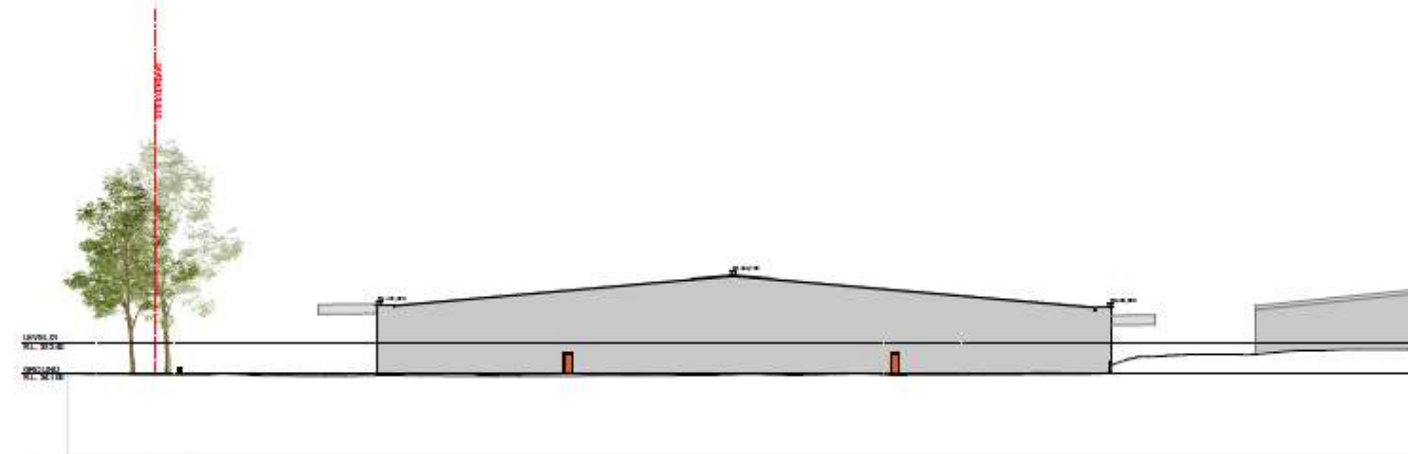


# Site Plan – CGI Isometric South / East Elevation - Proposed

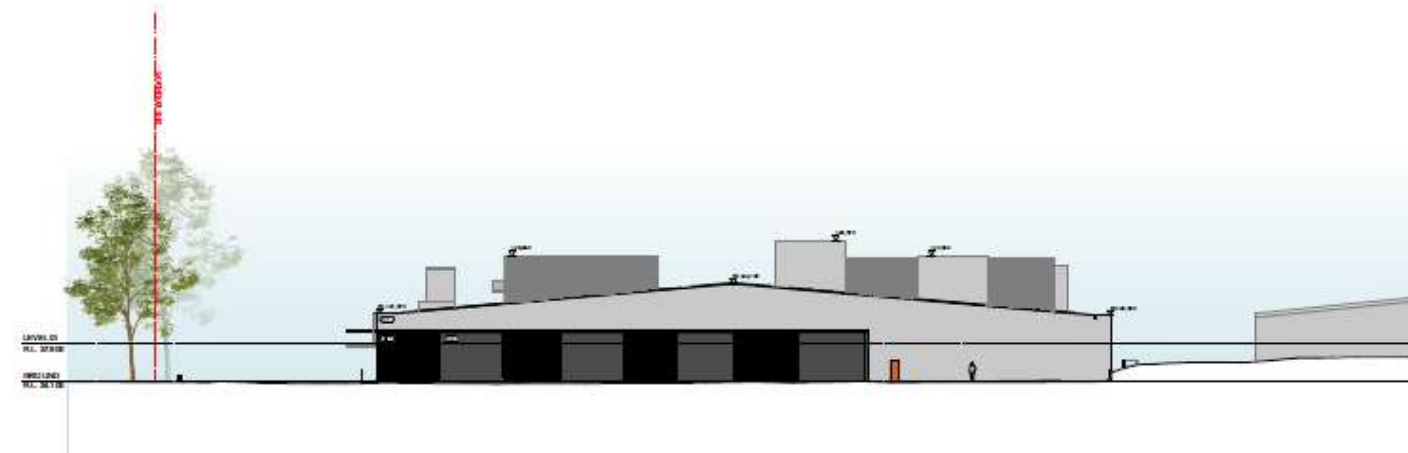




# Site Plan – North Elevation (Existing and Proposed)



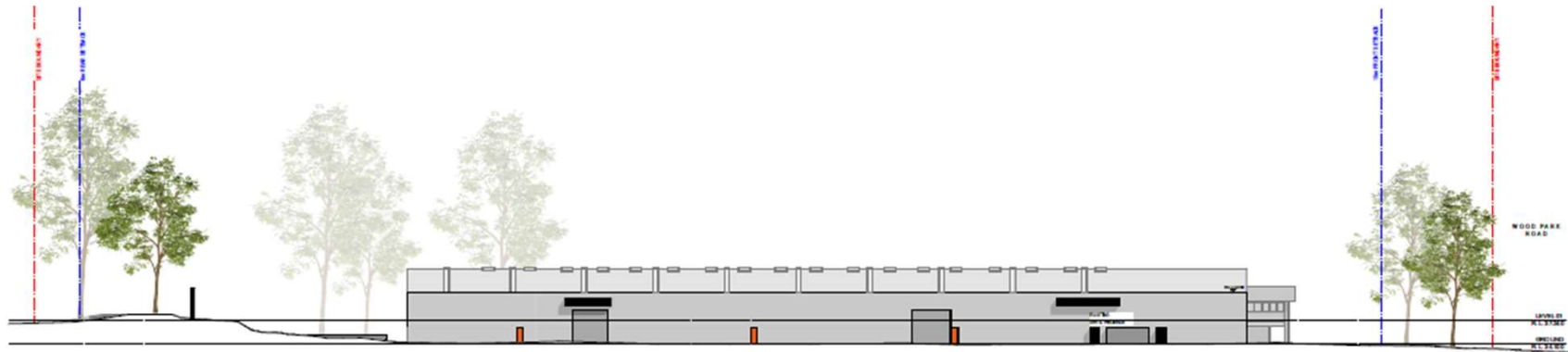
3 North Elevation - Existing  
SCALE 1:500 (A)



