Aspect Industrial Estate

Mod 2 – Masterplan & Stage 1

ESD Report

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Disclaimer

This report has been developed based on the Development level of information provided to Stantec. Stantec has taken every effort to ensure the information presented in this report is an accurate reflection of the development but cannot guarantee the final performance of the building. The content of the development, including systems, materiality and finishes is subject to final architectural and client approval and subject to change.

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1. Executive Summary

This Ecological Sustainable Development Report has been prepared for Mirvac Projects Pty Limited for the proposed new Aspect Industrial Estate development located at Mamre Road, Kemps Creek, NSW 2178. This report is intended to provide an overview of the ecologically sustainable design (ESD) principles and greenhouse gas and energy efficiency measures that will be implemented and is intended to form part of the Environmental Impact Statement (EIS) for the application to modify Development Consent SSD-10448 for the Aspect Industrial Estate at 804-882 Mamre Road, Kemps Creek.

This is a direct design response to the ESD and energy efficiency components of Planning Secretary's Environmental Assessment Requirements (SEARs) issued for the proposal (SSD-10448) issued on 30 April 2020, and also to other regulatory frameworks as listed below. Information contained within this report has been prepared in direct response to:

- The Secretary's Environmental Assessment Requirements (SEARs) for the development (SD-10448);
    - Greenhouse gas and energy efficiency;
    - Ecologically sustainable development.
- The NSW Environmental Planning and Assessment Act 1979;
- The NSW Environmental Planning and Assessment Regulation 2000; and
- Penrith Council DCP (2014).

The report includes:

- An overview of the sustainability drivers for the project (both regulatory & identified project drivers);
- Detail regarding specific ecological sustainable development initiatives through all phases of the project;
- Initiatives that will minimise the consumption of energy, water and material resources, whilst maintaining a high indoor environmental quality for occupants.

In order to achieve the above main goals, drivers and SEARs requirements, the project will implement a number of greenhouse gas and energy efficiency initiatives and sustainable design principles, including:

- Buildings to be net positive for carbon emissions where determined by Mirvac to be appropriate;
- On-site Renewable Energy Production;
    - Min. 100 kW Solar System per warehouse.
    - Warehouse 1: 500 kW Solar System and 200kWh battery proposed.
- Environmental outcome equivalent to a 5 Star Green Star (Design & As-Built tool) v1.3 standard;
- Smart metering;
- Electric car and truck charging future provisioning;
- Rainwater harvesting and reuse;
- Natural ventilation to great portion of the warehouse floor area;
- Explore opportunities to reduce embodied energy reduction associated to construction material selection;
- Others as presented in the following Sections.

2. Introduction

2.1 Aspect Industrial Estate Concept Masterplan & Stage 1

Aspect Industrial Estate (the site) is legally described as Lots 54 – 58 in DP 259135, with an area of approximately 56.3 hectares (ha). The site is located east of Mamre Road, Kemps Creek within the Penrith Local Government Area (LGA).

The site has approximately 950m of direct frontage to Mamre Road with a proposed intersection providing vehicular access via Mamre Road to the M4 Motorway and Great Western Highway to the north and Elizabeth Drive to the south.

The site is located approximately 4km north-west of the future Western Sydney Nancy-Bird Walton Airport, 13km south-east of the Penrith CBD and 40km west of the Sydney CBD.

The Department of Planning, Industry and Environment (DPIE) rezoned Mamre Road Precinct, including the site, in June 2020 under the State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP). The rezoning of this precinct responds to the demand for industrial land in Western Sydney. The site primarily zoned IN1 General Industrial with a small sliver of land zoned E2 Environmental Conservation.

Consistent with the above, this report has been prepared to support a Development Application under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the purpose of:

- A Concept Masterplan for the site comprising 11 industrial buildings, internal road network layout, building locations, gross floor area (GFA), car parking, concept landscaping, building heights, setbacks and built form parameters.



Figure 1 – Aspect Industrial Estate – SSDA Mod 2 Masterplan *(SBA Architects – Issued for Information)*

- Stage 1 development of the site including:
    - The demolition, removal of existing rural structures and remediation works;
    - Heritage salvage works (if applicable);
    - Clearing of existing vegetation on the subject site and associated dam dewatering and decommissioning;
    - Realignment of existing creek and E2 Environmental Conservation zone;
    - Onsite bulk earthworks including any required ground dewatering;
    - The importation, placement and compaction of spoil material, consisting of:
        - Virgin Excavated Natural material (VENM) within the meaning of the POEO Act; and/or
        - Excavated Natural material (ENM) within the meaning of the NSW Environmental Protection Authority's (EPA) Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the POEO (Waste) Regulation 2014 – The Excavated Natural Material Order 2014; and/or
        - Materials covered by a specific NSW EPA Resource Recovery Order and Exemption which are suitable for their proposed use.
    - Boundary retaining walls;
    - Catchment level stormwater infrastructure, trunk services connections, utility infrastructure, roads and access infrastructure (signalised intersection with Mamre Road) associated with Stage 1;
    - Construction, fit out and 24 hours a day/ 7 days per week use of warehouse and distribution centre within Stage 1;
    - Detailed on lot earthworks, stormwater, services and utility infrastructure associated with the construction of warehouse and distribution centre within Stage 1;
    - Boundary stormwater management, fencing and landscaping; and
    - Staged subdivision of Stage 1.

The Secretary's Environmental Assessment Requirements (SEARs) have been issued in respect of the proposal. This report addresses the relevant SEARs considerations.

