

Net Zero Statement

Subject Site: 230 Martin Road, Badgerys Creek, NSW

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Net Zero Statement: 230 Martin Road, Badgerys Creek, NSW

This Net Zero Statement has been prepared to accompany a State Significant Development Application (SSDA) for design and construction of two warehouse or distribution center's containing ancillary offices, amenities and manufacturing use (in lot 1 only) with associated, parking, landscaping and access at 230 Martin Road, Badgerys Creek.

This statement is in accordance with criteria contained within Sustainable Buildings SEPP, Net Zero Provisions, providing a summary of how the proposed development 230 Martin Road, Badgerys Creek will avoid dependence on fossil fuels and be capable of operating at net zero emissions by 2035, in line with the NSW Sustainable Building SEPP Policy.

1.0. Project Details

1.1. Subject Site

The subject site is located at 230 Martin Road, Badgerys Creek.

1.2. Site Description

The proposal seeks approval for two contemporary warehouse or distribution centre buildings at 230 Martin Road, Badgerys Creek. Specifically, the development will comprise:

- Site clearance works, including the removal of existing structures and trees;
- Bulk earthworks and the installation and augmentation of utilities infrastructure and other services;
- Construction and operational use of two warehouse or distribution centres containing ancillary offices, amenities and manufacturing use (in lot 1 only) with associated, parking, landscaping and access; &
- Other ancillary works

1.3. Information Sources

- NCC Section J 2022 Volume 1;
- Sustainable Buildings SEPP Overview August 2022;
- Planning Secretary's Environmental Assessment Requirements (warehouses and distribution centres); &
- Architectural drawings: 21.04.26.

1.4. Confirmation of Fossil Fuel Free Development

This advice note confirms the proposed development will operate fossil fuel free with the exception of fire sprinkler system pumps that may consume diesel when used for monthly testing throughout operation.

1.5. Summary of Building Systems

A description of energy-consuming building systems present on site has been provided below:

- Heating, Ventilation and Air Conditioning systems;
- Internal and external lighting systems with appropriate motion & daylight control;
- Vertical Transport Systems with VVVF motor and regenerative drive;
- Hydraulic Pumping Systems;
- Fire Pumping Systems and Control Panels; &
- Electrified Domestic Hot Water System.

2.0. Energy-Efficient Design

A lean, clean & green strategy has been adopted to ensure a significantly reduced carbon footprint is achieved when compared to a typical industrial warehouse development in Sydney. The following design features are being considered for adoption:

The proposed development at 230 Martin Road, Badgerys Creek will consider the following passive design initiatives throughout design development:

- A light colour roof reduces the sites contribution to the urban heat island effect, also lowering internal temperatures by minimising the heat being transferred through the building fabric;
- Horizontal shading on the northern facades and vertical shading to the eastern and western façade to be incorporated, minimising peak heating, ventilation and air conditioning (HVAC) loads whilst allowing winter daylight penetration;
- Suitably performing glazing for each office facades, protecting from hot ambient air during summer whilst allowing heat to be kept inside during winter; &
- Thermal mass utilised where possible, helping to smooth out daily temperature peaks and troughs.

Additional energy efficiency initiatives being adopted in design are outlined below:

- Metering in line with minimum performance standards to track and monitor energy consumption;
- Efficient, air-cooled HVAC systems that eliminate water consumption associated with heat rejection;
- Exceeding minimum energy efficiency provisions within NCC 2022 Volume 1;
- Solar PV systems installed throughout site to provide a portion of the sites power, whilst reducing peak power demands;
- Provide a Net Zero Statement in line with SEPP Net Zero Provisions;
- Achieve 5.5 Star NABERS Energy as per SEPP Energy Standards (office areas only); &
- Energy efficient LED lighting throughout with appropriate motion & daylight controls.

3.0. Renewable Energy Generation

A 96kW Photovoltaic system is assumed to be provided per Warehouse based on 240 panels on the roof at an assumed 400W per panel. Annual generation has been estimated to generate 280,320 kWh per annum, reducing the developments CO₂ emissions by 224 tonnes in year 1.

Energy Consumption

The estimated annual energy consumption of the building is: 1,376.2 MWh per annum based on an assumed energy density of 27kWh per annum for Warehouses (excluding internal equipment) and 110kWh per annum for office spaces.

Scope 1 & 2 Emissions:

Based on a Grid Emissions Factor in NSW of 0.80 Kg CO₂ / kWh (National Greenhouse Account) and the assumption that the grid will decarbonize 5% per year between now and 2050, the estimated scope 1 & 2 emissions for the site from 2024 – 2050 is 13,144 tonnes CO₂.

Future Infrastructure Considerations

All distribution boards (MSB, TDB & MDB) are sized with spare capacity to account for future climate warming or increased occupancy loads of future tenants.

The development does not contain building systems that consume fossil fuels, therefore electrical infrastructure is already sized to maintain an all-electric development throughout its lifetime.

Intent to Offset

This statement provides a commitment from the building owner to ensure that Greenhouse Gas Emissions associated with any fossil fuel used on-site will be calculated over a 10-year period, with all associated emissions offset through a recognised offset certification scheme within 24 months of the building being in operation.

The building owner commits to purchase Large Scale Energy Generation Certificate (LGC's) to bridge any performance gap associated with the targeted NABERS Energy rating and operational building performance for a period of 5 years.