

TO: Sydney Central City Planning Panel – 14 December 2021

SUBJECT: 277-289 Woodpark Road SMITHFIELD NSW 2164

APPLICATION No: DA2021/0327

Application lodged	22 July 2021
Applicant	ALS Limited
Owner	ALS Limited
Application No.	DA2021/0327
Description of Land	277-289 Woodpark Road SMITHFIELD NSW 2164, Lot 1 in DP 1024505
Proposed Development	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
Site Area	3.934 hectares
Zoning	IN1 – General Industrial Zone
Disclosure of political donations and gifts	Nil disclosure
Heritage	The site is not a Heritage item and is not located within the vicinity of a Heritage Item or within a Heritage Conservation Area.
Principal Development Standards	FSR Permissible: No limit Proposed: 0.456:1 Height of Building Permissible: No limit Proposed: 14.47m
Issues	Submissions

SUMMARY

1. *Development Application No. DA2021/0327 was received on 22 July 2021 for 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.*

2. *The application was publicly notified to occupants and owners of the adjoining properties for a period of fourteen (14) days between 6 August 2021 and 20 August 2021. In response, eight (8) unique submissions by way of objection were received.*
3. *The subject site is not listed as a heritage item and it is not located within the vicinity of a heritage item or within a heritage conservation area as stated in the Holroyd Local Environmental Plan 2013.*
4. *The application is referred to the Sydney Central City Planning Panel (SCCPP) as the CIV of the proposal exceeds the \$30 million threshold as identified for general development at Schedule 7, Clause 2 of State Environmental Planning Policy (State and Regional Development) 2011.*
5. *The application is recommended for approval subject to the conditions as provided at **Attachment 1** to this Report.*

REPORT

SUBJECT SITE AND SURROUNDING AREA

The subject site is legally described as Lot 1 in DP 1024505 and is known as 277-289 Woodpark Road, Smithfield. The site, the subject of the development application, occupies an area of 3.934 hectares with frontage of 201.17m on the northern side of Woodpark Road.

The site marked in red below in Figure 1 currently contains two (2) existing warehouses with mezzanine levels. The western side warehouse is currently occupied by Jalco for production and the eastern side warehouse (subject of this application) is currently occupied in part by Jalco for warehousing and in part by ALS as a scientific laboratory. The proposed development includes the occupation of the whole of the eastern warehouse by ALS. It is noted that Jalco operations on the eastern side warehouse shall cease accordingly.

The existing eastern warehouse building is surrounded by hardstand areas within the front, side and rear setbacks. Existing landscaped areas are located along Woodpark Road and within the rear setbacks, as part of the 63m buffer zone between the existing industrial and residential land uses. A 4-metre-high acoustic wall is situated within the rear setback landscaped area. The land slopes downwards from the rear to the front by approximately 5m towards Woodpark Road.

The site is located on the northern boundary of the Smithfield Industrial precinct with industrial uses located to the south, east and west of the site and the R2 – Low Density Residential zoned land to the north of the rear boundary of site, which is predominantly characterised by single and double storey dwelling houses and dual occupancies.



Figure 1 – Locality Plan of subject site (Source: Nearmap, 2021)



Figure 2 – Aerial view of subject site/eastern warehouse (Source: Nearmap, 2021)



Figure 3 – Street view of subject site

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Council has received a development application for 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

The following is a summary of the proposed development:-

- Cessation of operation within the existing eastern warehouse building partly occupied by Jalco for warehousing, which was approved under DA2000/43, DA2000/263 and

DA2018/321;

- Take over the eastern warehouse building by ALS through there (3) phases of construction;
- Increase the floor area of mezzanine level within the existing building footprint by 1,185m²;
- Increase the building height to accommodate mechanical plants and roof top services;
- Construction of an Environmental Laboratory; a Food and Pharmacological Laboratory, an Asset Care Laboratory, a Hydrographics Laboratory, and a Tribology Laboratory including individual laboratory storage (within each laboratory), and ancillary office and amenities;
- Conversion of the rear area of the building within the existing building footprint into undercover car parking spaces;
- Utilise existing hardstand areas as car parking spaces and loading area; and
- Stormwater works.



