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NSW Department of Planning, Housing and Infrastructure
 Locked Bag 5022
 Parramatta NSW 2124

SLR Project No.: 630.V14671.00005

DPHI Reference No.: Application Number SSD-58978472

**RE: Logistics Development, Moorebank, NSW
 Sustainability Management Plan Statement**

1.0 Introduction and Statutory Context

This statement is supplementary to the previously submitted Sustainability Management Plan (SLR Report 630.V14671-R01-v2.0 dated March 2024) and has been prepared by SLR Consulting (Aust) Pty Ltd to accompany an Amendment of the State Significant Development Application (SSDA) for the proposed warehousing and distribution centre development with ancillary office spaces located at 20 Kelso Crescent, Moorebank (the site).

The referenced Sustainability Management Plan was prepared in accordance with the following Secretary’s Environmental Assessment Requirements (SEARs) issued for SSD-58978472 on 8th June 2023.

Table 1 Regulatory Requirements – Sustainability Management Plan Inclusions

Item	Item for inclusion	Action and Report Location
8	Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development	Section 5, Table 4 of the Sustainability Management Plan details how ESD principles as defined in section 193 of the EP&A Regulation are being incorporated in the design, construction, and operation phases of the project.
8	Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards	Section 5 to Section 7 of the Sustainability Management Plan detail how the project exceeds relevant industry recognised building sustainability and environmental performance standards through the implementation of best design principles and a wide range of ESD initiatives including renewable energy to offset the site energy use and reduce peak demand on electricity supply infrastructure.

Item	Item for inclusion	Action and Report Location
8	Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.	<p>By implementing all energy efficiency measures described in Section 5 of the Sustainability Management Plan including the proposed PV solar system, the project will significantly minimise greenhouse gas emission reflecting the goal to achieve net zero emissions.</p> <ul style="list-style-type: none"> The project is predicted to achieve a 44.6% GHG emission reduction with PV systems totalling 300kW, when compared with 2022 NCC Reference Building. <p>By installing 4 star rated toilets, urinals and taps and the proposed rainwater harvesting facility the proposed development will reduce its potable water demand by at least 5073.3 L /day.</p>

The approved Sustainability Management Plan was based on the previously proposed development of a multi-level warehouse comprising 34,690 m² of warehouse GLA with 2,400 m² office space, 10% landscaped area, associated carparking and cyclist facility.

Overall building areas and transport facilities in the previous approved development proposal are outlined in Table 2.

Table 2 20 Kelso Crescent, Moorebank – Approved Building Area

Site Area	
Site Total Area	35,190 m²
Warehouse (ALL Warehouses)	34,690 m ²
Workplace (offices)	2,400 m ²
Lobby (All levels)	700 m ²
End Of Trip (EOT) Facility	29 bike racks
Total Carparking Provided	214 spaces
Landscaping Site Coverage	(10%)

This supplementary statement was prepared with due regard to the State Significant Development Guidelines and is intended to be read in conjunction with the approved Sustainability Management Plan dated March 2024 as previously prepared by SLR Consulting (Aust) Pty Ltd.



2.0 Description of the Amendments

The current proposal seeks to amend the approved building design and layout to provide two separate two-storey warehouses with a central hardstand, relocated vehicle access and at-grade carparking on the site.

Overall building areas associated compliant End of Trip and carparking facilities in the amended development proposal are as outlined in Table 3 below taken from the Site Plan.

Table 3 20 Kelso Crescent, Moorebank – Amended Building Area

Site Area	
Site Total Area	35,190 m²
Warehouse (ALL Warehouses)	33,749 m ²
Workplace (offices)	1,480 m ²
Lobby (All levels)	413 m ²
End Of Trip (EOT) Facility	16 bike racks
Total Carparking Provided	160 spaces
Landscaping Site Coverage	(11%)

Further details of the proposed amended development are shown in Figures 1 - 7.