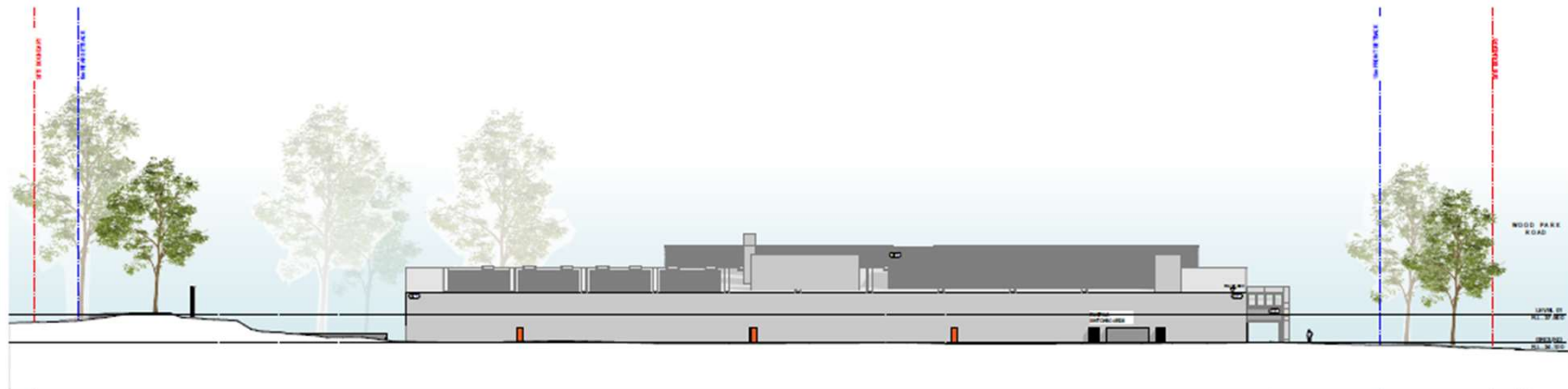
3 North Elevation - Proposed  
SCALE 1:500 (A)



# Site Plan – West Elevation (Existing and Proposed)



4 West Elevation - Existing  
SCALE: 1/8"=1'-0"



4 West Elevation - Proposed  
SCALE: 1/8"=1'-0"

# Site Plan CGI Isometric East / North Elevation - Proposed





## Street View (Google Maps, 2021)





# Specialist Reports and Investigations

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- Survey Plan
- Architectural Plans
- Engineering Plans
- Landscape Plans
- Geotechnical Investigation Report
- Environmental Management Plan
- Arboricultural Impact Appraisal and Method Statement
- Air Quality Report
- Stormwater Assessment
- Noise Impact Assessment
- Regulatory Compliance Statement
- Traffic Impact Assessment
- Waste Management Plan
- Cost of Works Summary



# Community Consultation and Exhibition



## NOTICE OF PROPOSED DEVELOPMENT

<b>Proposal:</b>	Alterations and additions to an existing industrial building for the purpose of scientific laboratories with ancillary office and warehouse to operate 24 hours a day seven (7) days a week, with external truck and forklift movements limited to between 7.00 a.m. and 10.00 p.m. Monday to Saturday and 8.00 a.m. to 10.00 p.m. Sunday and Public Holidays, and provision of additional on-site car parking spaces
<b>Address:</b>	277-289 Woodpark Road SMITHFIELD NSW 2164
<b>Legal Description:</b>	Lot 1 DP 1024505
<b>Application No:</b>	DA2021/0327
<b>Applicant:</b>	Als Limited
<b>Submission Period:</b>	6 August 2021 to 20 August 2021

The application, accompanying plans and documents may be viewed on Council's website [www.cumberland.nsw.gov.au](http://www.cumberland.nsw.gov.au) during the submission period detailed above.

If you wish to lodge a submission, please lodge your submission electronically via email to: [council@cumberland.nsw.gov.au](mailto:council@cumberland.nsw.gov.au) quoting the application number no later than the last day of the submission period indicated above. All submissions must include a name, address and contact details (either email address and/or telephone number). Council will not consider anonymous submissions.

Submissions made may be viewed by third parties through the Government Information (Public Access) Act 2009.

For further information please contact Council on 8757 9000.

Document Set ID: 8961211  
Version: 1, Version Date: 29/07/2021

# Exhibition





## Issues for Further Consideration

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- Need to maintain continuity of existing laboratory operations
- Improvement and expansion of existing laboratory operation
- Upgrade / modernize the site to latest safety standards
- Improve site operations – resolve compliance order No.11 issued to resolve current use of front carpark for receiving deliveries
- Consolidation of access
- Improve street appeal