Figure 4 – Current occupation of the site

Floor Area

The proposal, as calculated by Council's assessing officer, will result in total floor area of 11,575m² with breakdown of proposed uses as follows.

- Laboratory – 8,714m²
- Ancillary office – 2,092m²

- Warehouse - 769m²

Car parking

Total onsite car parking for two hundred seventeen (217) vehicles including three (3) for people with disabilities will be provided with vehicular access from Woodpark Road on the most eastern part of the site. The rear area of the building within the existing building footprint is to be converted into fifty six (56) undercover car parking spaces.

Hours of operation and staff numbers

The hours of operation are 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.

HISTORY

DA2000/309/1 was approved by Council under staff delegated authority on 15 November 1999 for alterations and additions to an existing industrial building to create a separate tenancy for use as a scientific laboratory.

Prelodgement meeting (PL2021/0038) was held on 29 April 2021 for alterations and additions to existing building for use as laboratories with ancillary office and warehouse and construction of additional car parking.

APPLICANTS SUPPORTING STATEMENT

The applicant has provided a Statement of Environmental Effects (SEE) prepared by Calibre Professional Services Pty Ltd dated 7 June 2021 and was received by Council on 22 July 2021 in support of the application.

CONTACT WITH RELEVANT PARTIES

The assessing officer has undertaken a site inspection of the subject site and surrounding properties and has been in regular contact with the applicant throughout the assessment process.

INTERNAL REFERRALS

Development Engineer

The development application was referred to Council's Development Engineer for comment who has advised that the development proposal is satisfactory with regards to traffic, parking and stormwater management, and therefore can be supported subject to recommended conditions of consent and plans marked in red.

Environment and Health

The development application was referred to Council's Environment and Health Officer for comment who has advised that the development proposal is satisfactory with regards to noise/acoustics, air quality, contamination and environmental management, and therefore can be supported subject to recommended conditions of consent.

Tree Management Officer

The development application was referred to Council's Tree Management Officer for comment who has advised that the development proposal is satisfactory with regards to tree management proposed and therefore can be supported subject to recommended conditions of consent.

Waste Management

The development application was referred to Council's Waste Management Officer for comment who has advised that the development proposal is satisfactory with regards to waste management proposed and therefore can be supported subject to recommended conditions of consent.

EXTERNAL REFERRALS

The application was not required to be referred to any external government authorities for comment.

PLANNING COMMENTS

The provisions of any Environmental Planning Instruments (EP&A Act s4.15 (1)(a)(i))

The proposed development is affected by the following State Environmental Planning Policies:

(a) State Environmental Planning Policy (State and Regional Development) 2011

Development of a type that is listed in Schedule 7 of SEPP (State and Regional Development) 2011 is defined as 'regional significant development'. Such applications require a referral to a Sydney District Panel for determination as constituted by Part 3 of Schedule 2 under the Environmental Planning and Assessment Act 1979. The proposed development constitutes 'Regional Development' as it has a Capital Investment Value (CIV) which exceeds the \$30 million threshold. While Council is responsible for the assessment of the DA, determination of the Application will be made by the Sydney Central City Planning Panel.

(b) State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

Clause 7 of SEPP 55 requires Council to be satisfied that the site is suitable or can be made suitable to accommodate the proposed development. The matters listed within Clause 7 have been considered in the assessment of the development application.

Matter for Consideration	Yes/No
Does the application involve re-development of the site or a change of land use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the application involve re-development of the site or a change of land use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In the development going to be used for a sensitive land use (e.g.: residential, educational, recreational, childcare or hospital)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the site listed on Council's Contaminated Land database?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the site subject to EPA clean-up order or other EPA restrictions?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the site been the subject of known pollution incidents or illegal dumping?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site adjoin any contaminated land/previously contaminated land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
It is noted that the existing external pavement areas will be converted from loading dock areas to parking and the existing dual driveway will be narrowed to a single-entry point onto Woodpark Road. Council Environmental Health Unit has reviewed the proposed development and is satisfied that the site is suitable to accommodate the proposed development, given the proposed physical works and that there will be no substantial excavation or digging, the proposal is considered satisfactory subject to imposition of condition for unexpected finds protocol in relation to contamination as well as a classification of waste condition.	