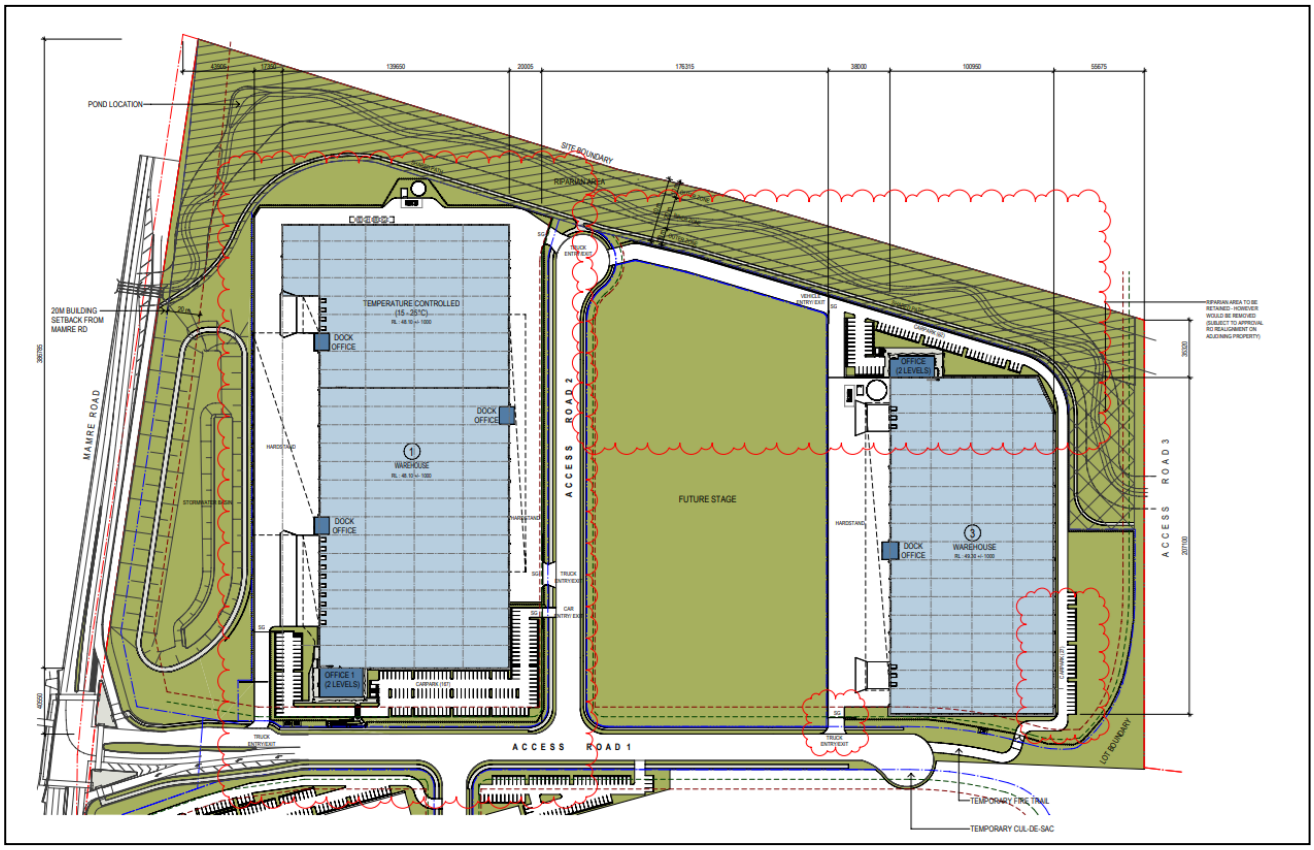


Figure 2 – SSDA Mod 2 Overall Site Plan - Stage 1 ***(SBA Architects – Issued for Review)***

LOT 1 AREA SCHEDULE	
SITE AREA	61,242 M²
CAR PARKING SPACES	167
OFFICE 1 (2 LEVELS)	900 M²
DOCK OFFICE 1	100 M²
DOCK OFFICE 2	100 M²
DOCK OFFICE 3	100 M²
WAREHOUSE 1	20,016 M²
TEMPERATURE CONTROLLED	12,670 M²
TOTAL GFA	33,886 M²

LOT 3 AREA SCHEDULE	
SITE AREA	43,154 M²
CAR PARKING SPACES	89
OFFICE (2 LEVELS)	700
DOCK OFFICE	100
WAREHOUSE	20,735 M²
TOTAL GFA	21,535 M²

Table 1 **- SSDA Mod 2 Overall Site Plan - Stage 1 Lot Areas** ***(SBA Architects – Issued for Review)***

3. Sustainable Design Framework

The proposed sustainability response for the project includes various associated drivers, including the following regulatory frameworks:

- The Secretary's Environmental Assessment Requirements (SEARs) for the development (SD-10448);
    - Greenhouse gas and energy efficiency;
    - Ecologically sustainable development.
- The NSW Environmental Planning and Assessment Act 1979;
- The NSW Environmental Planning and Assessment Regulation 2000;
- Penrith Council Development Control Plan (2014); and
- Penrith Council Local Environmental Plan (2010).

3.1 Secretary's Environmental Assessment Requirements (SEARs) for the development (SD-10448)

The following key issues from the Secretary's Environmental Assessment Requirements SD-10448 issued on 30 April 2020 are addressed in this report:

- **Greenhouse gas and energy efficiency** – including an assessment of the energy use of the proposal and all reasonable and feasible measures that will be implemented on site to minimise the proposal's greenhouse gas emissions.
- **Ecologically sustainable development** – including a description of how the development will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development.

3.2 The NSW Environmental Planning and Assessment Regulation 2000

Schedule 2 7(4) of the Environmental Planning and Assessment Regulation 2000 states:

"The principles of ecologically sustainable development are as follows:

a) the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:
    i. careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and
    ii. an assessment of the risk-weighted consequences of various options,

b) inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,

c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,

d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as:
    i. polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,
    ii. the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,
    iii. environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including mechanisms, that enable those best placed to

maximise benefits or minimise costs to develop their own solutions and responses to environmental problems."

3.3 Penrith Development Control Plan (DCP) 2014

The Penrith Development Control Plan 2014 has been prepared in accordance with Section 74C of the Environmental Planning and Assessment Act 1979 and clause 16 of the Environmental Planning and Assessment Regulation 2000.

