

Record of kick-off Briefing Meeting

PANEL REFERENCE & DA NUMBER	PPSSCC-272 – Cumberland - DA2021/0327
APPLICANT / OWNER	Paul Vogel / ALS Limited
APPLICATION TYPE	Development Application with Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7, State and Regional Development SEPP 2011
KEY SEPP/LEP	State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land Holroyd LEP 2013
CIV	\$45,395,000.00 (excluding GST)
SCHEDULED MEETING DATE	18 August 2021

REQUIRED ATTENDEES

APPLICANT	Paul Vogel, Group Facilities and Projects Manager, ALS Tim Kilmister, General Life Sciences Asia Pacific, ALS Michael Pearson, General Counsel & Company Secretary, ALS Scott James, State Manager, Environmental, NSW & NT, ALS Simon Ladewig, Project Manager, Calibre Group Tom Foster, Senior Town Planner, Calibre Group Gabriel Duque, Senior Associate, Plus Architecture
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICERS	Jai Shankar, Michael Lawani, Olivia Yana, Rennie Rounds, Sarah Hussein, Esra Calim
CASE MANAGER	Alexandra Hafner

OTHER ATTENDEES

RSDA Team	Angela Kenna
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ISSUES DISCUSSED

- Public exhibition is underway. Three (3) submissions received to date with a key focus on noise concerns.
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained below.
- Applicant introduction to the proposal:
 - ALS Limited is the developer and owner of the site.
 - ALS provides lab testing, inspection, certification, and verification solutions.
 - Current facility is at Smithfield with global operations and revenues. Corporate objective is to consolidate all facilities at one location.
 - Proposal seeks to change use from industrial warehousing to laboratory facilities, requiring building alterations and mods.
 - Zoned IN 1 – General Industrial under Holroyd LEP with residential zone north.
 - Specialist reports and investigations to date include architectural, engineering, landscape, geotechnical investigations, regulatory and compliance, noise impact assessment etc.
 - Need to maintain continuity of existing lab operations.
 - Intended to upgrade and modernise the site to latest safety standards (Compliance Order No. 11 received with regards to deliveries to front carpark).
 - Consolidation of access is intended.
 - Improved street appeal and surveillance will be achieved.
 - Increased sustainability through LED lighting, energy efficiency improvements.
 - Hours of operation: 24/7 operation, deliveries fall within Council prescribed timing.
- Pre-DA was lodged with Council and applicant has sought to resolve issues identified at that stage.
- Should number of submissions exceed 10, the application would need to be considered at a public meeting. If fewer than 10 submissions are received, the application will be considered by electronic means.

KEY ISSUES IDENTIFIED BY COUNCIL FOR CONSIDERATION

- Clarification sought on GFA discrepancies stated in the SEE, traffic impact assessment report and architectural plans.
- Proposed loading area, parking layout, circulation, swept path and manoeuvring.
- Concurrent Development Application DA2021/0347 to reduce the Jalco operation in western warehouse under assessment. Non-compliant parking provided for entire eastern and western warehouse (14 spaces).
- Traffic impact assessment report to address traffic generation from proposed development
- OSD and WSUD measures to be provided.
- Acoustic measures.

REFERRALS REQUIRED

Internal

- Completed for Development Engineer, Tree Management, Waste Management and Environmental Health.

External

- N/A

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Application exhibited between 6 and 20 August 2021.
- Three (3) submissions received to date.

RFI SUBMISSION DATE – Week commencing 23 August 2021.

TENTATIVE PANEL BRIEFING DATE – 16 September 2021

TENTATIVE PANEL DETERMINATION DATE – 16 December 2021