(c) State Environmental Planning Policy (Infrastructure) 2007

The provisions of the ISEPP 2007 have been considered in the assessment of the development application. The proposed development does not meet the criteria for traffic generating development and as such, does not require referral to TfNSW.

(d) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

N/A - no vegetation removal is proposed.

(e) State Environmental Planning Policy (Coastal Management) 2018

N/A - the subject site is not identified as a coastal wetland and/or land identified as "proximity area for coastal wetlands" and/or land identified as such by the Coastal Vulnerability Area Map.

Regional Environmental Plans

The proposed development is affected by the following Regional Environmental Plans:

(a) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

The proposed development is considered satisfactory as the subject site is not affected by acid sulphate soils, does not disturb the bank or foreshore along the Georges Rives tributaries, and the proposed development will not increase flooding or stormwater runoff, will not discharge industrial waste and will not cause land degradation by way of erosion, sedimentation, pollution, salinity or acidity. The proposed development will also not cause adverse impacts to the sensitive natural environments within the Catchment area and sewer is proposed to be connected directly into the Sydney Water sewerage system.

Local Environmental Plans

Cumberland Local Environmental Plan (CLEP) 2021

The Cumberland Local Environmental Plan 2021 (CLEP) has been gazetted on the NSW Legislation website and commenced on 5 November 2021. The CLEP 2021 is prepared to provide a single planning framework for the future planning of Cumberland City. The CLEP 2021 harmonises and repeals the three LEPs previously applicable to the Cumberland local government area, those being:

- Holroyd Local Environmental Plan 2013,
- Parramatta Local Environmental Plan 2011, and
- Auburn Local Environmental Plan 2010.

However, as the subject application was lodged prior to the gazettal of the Cumberland LEP 2021, in accordance with Clause 1.8A - Savings provision relating to development applications, the application is assessed under the provisions of the Holroyd LEP 2013. As the Cumberland LEP was an exhibited draft at the lodgement of the subject application, the provisions of the Cumberland LEP are also considered in the assessment of the application and are considered to be satisfactory.

Holroyd Local Environmental Plan (HLEP) 2013

The provision of the Holroyd LEP 2013 is applicable to the development proposal. It is noted that the development achieves compliance with the key statutory requirements of the Holroyd LEP 2013 and the objectives of the Holroyd LEP 2013.

(a) Permissibility:-

The site is within the IN1- General Industrial zone under Holroyd Local Environmental Plan (Holroyd LEP) 2013. The proposed development is defined as "high technology industry" with ancillary office and warehouse. Even though office premises being a type of commercial premises are prohibited in IN1 zone, the development proposes office

premises as ancillary to the principal use being high technology industry with warehouse, which are permissible land uses within the zone with consent. In accordance with the standard instrument, they are defined as:-

high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following—

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,
- (g) sustainable energy technologies,
- (h) any other goods, systems or components intended for use in a science or technology related field,

but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

Note—

High technology industries are a type of **light industry**—see the definition of that term in this Dictionary.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

Note—

Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

The relevant matters to be considered under Holroyd LEP 2013 and the applicable clauses for the proposed development are summarised below. A comprehensive LEP assessment is contained in Attachment 5.

Figure 5 – Holroyd LEP 2013 Compliance Table

DEVELOPMENT STANDARD	COMPLIANCE	DISCUSSION
4.3 Height of Buildings No limit	Yes	14.47m
4.4 Floor Space Ratio No limit	Yes	0.456:1 (GFA - 11,575m ²)

5.21 Flood Planning	N/A	The proposal is for fit out of existing industrial warehouse on the eastern part of the site, which is not affected by flooding on site. Condition is to be imposed for the preparation of flood evacuation plan accordingly.
6.9 Buffer area between industrial and residential zones	Yes	No works proposed within the buffer area.