Chapter ***C1 Site Planning and Design Principles*** of the Penrith Development Control Plan 2014 states:

"1.2. Design Principles

B. Objectives

b) To ensure that development is designed on a 'whole of building' approach by:
- *ii. responding to climatic and contemporary environmental conditions by:*
  - *encouraging passive solar building design;*
  - *allowing reasonable daylight access to all developments and the public domain;*
  - *reducing the necessity for, or improve the control of, mechanical heating and cooling;*
  - *reducing the energy consumed by installed appliances and equipment;*
  - *improving the indoor environmental quality of occupants;*
  - *minimising greenhouse gas emissions;*

1.2.2. Built Form – Energy Efficiency and Conservation

a) The selection criteria for construction materials, including internal fit-out work, should include detailed documentation of their energy efficiency properties.
b) Buildings should be designed on passive solar design principles which:
- *i. Respond to orientation to maximise the northerly aspect and solar access in the cooler periods;*
- *ii. Reduce overheating in summer and promote solar gain in winter; and*
- *iii. Ensure there is adequate cross flow of air by utilising natural ventilation, resulting in a reduction in the use of mechanical ventilation and/or air-conditioning systems.*

c) The future use and occupants of the building should be considered in the design and location of building services/equipment to ensure that:
- *i. The thermal comfort of occupants is optimised through zoning sections of the floor area to*
- *ii. of building services is provided enable individual control of heating and cooling;*
- *iii. Lighting systems and fittings have reduced energy consumption that are also appropriate for the use/activity located in that part of the building;*
- *iv. The equipment or service will be used and its future use will not affect other elements of sustainability; and*
- *v. Sub-metering to individual tenancies within the development to enable individual monitoring of consumption performance.*

d) Common and service areas in the building should incorporate energy and water efficiency/conservation measures in their design and location.

Chapter ***C3 Water Management*** of the Penrith Development Control Plan 2014 states:

C. Controls

3) Proposed Industrial Land Uses

The following controls apply to new industrial buildings and significant alterations/additions to industrial buildings:

b) All proposed industrial sites with a hard surface area (including roof area, driveways, parking areas, loading bays, covered storage areas, etc.) greater than 1,000m2 shall submit a water management plan which estimates required water needs, and includes an investigation into the feasibility of the measures listed below, outlines those to be adopted on the site and explains why any measures not adopted were unable to be implemented:
- *i. Rainwater tanks connected to roof and gutter systems and installed to enable reuse of rainwater for irrigation, industrial processes, toilet flushing or other non-drinking purposes;*
- *ii. Stormwater detention systems installed and maintained to enable the reuse of stored water for irrigation, industrial processes, toilet flushing or other non-drinking purposes, and to minimise the impact of runoff from the site;*

iii. Roof gardens, either for recreational purposes or as a means to reduce hard stand area.

3.4 Penrith Local Environmental Plan (LEP) 2010

Part 7.4 of the Penrith Local Environmental Plan 2010 states:

"Part 7 Additional local provisions

7.4 Sustainable development

In deciding whether to grant development consent for development, the consent authority must have regard to the principles of sustainable development as they relate to the development based on a "whole of building" approach by considering each of the following—

a) conserving energy and reducing carbon dioxide emissions,
b) embodied energy in materials and building processes,
c) building design and orientation,
d) passive solar design and day lighting,
e) natural ventilation,
f) energy efficiency and conservation,
g) water conservation and water reuse,
h) waste minimisation and recycling,
i) reduction of vehicle dependence,
j) potential for adaptive reuse."

3.5 Project Design Response

The project team has assessed the energy use profile of the development and will implement a number of energy efficiency measures that will reduce significantly the greenhouse gas emissions and footprint of the project. Also, as listed below, a series of best practice sustainable initiatives will be incorporated so that potential environmental impacts are mitigated substantially.

There are no perceived threats of serious or irreversible environmental damage as a result of locating the Aspect Industrial Estate development on the desired site. The site is currently zoned RU2 Rural Landscape under the Penrith Local Environmental Plan 2010 and is not listed within the Schedule 5 Environmental Heritage – Part 1 Heritage items of the Penrith Local Environmental Plan 2010. The proposed development will have predominantly the same uses as the current industrial warehouses and developments from the surroundings.

The development will give strong consideration to potential environmental impacts by reducing it through application of best practice design and processes such as the many ESD commitments and initiatives listed in the following Section. The documented initiatives to be implemented – which are the basis for the response to the Sustainable Design Frameworks outlined above - include:

- Buildings to be net positive for carbon emissions where determined by Mirvac to be appropriate;
- On-site Renewable Energy Production;
    - Min. 100 kW Solar System per warehouse.
    - Warehouse 1: 500 kW Solar System and 200kWh battery proposed.
- Environmental outcome equivalent to a 5 Star Green Star (Design & As-Built tool) v1.3 standard;
- Smart metering;
- Electric car and truck charging future provisioning;
- Rainwater harvesting and reuse;
- Energy Efficient lighting systems (internal and external) and lighting controls;
- Best Practice Façade Thermal Performance / Building Thermal Mass;

- Natural ventilation to great portion of the warehouse floor area;
- Solar Gain Reduction / Shadings;
- Efficient HVAC System Equipment (Office spaces);
- Explore opportunities to reduce embodied energy reduction associated to construction material selection;
- Increased access to natural daylight where possible;
- Water efficient fixtures and fittings (WELS rating);
- Selection of native & low water plants / trees;
- Application of Water Sensitive Urban Design (WSUD) principles;
- Increased Indoor & Outdoor Environmental Quality;
- Waste Management Plan;
- Others as presented in the following Sections.

Any further concerns will be addressed through development of a Construction Environmental Management Plan that incorporates mitigation measures to ensure that environmental impacts to the site are minimised during construction. Contractors will also be requested to provide and abide by an Environmental Management System to be in accordance with NSW Environmental Management Systems Guidelines or a similar standard. This places a value on environmentally responsible building practices to ensure they are held responsible for the environmental management of the building site as they complete their work.

Once the new development is under activity, operational guidelines, best practice procedures and appropriate monitoring and control measures will be defined by the building owner. This will be in accordance to the sustainable strategies adopted by the development, and will be distributed to the tenants to ensure environmental impacts associated with operational processes are minimised wherever possible.

4. ESD Opportunities & Initiatives

The following section addresses the Greenhouse Gas, Energy Efficiency and Ecologically Sustainable Development aspects in response to the Sustainable Design Frameworks (as per Section 3) for the project. It uses best practice sustainable design principals and borrows elements from external sustainability tools to develop a set of metrics for the site.

