

FURTHER MEMORANDUM

To: Sydney Western City Planning Panel
From: Jacqueline Klincke, Development Assessment Planner
Date: 19 May 2023

DA22/1110, Panel Reference – PPSSWC-284

Subject: **Construction and Use of 2 Warehouse and Distribution Centres (Lots 4A and 4B) at 2-4 Cuprum Close, Kemps Creek (Oakdale West Estate)**

I refer to the above matter which is scheduled for a final briefing and e-determination with the Sydney Western City Planning Panel (SWCPP) on 22 May 2023.

The purpose of this memorandum is to advise the SWCPP of minor updates to the property address and legal description of the subject site, as well as amendments to some recommended conditions of consent.

1. Updated Property Address and Legal Description

As a result of a recently approved and registered subdivision, the property address and legal title details of the subject site has been amended as follows:

- Property Address: 2-4 Cuprum Close, Kemps Creek
- Legal Description: Lot 118 DP 1281374

This will be reflected in the notice of determination when issued to the Applicant.

2. Amended Conditions

In response to a request from the Applicant, the following recommended conditions of consent have been amended for consideration by the Panel in the determination of the above Development Application:

Condition 10 – recommended to be amended as follows:

Prior to the issue of a Construction Certificate, the relevant construction certificate plans shall demonstrate the installation of a minimum 790 kW solar panel system (i.e. 420 kW for Lot 4A and 370 kW for Lot 4B).

The system shall be operational within 12 months of the issue of any Occupation Certificate.



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Written confirmation shall be submitted to the Manager of Development Services at Penrith City Council once the system is installed and operation.

Proposed Amendment: A reduction in the required minimum solar panel system from 1000 kW to 790 kW.

Applicant's Reason: A review of the solar extent in existing facilities in Australia was undertaken and determined that 250 KW per 10,000 sqm is a more appropriate solar allowance to satisfy the power requirements for customer's power demand generally. When larger systems are installed, the power isn't always utilized and the additional solar panels increase the embodied carbon volume for the facility. Goodman is focusing on achieving an efficient balance of generating sustainable power whilst also trying to decarbonise the facility.

Adopting the 250 KW per 10,000 sqm calculation results in the following solar requirements:

- Building 4A & 4B – Total = 790 KW (4A – 420 KW, 4B – 370 KW);

The Applicant notes that the 250 KW per 10,000 sqm is far more generous than what is industry standard practice from other developers. The entire roof structure will be upgraded to future proof the facility in-case a customer requires additional solar to power an automation or robotics system if required in the future."

Condition 19 – recommended to be amended as follows:

The design and construction assumptions and recommendations detailed in the 'Noise & Vibration Assessment (Ref: RWDI# 2102730.07)' prepared by Wilkinson Murray RWDI Australia Pty Ltd and dated 17 March 2023 shall be implemented and incorporated into the design and construction of the development and shall be shown on plans accompanying the Construction Certificate application. This includes ensuring the warehouses are not temperature controlled.

Proposed Amendment: Reference to 'buildings' has been replaced with 'warehouses'.

Applicant's Reason: The offices will be temperature controlled (via air conditioning).

Jacqueline Klincke
Development Assessment Planner