

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-272
DA Number	DA2021/0327
LGA	Cumberland City Council
Proposed Development	Alterations and additions to an existing industrial building for the purpose of scientific laboratories with ancillary office and warehouse
Street Address	277-289 Woodpark Road SMITHFIELD NSW 2164
Applicant/Owner	ALS Limited
Date of DA lodgement	22 July 2021
Total number of Submissions	8 (Eight)
Number of Unique Objections	
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Clause 2 - CIV of the proposal exceeds the \$30 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011, State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55), Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment, Draft State Environmental Planning Policy (Environment), Cumberland Local Environmental Plan 2021, Holroyd Local Environmental Plan 2013, Cumberland Development Control Plan 2021 and Holroyd Development Control Plan 2013.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Draft Notice of Determination, Architectural Plans, Stormwater/Engineering Plans, Environmental Management Plan, Submissions Received, Holroyd LEP 2013 compliance table, and Holroyd DCP 2013 compliance table.
Clause 4.6 requests	N/A
Summary of key submissions	<ul style="list-style-type: none"> Matters raised in the submissions
Report prepared by	Olivia Yana, Executive Planner
Report date	24 November 2021

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

No