There are several Ecological Sustainable Development opportunities and initiatives that will be implemented in the project. The following examples are to be read in conjunction with design documentation prepared by SBA Architects. Stantec note the design is in its very early stages, and the following concepts will be considered going forward.

Fundamental to the success of improving the ESD outcome for the project is the adoption of strong design philosophy. Passive design features have the ability to:

- Lower operational energy demand via improved thermal performance;
- Promote greater indoor environmental quality;
- Reduce the requirements for artificial lighting & power;
- Reduce the buildings' reliance on HVAC systems;
- Improve building occupant comfort; and
- Improve the project's capacity to deliver a responsible development.

The warehouses design will include several passive design options and provide a robust and environmentally sensitive framework. Furthermore, several energy efficiencies measures and intelligent selection of systems are being proposed in order to improve the environmental outcome of the development while maintaining occupant level comfort and well-being.

4.1 Australian Excellence ESD Framework (Green Star)

The project's as-built environmental performance will be equivalent to a 5 Star Green Star project, based on the Green Star Design & As-Built v1.3 tool. As proposed by the Green Star framework, a holistic approach will be taken towards the environmental performance of the development, where relevant ESD principles will be applied and voluntarily accessed against the Green Star scheme so that the project can be benchmarked to achieve the equivalent of a 5 Star Green Star v1.3 standard – which represents Australian Excellence within the built environment.

Green Star is currently accepted within the building and construction industry as representative of Australian Excellence in design & construction with reference to environmental conservation and performance. Green Star is Australia's foremost holistic built environment assessment tool and outlines a series of environmental performance criteria design to improve environmental sustainability & building performance. There are nine performance categories within Green Star, as follows:

- Energy (GHG Emissions);
- Water;
- Materials;
- Indoor Environmental Quality (IEQ);
- Building Management;
- Transport;
- Land Use & Ecology;
- Emissions; and
- Innovation.

The development may not target a formal Green Star certification, but further investigation is being undertaken by Mirvac on the certification pathway.

4.2 Greenhouse Gas & Energy Efficiency

A variety of greenhouse gas and energy efficiency measures are applicable to the proposed development and form part of the initial design and operation plan for the warehouses. The final strategy will be a combination of sustainability, operational feasibility, architectural intent and site-specific appropriateness.

The energy efficiency strategy follows the hierarchy pyramid below. Best practice energy conservation dictates that in the first instance demand is reduced. This has a much greater benefit to the overall long-term sustainability of the site compared to efficiency measures or renewables/offsets. As such, the focus will be on the elements that provide the greatest impact and return on investment.

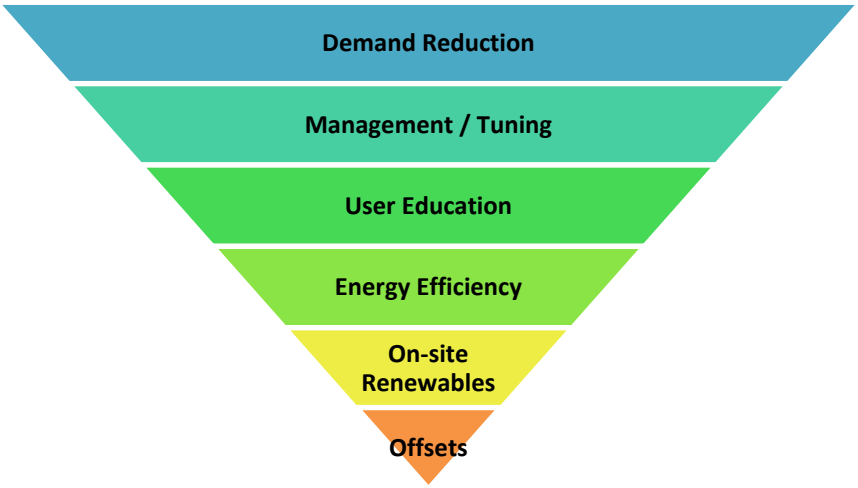


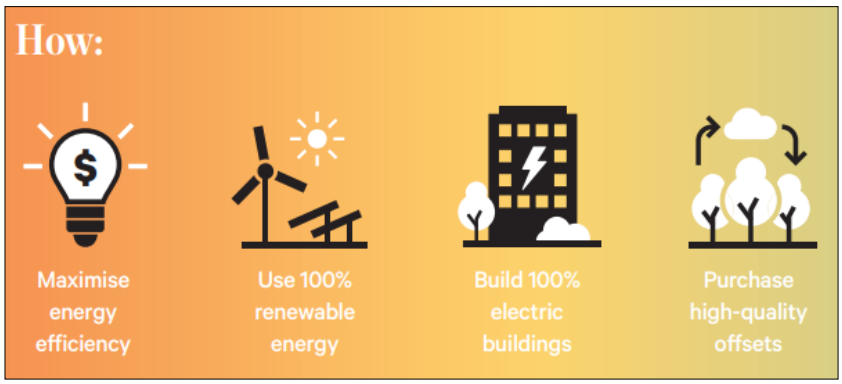
Figure 3 **- Energy Efficiency Strategy Hierarchy**

4.2.1 Site-wide Energy Strategies

Methods to achieve the greenhouse gas & energy efficiency goals of the projects will go above and beyond the regulatory requirements and industry benchmarks. The below is proposed to be implemented:

- **Buildings to be net positive for carbon emissions**

  The development is proposed not only be net carbon zero but to potentially go above and beyond industry benchmark and deliver a net positive development for embodied carbon emissions. This accounts for scope 1 and 2 greenhouse gas (GHG) emissions from the development. Reaching net positive carbon by 2030 is part of Mirvac's plan for the future. This is outlined in Mirvac's plan released in June 2019 *"Planet Positive – Mirvac's Plan to reach net positive carbon by 2030"*.



Source: Mirvac's Net positive carbon by 2030 infographic

"It's important to emphasise that being net positive involves going a step further than reaching net zero. For us, net positive means that our positive actions (energy efficiency, renewable energy, transitioning away from fossil fuels, and either minimising or offsetting other emissions) outweigh the carbon emissions from our buildings." Planet Positive – Mirvac's Plan to reach net positive carbon by 2030.