Figure 1 Lower GF Plan

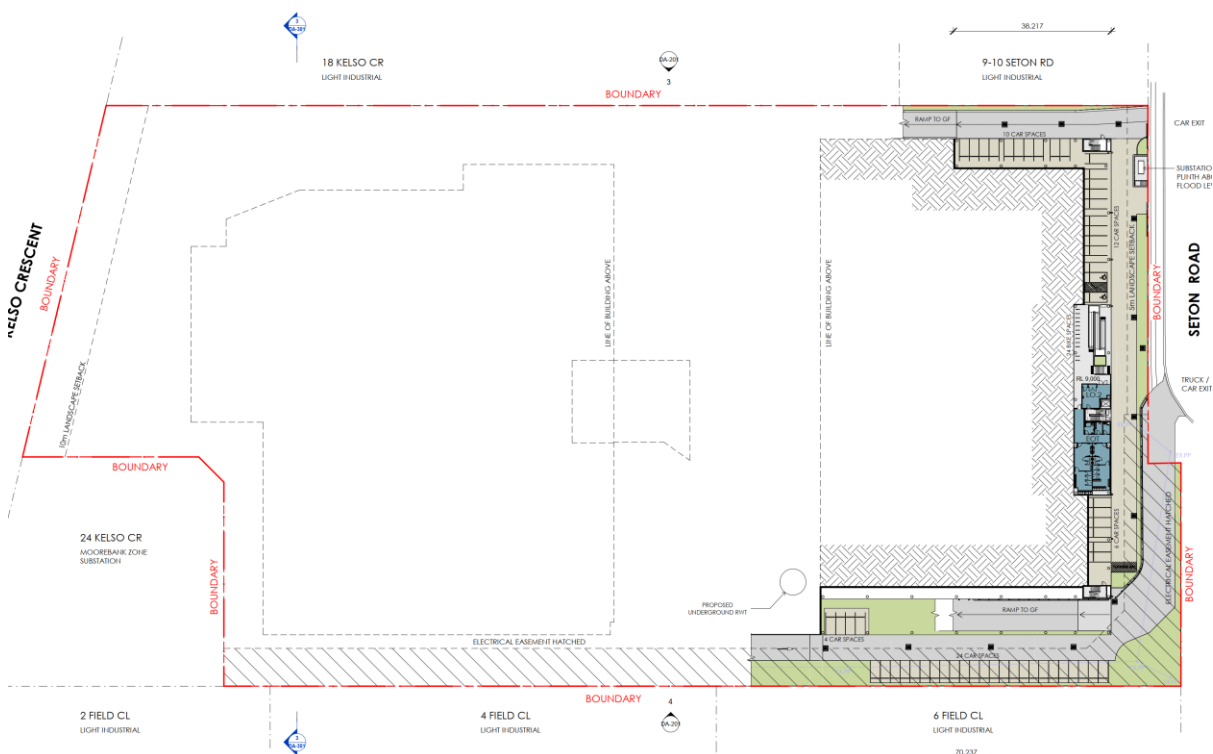


Figure 2 Ground Floor Plan

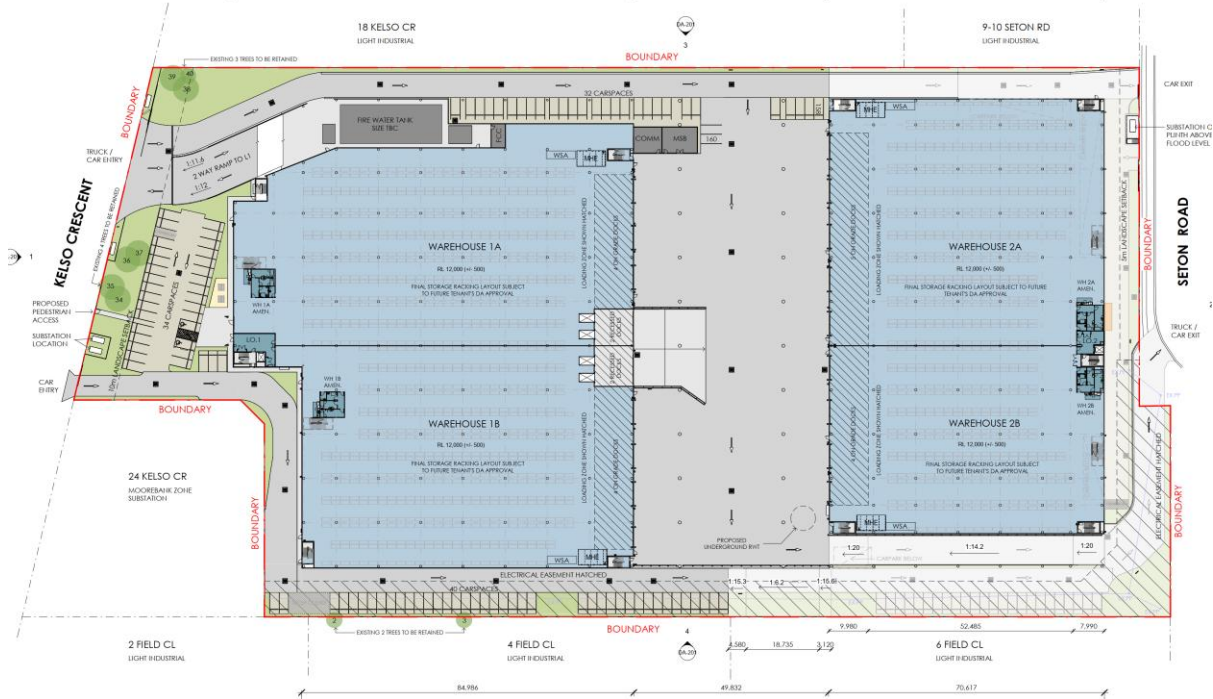


Figure 3 Ground Floor Plan – Mezzanine Level

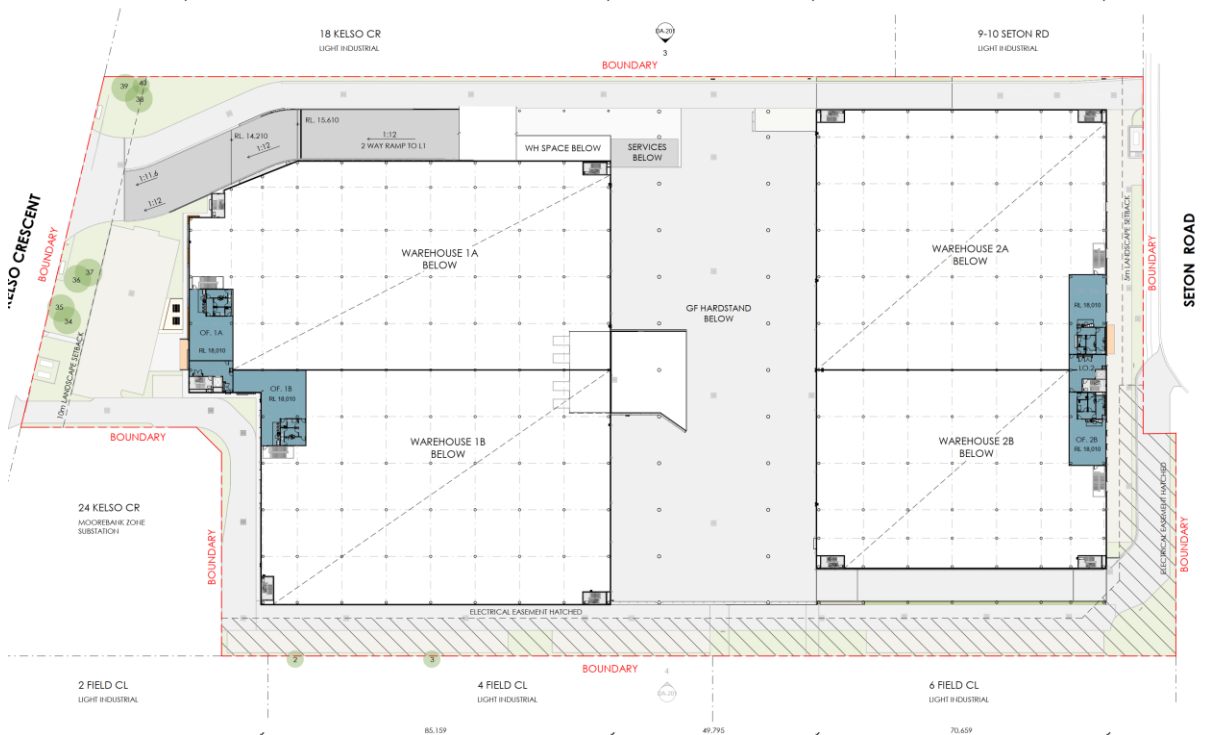


Figure 4 Level 1 Floor Plan

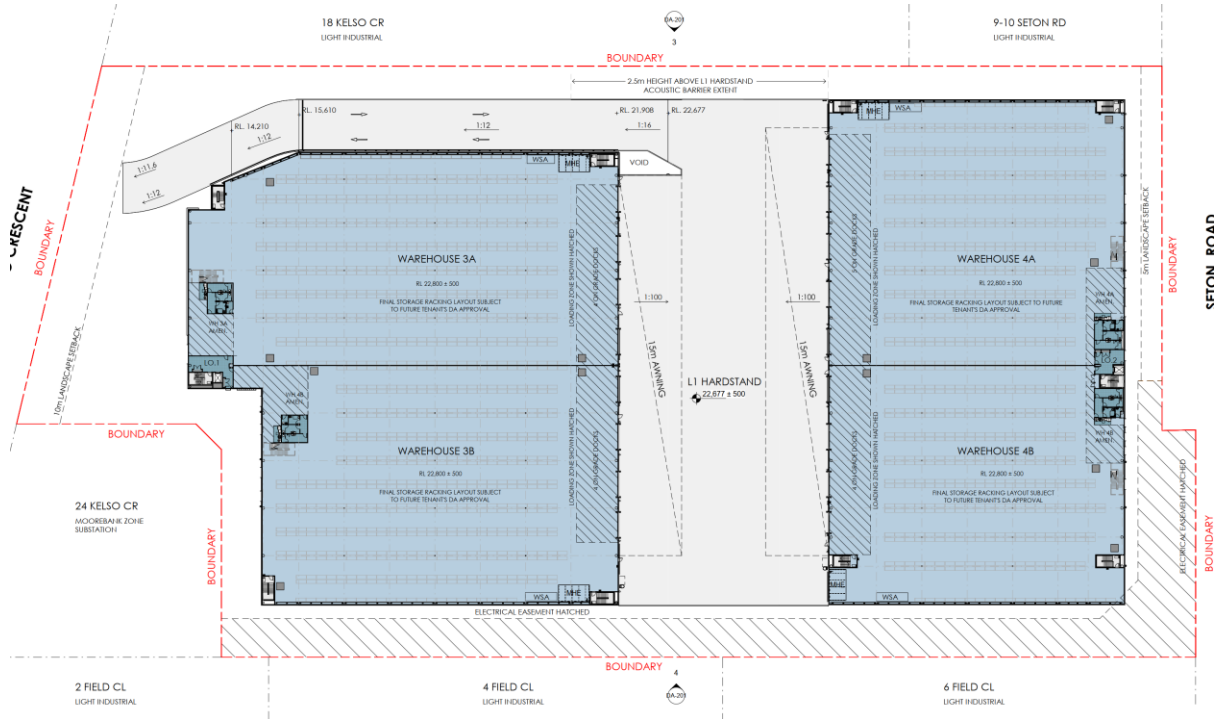