The provisions of any proposed instrument that is or has been the subject (EP&A Act s4.15 (1)(a)(ii))

(a) Draft State Environmental Planning Policy (Environment)

The draft SEPP relates to the protection and management of our natural environment with the aim of simplifying the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. The changes proposed include consolidating the following seven existing SEPPs:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
- State Environmental Planning Policy No. 50 – Canal Estate Development
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

The draft policy will repeal the above existing SEPPs and certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system.

Changes are also proposed to the Standard Instrument – Principal Local Environmental Plan. Some provisions of the existing policies will be transferred to new Section 117 Local Planning Directions where appropriate.

The provisions of any Development Control Plans (EP&A Act s4.15 (1)(a)(iii))

Cumberland Development Controls Plan (CDCP) 2021

The Cumberland DCP 2021 is in force as of 5 November 2021. However, as the subject application was lodged prior to the Cumberland DCP coming into force, in accordance with Clause 1.1.4 - Savings provision of Part A - Introduction, the application is assessed under the provisions of the Holroyd DCP 2013. As the Cumberland DCP 2021 was adopted by Council at the lodgement of the subject application, the provisions of the Cumberland DCP are also considered in the assessment of the application and are considered to be satisfactory.

Holroyd Development Control Plan (HDCP) 2013

Holroyd DCP 2013 provides guidance for the design and operation of development to achieve the aims and objectives of the Holroyd LEP 2013. A comprehensive assessment and compliance table is contained in Attachment 6. The proposed development complies with the provisions of Council's Holroyd DCP 2013 and is considered acceptable from an environmental planning point of view.

The provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 (EP&A Act s4.15(1)(a)(iia))

There is no draft planning agreement associated with the subject Development Application

The provisions of the Regulations (EP&A Act s4.15 (1)(a)(iv))

The proposed development raises no concerns as to the relevant matters arising from the *Environmental Planning and Assessment Regulations 2000* (EP&A Reg).

The Likely Environmental, Social or Economic Impacts (EP&A Act s4.15 (1)(b))

It is considered that the proposed development will have no significant adverse environmental, social or economic impacts in the locality.

The suitability of the site for the development (EP&A Act s4.15 (1)(c))

The subject site and locality are not known to be affected by any natural hazards or other site constraints likely to have a significant adverse impact on the proposed development. Accordingly, it is considered that the development is suitable in the context of the site and surrounding locality.

Submissions made in accordance with the Act or Regulation (EP&A Act s4.15 (1)(d))

Advertised (Council's website) ☒ Mail ☒ Sign ☒ Not Required ☐

In accordance with Council's Notification requirements contained within the Holroyd DCP 2013, the proposal was publicly notified for a period of 14 days between 6 August 2021 and 20 August 2021. The notification generated 8 submissions in respect of the proposal with nil disclosing a political donation or gift. The issues raised in the public submissions are summarised and commented on as follows:

Figure 6 – Submissions summary table

Matters raised	Planner's Comments
Increased noise given already a lot of noise on site from vehicles dropping containers or forklift being at 3am and 4am, loud noise made from employees leaving at 10pm, and constant whining/humming noise. Restriction of truck and forklift operation up to 8pm or 9pm, and	Whilst the hours of operation are 24 hours a day seven (7) days a week, the external truck and forklift movements are to be 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. The proposal has also been accompanied