- **On-site Renewable Energy Production – Min. 100 kW Solar System per building:**

  On-site Renewable Energy Production will be implemented in the design to minimise utilisation of energy from the grid system. The system will be designed so that renewable energy is prioritised for use. Consideration can also be given to selling excess energy back into the grid or storage on site for peak reduction.

  Further feasibility will be completed regarding the ideal system configuration, sizing, annual energy generation, etc., but it is anticipated that there will be a minimum 100 kW Solar System provided to each building. It is noted the electricity consumption from the site is still to be estimated where the appropriate renewable energy contribution will depend on the final architectural design, industrial arrangement, building services design and tenants operational requirements.

  While there is a minimum target of 100 kW Solar System to be provided to each warehouse, Warehouse 1 is proposed to have a 500 kW capacity solar system and also a 200 kWh battery system, which represents a fantastic initiative that will have a tremendous impact in the Warehouse 1 operational carbon footprint.



Source: Google images

- **Electric car and truck charging future provisioning;**

  By including conduit provisions in the design for allowance of future Electrical Vehicle charging stations, the development will provide incentive to the use of low-emissions vehicles, which reduces the harmful air pollution associated to vehicles exhaust emissions. Further consideration will be given to the implementation of some Electrical Vehicle charging units. Furthermore, if renewable energy is used to feed the stations (either through the solar systems or Green Power) then this can represent a complete transition away from fossil fuels related to transport.

- **Energy Efficient lighting systems (internal and external):**

  Energy Efficient lighting selection (LED lighting) and system can reduce the electrical load on the grid significantly for the same illuminance output in comparison to traditional incandescent lights. Further, LED globes have a longer life, reducing replacement periods which demands less maintenance, as well as reducing landfill of precious materials. Mirvac will be utilising LED lighting throughout all buildings for the Aspect development.

- **Controls of lighting systems:**

  This can include zoned switching, lighting control systems with time clocks and may include lighting sensors where appropriate. This will reduce base building energy consumption by assuring artificial lighting is turned off when not required.

- **Façade Thermal Performance / Building Thermal Mass:**

  Building envelope thermal performance to comply with NCC 2019 Section J requirements (conditioned spaces). This will reduce reliance on mechanical cooling and heating and therefore bringing down HVAC operational energy consumption.

  The warehouses roof material and colour will be reflective of solar radiation, and consideration will be given to building overall thermal mass and to application of thermal insulation appropriate to the local weather profile.

- **Natural ventilation to great portion of the warehouse floor area:**

  This will reduce drastically any dependence on HVAC systems and spaces conditioning, thus reducing significantly the project energy demand (and automatically reducing greenhouse gas emissions). Passive design strategies to be applied in order to treat indoor environment to enhance thermal comfort of the occupants.

- **Solar Gain Reduction / Shadings:**

  External shading devices will be implemented in the architectural design adjacent to conditioned spaces in order to reduce solar exposure / solar gains thus reducing the reliance on mechanical systems for internal conditioning. Awnings will be provided at each access point to the warehouses. This will be provided on the warehouse edge where trucks load/unload to provide sun protection for employees.

  The building roof is designed to be light coloured (low solar absorptance), which also reduces solar gains by reflecting light and is beneficial to the local heat island effect.

- **Efficient HVAC System Equipment (Office spaces):**

  Efficient and bespoke HVAC systems with high COPs will be appropriately designed and sized for the development. This will include high efficiency centralised plant.

- **Embodied Energy reduction associated to construction material selection.**

  Construction materials are a highly carbon intensive component of any development. They often involve energy intensive production processes, large amounts of raw materials including water and energy, and long transport distances to reach the location of the development. However, there are a number of environmentally friendly practices starting to become accepted by the construction industry. Depending on the materials selected for the constructions, and the options available in the area, use of low embodied energy and water materials with preference for sourcing from local or sustainable materials suppliers will be adopted – where possible – during material selection and pre-construction process. This can also include materials with high recycled content.

4.2.2 Warehouse Areas

The warehouses floor area represents approximately 95% of the total Stage 1 Gross Floor Area and as such are responsible for the significant component of energy consumption within the site. A number of initiatives are proposed to reduce the greenhouse gas emissions and environmental impacts associated to the warehouse component on the development. These include:

- Energy Efficient lighting systems (internal and external);
- Controls of lighting systems, including zoned switching, motion sensors and time clocks / lighting sensors as appropriate;
- Natural ventilation of the warehouses, except where for functional reasons this is not practicable (i.e. potential refrigeration rooms, freezer rooms, or other spaces with conditioning required for functional reasons);
- Roof ventilators are proposed to provide effective air changes to the space. This reduces the build-up of heat in the space and encourages air circulation, thus increasing occupant thermal comfort. This also helps control humidity in the space, reducing concerns of mould in the space. Note feasibility on such systems will be reliant on the industrial processes that will take place within the warehouses.
- Encouraging natural lighting where possible (e.g. where internal thermal comfort is not compromised), through application of translucent roof materials across the warehouse roofing components. This reduces reliance on artificial lighting and supports an energy efficient design.

By providing an unconditioned space with natural ventilation, the key energy sources are lighting and plug loads. Plug loads are generally required for the function of the space and therefore reduction is proven unfeasible in most cases. Lighting loads can be reduced significantly by the introduction of zoned switching, time clocks and/or motion sensors. As such, the above provides an energy efficient solution to the warehouse component of the stage 1 development.

4.2.3 Office Areas

The office has been analysed for a number of different design elements and configurations. These include:

- Energy Efficient lighting systems (internal and external);
- Controls of lighting systems, including zoned switching, motion sensors and time clocks / lighting sensors as appropriate;
- High thermally performing glazing and general façade materials – to meet NCC 2019 Section J requirements;
- Increased mechanical equipment performance;
- Zoned mechanical systems (centre/perimeter);
- Wider temperature control band.

By combining all the above elements within the office design, there is a potential for the office energy consumption to be reduced significantly in comparison to a standard office space (considering business as usual systems in line with the BCA and standard operational procedures).