Figure 5 Level 1 – Mezzanine Level

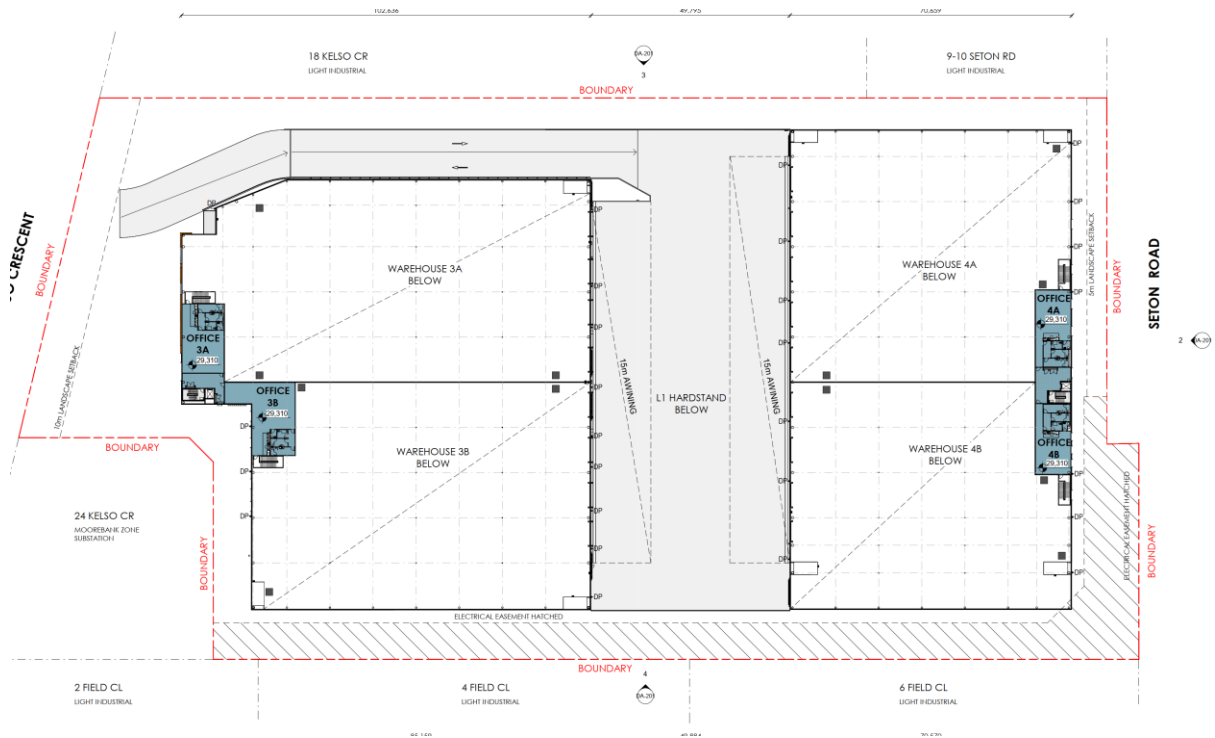
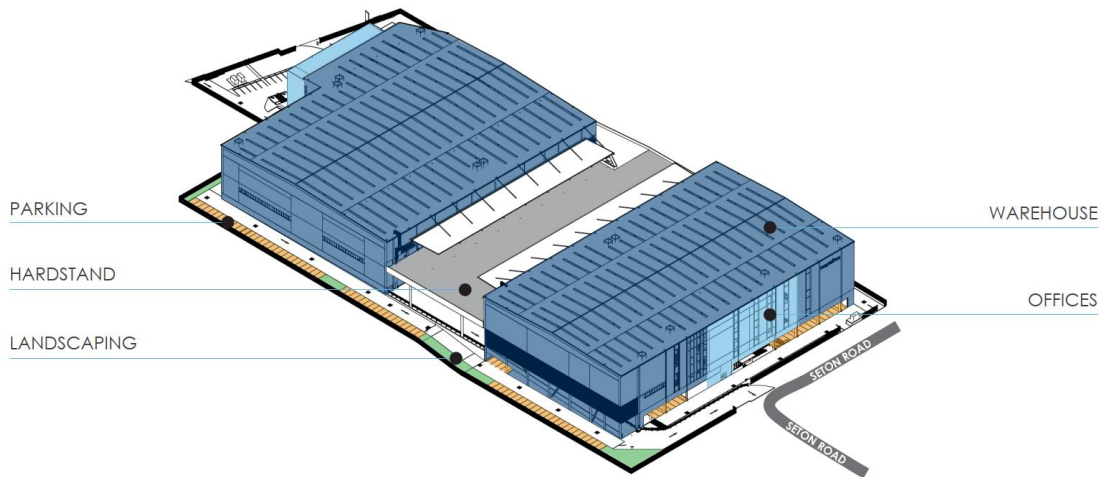


Figure 6 Roof Plan



Figure 7 3D Perspectives of the Proposed Development



2.1 Document References

In addition to the project documentation sources listed in the approved Sustainability Management Plan., the following Pace Architects preliminary documentation has been referred to in preparation of this supplementary statement:

Table 4 Statement Documentation Sources

Document Type	Document Number	Issue Date
Architectural Drawings	250211 DA-000: Architectural Drawing Set	September 2025

3.0 Assessment of Impacts

As can be seen from Tables 2 and 3 above, the amended proposal has smaller building floor areas, resulting in totals of 941 m² less warehouse, 920 m² less office space and 287 m² less lobby space compared to the approved development.

