

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	9 December 2021
DATE OF PANEL DECISION	7 December 2021
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan and Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 26 November 2021.

MATTER DETERMINED

PPSSCC 272 - Cumberland – DA2021/0327, 277-289 Woodpark Road, Smithfield, Lot 1 in DP 1024505, 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 7.00am and 10.00pm Monday to Saturday and 8.00am to 10.00pm Sunday and Public Holidays, and provision of additional on-site car parking spaces (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered eight written submissions made during the public exhibition.

The Panel notes that issues of concerns in the written submission included:

- Noise
- Car parking
- Removal of trees
- Health impact
- Building height

The Panel considers that concern raised in the submissions have been adequately addressed in the Assessment Report.

PANEL MEMBERS



Abigail Goldberg (Chair)



David Ryan



Roberta Ryan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC 272 - Cumberland – DA2021/0327
2	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 7.00am and 10.00pm Monday to Saturday and 8.00am to 10.00pm Sunday and Public Holidays, and provision of additional on-site car parking spaces.
3	STREET ADDRESS	277-289 Woodpark Road, Smithfield, Lot 1 in DP 1024505
4	APPLICANT/OWNER	ALS Limited
5	TYPE OF REGIONAL DEVELOPMENT	CIV over \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy Infrastructure 2007 State Environmental Planning Policy No 55 — Remediation of Land State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Cumberland Local Environmental Plan 2021 Holroyd Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Cumberland Development Control Plan 2021 Holroyd Development Control Plan 2013 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: November 2021 Written submissions during public exhibition: 8

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing – 29 September 2021 • Site inspection - site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. • Papers circulated electronically on 26 November 2021
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report