that external hours of 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 are excessive.	with a noise impact assessment and an environmental management plan (EMP) that have been reviewed by Council's Environmental Health Unit. With regard to noise, the EMP submitted details hours of operations, best management practices and sets out procedures for managing noise complaints. The Environmental Health Unit have provided appropriate condition to ensure compliance with the EMP, as well as acoustic verification and general noise conditions.
Subject application shall not trigger any non-compliance of previous DA2018/321 (Jalco using both eastern and western warehouses), particularly car parking proposed excluding truck turning and storage area, and no reversing of truck on site	The eastern warehouse will contain only the proposed development as a scientific laboratory with ancillary office and warehousing, and will provide compliant spaces for the required car parking wholly within the site. No car parking is supported within the truck turning and storage area. Condition is also imposed to ensure truck manoeuvring could be undertaken within the site, and to ensure forward entry and exit for truck and condition is to be imposed accordingly to enforce this.
Revised DA for the western warehouse should be submitted	A separate DA has been submitted and is currently under assessment by Council.
Removal of trees on the rear of the western warehouse	This matter is not relevant to the subject application.
Health impact concerns and sleep deprivation from operation resulting in hearing loss, fatigue, cardiovascular disorder, high blood pressure, heart disease, obesity, diabetes and cancer	The operation proposed for the subject site as a scientific laboratory will be contained mostly within its internal spaces. The development has considered the noise impact that will be generated and has been accompanied with a noise impact assessment for the proposed hours that has been reviewed by Council's Environmental Health Unit and is considered to be satisfactory, subject to conditions imposed.
Raising the building height will create direct sightlines and noise impact from adjoining second storey residential, as no acoustic wall proposed	A minimum distance of 75m between the subject site and the adjoining residential properties provides sufficient separation of sightlines from the second storey development. Acoustic wall of the rooftop mechanical plant is required as part of the noise impact assessment recommendation that is also endorsed within the condition of consent, to mitigate noise impact on the adjoining sensitive land uses.
Noise from the proposed development will impact people working from home and	The proposal has been accompanied with a noise impact assessment for the

religious obligation, as no break during daytime, public holiday and Sunday	proposed hours that has been reviewed by Council's Environmental Health Unit and is considered to be satisfactory, subject to conditions imposed.
Extension of acoustic barrier to 253, 257, and 277-303 Woodpark Road premises would assist residential properties at 47, 49, 59 and 61 Gardenia Pde	This matter is not relevant to the subject application.
Acoustic wall built under DA2018/321 supposed to be 4m in height, however only built ranging between 2-4m that offers no protection to the adjoining second storey residential and some sites that are located higher than the subject site	This matter is not relevant to the subject application.
24 hour operation shall not be approved adjoining to residential development that will create precedence to the adjoining premises to have same hours, and disregard of the adjoining residential amenity	The proposal has been accompanied with a noise impact assessment for the proposed hours that has been reviewed by Council's Environmental Health Unit and is considered to be satisfactory, subject to conditions imposed. If the adjoining industrial premises were to submit a 24 hour operation, it would need to be appropriately assessed before it can be supported.
24 hour operation will create light pollution	Conditions are to be imposed to ensure that the use of lighting on site shall not cause any distraction or disturbance to nearby or adjacent residents.

The public interest (EP&A Act s4.15(1)(e))

In view of the foregoing analysis it is considered that the development, if carried out subject to the conditions set out in the recommendation below, will have no significant adverse impacts on the public interest.

CUMBERLAND LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2020

The development would require the payment of contributions in accordance with Cumberland Local Infrastructure Contributions Plan 2020.

In accordance with the Contribution Plan a contribution is payable, pursuant to Section 7.12 of the EP&A Act, calculated on the cost of works. A total contribution of \$499,345.00 would be payable prior to the issue of a Construction Certificate.

DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

The applicant and notification process did not result in any disclosure of Political Donations and Gifts.

CONCLUSION

The development application has been assessed in accordance with the relevant requirements of the *Environmental Planning and Assessment Act 1979*, 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, and is considered to be satisfactory subject to conditions imposed.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and the development may be approved subject to conditions.

RECOMMENDATION

1. **That Development Application No. DA2021/0327 for 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 on land at 277-289 Woodpark Road SMITHFIELD NSW 2164 be approved subject to attached conditions.**
2. **Persons whom have lodged a submission in respect to the application be notified of the determination of the application.**

ATTACHMENTS

1. Draft Notice of Determination
2. Architectural Plans
3. Stormwater/Engineering Plans
4. Environmental Management Plan
5. Submissions Received
6. Holroyd LEP 2013 compliance table
7. Holroyd DCP 2013 compliance table