Furthermore, as shown in Figures 1 – 4, the previously approved basement and multistorey carparking is replaced with external at-grade parking in the amended proposal.

As internal warehouse, conditioned office, lobby and carparking areas have reduced, it logically follows that the associated lighting, air conditioning and mechanical ventilation energy consumption of the amended proposal will also reduce commensurately compared to the approved development proposal.

Due to these reductions, a net positive impact in total energy consumption is qualitatively anticipated from the proposed amendment, hence we move that the energy modelling assessment presented in the approved Sustainability Management Plan is not required to be updated as part of the current amendment application. Notwithstanding this, there will be a strong onus for the project design and construction team to carry out further detailed energy modelling later to meet the project commitments to NABERS and Green Star targets, which are proposed to remain unchanged.

Similarly, a nominal reduction in the amount of potable water consumption from internal uses is logically anticipated due to the reduction in design building population associated with the reduced building areas (also reflected in the reduced carparking and EOT facilities required).

Potable water consumption improvement is expected to be partially offset by a minor increase in non-potable (and any mains top-up) water consumption for irrigation, due to the proposed 168 m² increase in landscaped area.

All further associated sustainability measures and commitments are proposed to be retained as per the previous Sustainability Management Plan, summarised as follows.

- BCA Section J provides the minimum requirement for energy efficiency, and it is expected that the proposed development will operate energy efficiently via:
 - At least 300 kW PV systems;
 - The proposed 300 kW PV solar systems will offset approximately 416.1 MWh/year of energy usage
 - The estimated greenhouse gas CO₂ emission saving is approximately 341,202 kgCO₂/annum



- 2 W/m² maximum illumination density for the warehouses instead of 4 W/m² as per Table J6.2a of the NCC 2022 Volume One resulting in a considerable energy reduction;
- Daylight controlled LED lighting for the entire project instead of metal halide, resulting in a considerable energy reduction and reduced maintenance;
- Translucent roof sheeting to warehouse areas;
- Motion sensors at common areas;
- Daylight sensors for the office areas;
- R3.7 total roof insulation for the air-conditioned office areas;
- R2.8 total external wall insulation for the air-conditioned office areas;
- High performance glazing to all air-conditioned areas or minimum NCC requirements;
- Passive solar design for external outdoor areas;
- Efficient air conditioning system;
- A solar hot water or electric heat-pump system for domestic hot water use;
- Power sub-metering to enable continued review of power consumption for the offices, and warehouse;
- Selection of endemic and low maintenance landscaping species;
- 110 kL rainwater tanks for rainwater harvesting and re-use for landscape irrigation and toilet flushing;
- Low flow fixtures and fittings including taps and shower heads;
- The project is committed to achieve a 40% reduction in average annual stormwater discharge;
- Low VOC paints, carpet and sealant for all offices;
- 5% of total parking spaces are dedicated for electrical cars with charging stations;
- Low carbon construction materials including recycled steel, green cement and recycled concrete aggregate;
- At least 90% of all construction waste is re-used or recycled; and
- Other measures as detailed in the approved Sustainable Management Plan.

Hence, it has been qualitatively evaluated that there are nominal improvements in total energy and water consumption, and overall, no net negative impacts are anticipated from the proposed amendment.

4.0 Justification of the Amended Project

The project reaffirms it is registered and committed to achieve a 4-Star Green Star Certified Rating using the Green Building Council of Australia (GBCA) Building V1.0 Rating Tool.



The developer is also still committed to design, build and commission the office component of the proposed development to achieve 4 Star NABERS Energy and 4 Star NABERS Water ratings.

On the basis that the sustainability measures and commitments are generally to be maintained as per the previously submitted Sustainability Management Plan (Dated 26 March 2024) with overall no net negative impacts anticipated, the amended project as a whole is sufficiently justified from an ecologically sustainable development perspective.

We trust the above is sufficient, however please do not hesitate to contact the undersigned should further information be required.

Yours faithfully,

SLR Consulting Australia Pty Ltd



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