4.3 Water Efficiency

A variety of water efficiency measures can be applied to the proposed development. These best practice water efficiency measures implemented to reduce water consumption include:

- **Water efficient fixtures and fittings (WELS rating):**

  By implementing low-flow water fixtures, the consumption associated with amenities can be reduced. This includes taps, wash basins, WCs, Urinals, showers and supplementary water uses.

- **Water efficient appliances (WELS rating):**

  Where applicable, priority will be given to efficient water appliances, such as dishwashers for the office spaces.

- **Rainwater harvesting and reuse:**

  A rainwater tank will be implemented as required. Further feasibility will be completed regarding the ideal tank sizing, capture area and end-use for any non-potable water collected. Rainwater on this site is particularly advantageous given the significant collection area across the building roofs. The captured water can offset irrigation water consumption, wash down and potentially toilet flushing and industrial processes.

- **Water use metering and monitoring:**

  Which can identify leaks and amend losses before greater loss occurs.

- **Selection of native & low water plants / trees:**

  Natives plants are designed to thrive in the Australian environment and are typically more resilient than their exotic counterparts. Low water species will reduce even more irrigation demand.

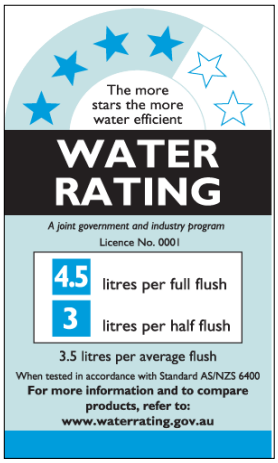


Figure 4 - Illustration of WELS rating label.

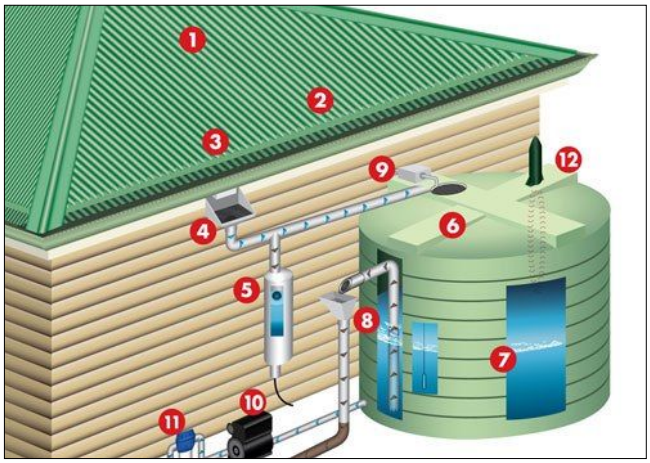


Figure 5 - Illustration of a Rainwater Harvesting System.

The above initiatives are sufficient to allow the project to meet best practice consumption benchmarks considering the HVAC mechanical design will most likely apply waterless heat rejection systems due to the size and volume of the commercial office spaces within the development.

4.3.1 Water Sensitive Urban Design (WSUD)

The WSUD principles outlined in Chapter C3 Water Management - Water Sensitive Urban Design - of the Penrith DCP will be considered for implementation by the project. These include:

- To maintain the natural water balance;
- To make more efficient use of water resources by conserving water, particularly potable (drinking) water;
- To reduce general flood risk;
- To reduce erosion of waterways, slopes and banks;
- To control stormwater and waste water pollution and improve water quality in waterways and groundwater;
- To integrate stormwater management with water supply and waste water treatment; and
- To integrate stormwater treatment into the landscape so as to maximise the visual and recreational amenity of urban development.

