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| Reference: | PPSSWC-253 (Council Reference: DA22/0546) |
| To: | Sydney Western City Planning Panel |
| From: | Jacqueline Klincke, Development Assessment Planner |
| Date: | 22 December 2022 |
| **Subject:** | **Proposed Warehouse and Distribution Centres (Precinct 5) at 2 Cuprum Close, Kemps Creek (Oakdale West Estate)** |

Reference is made to the abovementioned development application, for the construction of two (2) warehouses (5A and 5B) and their fit-out and use as *‘warehouse and distribution centres’*, at 2 Cuprum Close, Kemps Creek.

**Background**

The application was briefed to the Sydney Western City Planning Panel (the Panel) on Monday 19 September 2022, and Monday 28 November 2022. The key issues discussed include:

* Discrepancies between the DA proposal and the overarching approved Concept Plan under SSD 7348 (as modified) in relation warehouse layouts.
* Sustainability/ecological performance issues, in particular that consideration be given for the provision of electric vehicle charging stations/parking spaces.

The above matters are now resolved, noting that a modification to SSD 7348 (MOD 11), was lodged to the Department of Planning (DPE) seeking approval to modify the building layouts and number of warehouses within Precinct 5 including amending the Concept Plan to align with the development sought under the subject DA.

MOD 11 was approved by the DPE on 16 December 2022. A review of the approved Concept Plan under SSD 7348 MOD 11 confirms that the proposed development the subject of this DA is now consistent with the SSD approval.

In relation to issues of sustainability, the applicant has provided a Sustainability Management Plan, confirming that the development has been designed with initiatives to achieve a 5-star Green Star rating which include:

* Installation of an 800kW roof-mounted solar panel system,
* 8 electric vehicle charging spaces,
* rainwater harvesting (including use for toilet flushing and irrigation), and
* LED lighting.

The ensure adherence to these recommendations relevant conditions of consent are recommended to be imposed, including a specific condition requiring the solar panel system be operational within 12 months of the issue of any Occupation Certificate, and that written confirmation be submitted to the Manager of Development Services at Penrith City Council, which confirms such.

**Recommendation**

Council’s assessment is now finalised, and the development is recommended for Approval as per Council’s assessment report. It is therefore requested that this application be determined by the Panel by way of e-determination.

Jacqueline Klincke

**Development Assessment Planner**