

FURTHER MEMORANDUM

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

DA23/0053, Panel Reference – PPSSWC-308

Subject: **Construction and Use of 2 Warehouse and Distribution Centres (Lots 4C and 4D) at 119 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.

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

Condition 11 – 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 880 kW solar panel system (i.e. 750 kW for Lot 4C and 130 kW for Lot 4D).*

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

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 1,300 kW to 880 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:

FURTHER MEMORANDUM

- Building 4C & 4D – Total = 880 KW (4C – 750 KW, 4D – 130 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.”

Jacqueline Klincke
Development Assessment Planner