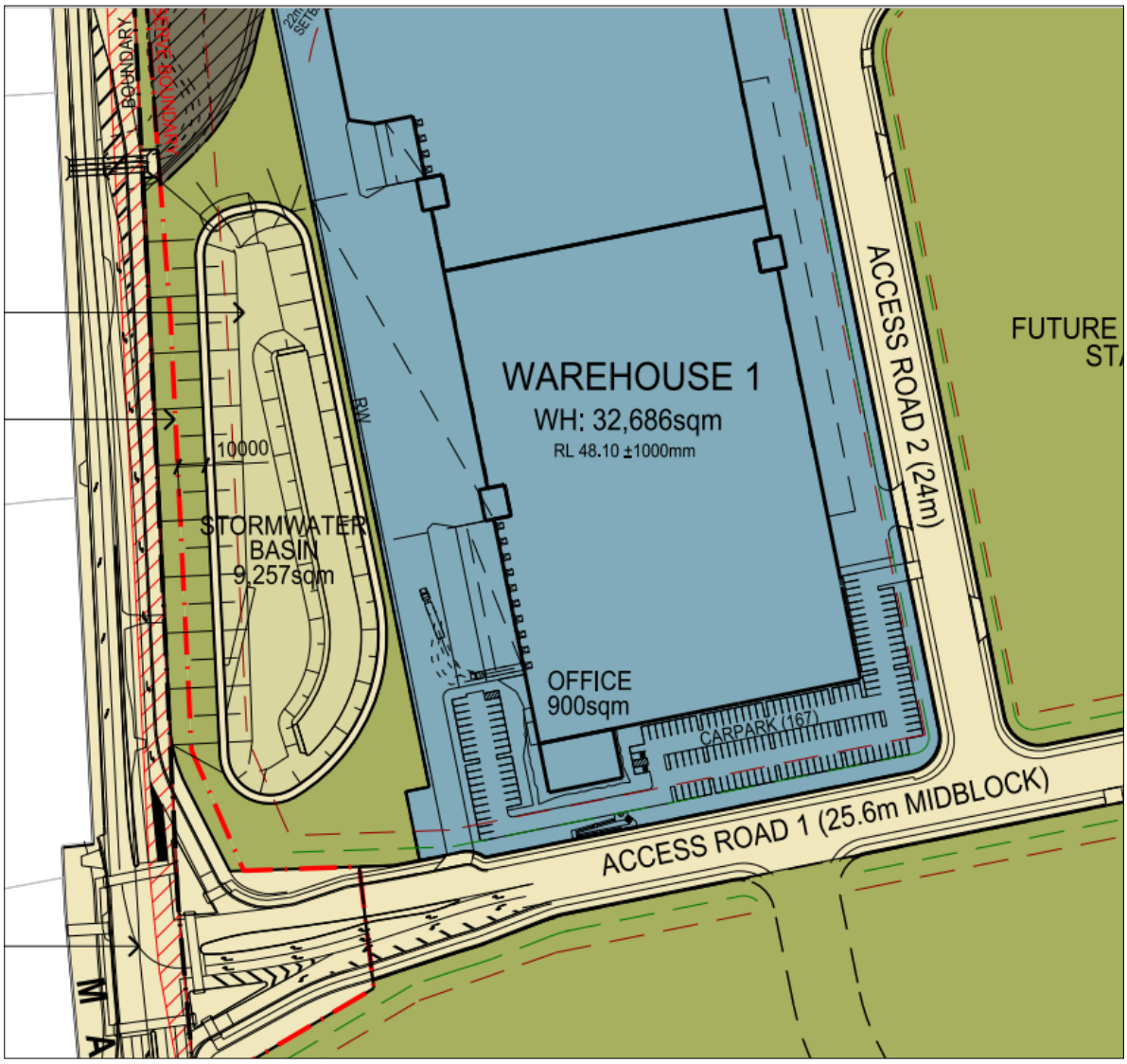


Figure 6 **- Stormwater Basin within the SSDA Mod 2 Estate Masterplan drawing** ***(SBA Architects – Issued for Information)***

4.4 Indoor & Outdoor Environmental Quality

Internal Environmental Quality and occupant comfort will be a key consideration in the warehouses design. A comfortable workplace encourages greater productivity, workplace satisfaction and tangible health benefits. These benefits range from reduction in stress, increased physical and mental health and general quality of life. Therefore, provision of more thermally comfortable spaces for employees and allowance to natural daylight are being envisaged.

Initiatives being contemplated that would improve overall occupants' comfort and internal environmental quality include:

- **Preference for reflective roof sheeting:**

  Solar heat is expected to be passively absorbed by the warehouse's roof sheeting, which shall drive the internal temperatures of the building up. By using a more reflective roofing material – which has a lower solar absorptance (SA) – the internal heat gains are reduced, thus reducing the average internal temperature of the building throughout the year.

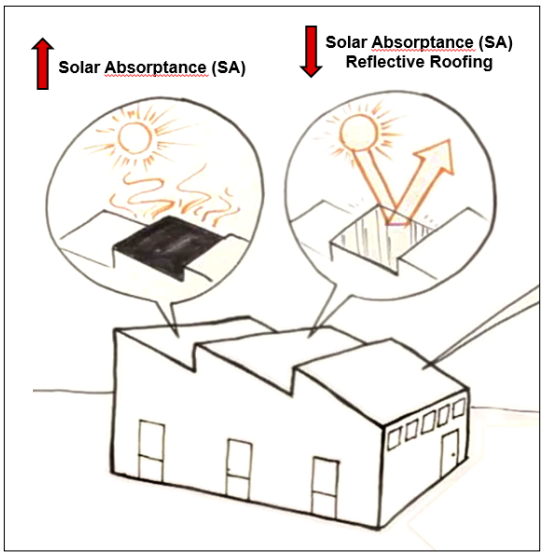


Figure 7 - Effect of roofing solar absorption (SA).



Figure 8 - Illustration of a light coloured (reflective) roof sheeting.

- **Application of translucent skylights:**

  Skylights are an excellent source of natural light. Natural light is preferred over artificial life because it falls in a more natural spectrum, is energy efficient and connects occupants to the outside.

  Considerations will be given to skylights sizing and heat transmissivity (HT), given these may allow more heat transfer to the warehouse interior, which is not desirable. Therefore, products with lower heat transmissivity will be prioritized.

  It may be preferable to reduce the skylight proportion over the staging areas, while leaving skylights in place in the storage areas. This allows a diffuse light into non-critical operation areas.

- **Increased natural ventilation:**

  Louvres or other openings in the walls/roof will allow cross-ventilation in the work zone, manageably increasing the air velocity and air change rates, what will passively reduce heat build-up in the space. The increased air movement provides a lower apparent temperature for the employees, as well as continuous introduction of fresh air.

  Even though outdoor air will eventually carry higher temperatures than the indoor air, the increased air speed allowed by louvres / openings can bring the occupants a greater thermal comfort than stagnant indoor air. This occurs because when the human body starts to overheat, it loses its capacity to remove that heat. Air movement is

an important factor in thermal comfort and across the skin will remove the perspiration (sweat) heat very fast and offer a rapid drop in temperature. A lack of air movement can give a feeling of stuffiness.

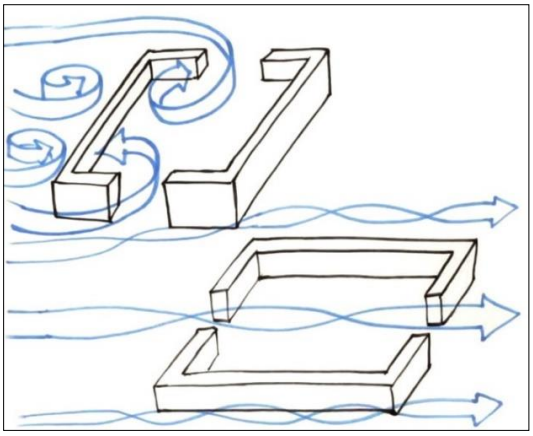


Figure 9 - Effects of opening placement in relation to wind directions.
Source: Autodesk Sustainability Workshop

Another efficient way to naturally cool a space is to locate exhausts at high levels. This can be through clerestory waterproof louvres, or preferably smoke exhaust fans can carry out the role. This is effective because rising hot air is able to escape the space through the high up fans, helping to keep the space cool. Roof exhaust fans effectively double the length of possible cross-ventilation by allowing exhaust air to exit at half the building's width.

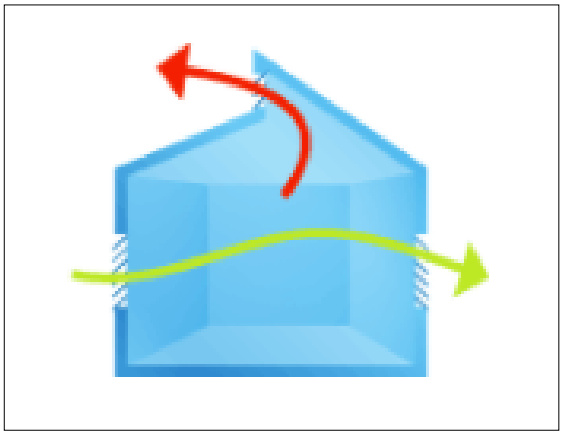


Figure 10 - Thermal Chimney Effect
(http://www.windowwarehouseqld.com.au/windows/louvres)



Figure 11 - Motorised smoke exhaust fans can enable hot air to escape through roof, facilitating air ventilation.

Note: Consideration will need to be given to the nature of the warehouse and its contents. In spaces where specific levels of air quality are required or strict humidity control, the design of louvres / openings must be more carefully considered. Additionally, there may be pollution, acoustic or dust issues with installation, which must be considered by the appropriate professional. Wind-driven rain may also provide a path for water ingress if louvres are not designed appropriately for their location.

- **Amenity Area**

  An outdoor amenity area is currently being considered within the Industrial Estate Masterplan. This could be incorporated within the site to allow for occupants' amusement and well-being. An open landscaped area and Café amenity could be included in such amenity zone. These could facilitate social interaction and would provide break-out spaces with increased levels of natural daylight, fresh air and landscaped terrain.

4.5 Building Management

Via the implementation of industry recognised best practice frameworks, the project design and built form will seek to respond to the ongoing environmental challenges of urban development and ensure the project implements a range of ESD initiatives aimed at improving ongoing building management.

Through specific contractual commitments and documented design intent the project proposes to address environmental management & building operational performance through the following initiatives.

- **Building Commissioning & Tuning Procedures:**

  Prior to practical completion / 12 months post practical completion. By implementing this via project contract documents the project ensures operational efficiency & building operation is optimised in accordance with the intended building design.

- **Smart Metering:**

  Smart metering will provide relevant data for the use & management of building staff. This will provide detailed information about the project energy use and profile on a regular basis and through an easily accessible online platform. This information will help in the understanding of the usage profile so that adjustments can be made to guarantee optimal performance. This ensures operational efficiency is maintained and also facilitates detection of systems failures, thus improving maintenance and tuning processes.

- **Waste provisions:**

  Appropriate waste provisions are going to be included within the project to ensure recycling rates & reduced waste to landfill is optimised.

4.6 Waste Management

In order to facilitate sustainable waste management within the City of Penrith in accordance with the principles of Ecologically Sustainable Development, waste minimisation and resource recovery, easy access to waste systems, pollution prevention associated with waste management practices will be taken into consideration as part of waste management strategy.

The Industrial Estate development is targeting to increase on-site recycling and resource optimisation through adoption of the Waste Management Hierarchy with the ultimate goal of reducing waste going to landfill, which is in line with the *The Waste Avoidance and Resource Recovery Act, 2001* and the *NSW Waste Avoidance and Resource Recovery Strategy 2014-21*. The waste reduction strategy follows the hierarchy pyramid below.

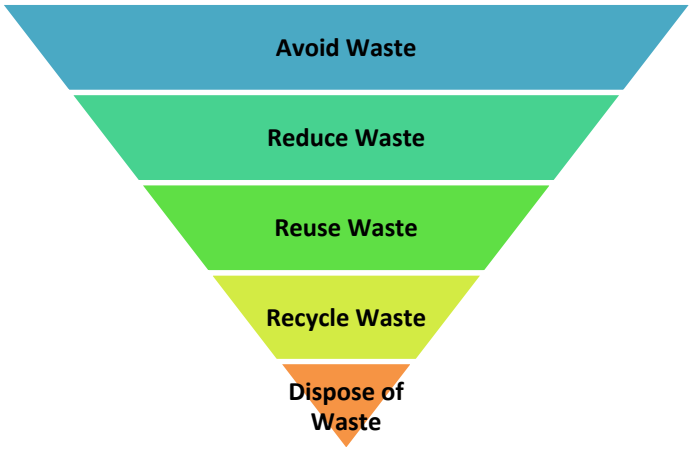


Figure 12 - The "Waste Hierarchy"

Best practice initiatives will be explored through a development of a Waste Management Plan, which is going to address Demolition, Early Works, Construction and Operation Waste Management Strategies, where appropriate.

The key objectives for the management of waste generated by the demolition, early works and construction will include:

- Minimise waste generation on site;
- Segregate waste on site to maximise recycling;
- Store wastes on site appropriately to prevent cross-contamination and/or mixing of different waste;
- Segregate hazardous waste for appropriate treatment and disposal, where applicable;
- Where appropriate, set targets for demolition and construction waste diversion from landfill;
- Where appropriate, analyse potential operational waste generation profile from the warehouses and propose best practice Waste Management Strategies.

5. Summary of Design Response

Ecologically Sustainable Design continues to be a driving consideration in the ongoing development of the Aspect Industrial Estate, Kemps Creek development. The Aspect Industrial Estate will incorporate a number of ESD initiatives - which are aligned with the applicable - to complement the initiatives undertaken to reduce the greenhouse gas emissions, potable water consumption and material resources of the site. These constitute the sustainability response from the project to the site applicable sustainable design frameworks, as listed within Section 3. Sustainable Design Framework.

The ESD initiatives outlined in this report are intended to be used as a design guide for the development. The specific initiatives that will be installed across the precinct will be determined throughout the development application stage for each individual building and will be subject to feasibility analysis, including that of the final use and layout. The initiatives are being designed to comply with the guidelines set out by the relevant authorities.

The development's commitment to reducing the overall environmental impact is evident of the holistic approach taken to long-term sustainability. Documented initiatives cover a range of categories including:

- Energy & Greenhouse gas emissions reduction
- Potable Water reduction
- Minimising Waste to landfill
- The Indoor Environment
- Occupant Amenity and Comfort
- Building Management

We trust this report provides sufficient overview of the project commitment to environmentally sustainable design and greenhouse gas and energy efficiency vision for the Aspect Industrial Estate development.

Design with
community in mind

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