

Stephen Road Multi-level Warehouse

# Net Zero Statement

49-61 Stephen Road Banksmeadow

Project No. P00980

Revision 3

Issued 25<sup>th</sup> March 2026

Client ESR

25th March 2026

Grace Macdonald  
ESR  
Level 12, 135 King Street  
Sydney NSW 2000



**RE: Net Zero Statement for 49-61 Stephen Road, Banksmeadow**

This Net Zero Statement has been prepared to address the relevant requirements under the NSW Sustainable Buildings State Environmental Planning Policies (SB SEPP) Section 3.4, and as defined under Section 35C of the Environmental Planning and Assessment Regulation 2021 (EP&A). It is intended to address the SEPP requirement of achieving net zero operational greenhouse gas emissions by 2035.

In support of the above requirement, the building is being designed to be fossil fuel free by utilising electric systems.

Further details of the estimated greenhouse gas emissions and building design are included in the following sections.

Please note that the services consultant had not been engaged prior to the SSDA submission. The details in this net zero statement will be updated once the services consultant is engaged and the services strategy is confirmed.

| E-LAB CONSULTING                                                                                                                            |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|
| <br><br>Alex Kobler   Director<br>CPEng (Mechanical) NER |  |



# Table of Contents

|              |                                                      |          |
|--------------|------------------------------------------------------|----------|
| <b>1</b>     | <b>INTRODUCTION</b>                                  | <b>0</b> |
| <b>1.1</b>   | <b>PURPOSE</b>                                       | <b>0</b> |
| <b>1.2</b>   | <b>THE PROJECT</b>                                   | <b>0</b> |
| <b>1.3</b>   | <b>SCOPE</b>                                         | <b>0</b> |
| <b>1.4</b>   | <b>SUMMARY</b>                                       | <b>1</b> |
| <b>2</b>     | <b>ENERGY SOURCES</b>                                | <b>2</b> |
| <b>2.1</b>   | <b>ON SITE FOSSIL FUEL USAGE</b>                     | <b>2</b> |
| <b>2.2</b>   | <b>RENEWABLE ENERGY GENERATION AND STORAGE</b>       | <b>2</b> |
| <b>3</b>     | <b>ENERGY EFFICIENCY</b>                             | <b>3</b> |
| <b>3.1</b>   | <b>PASSIVE DESIGN FEATURES</b>                       | <b>3</b> |
| <b>3.2</b>   | <b>TECHNICAL DESIGN FEATURES</b>                     | <b>3</b> |
| <b>4</b>     | <b>ENERGY CONSUMPTION AND EMISSIONS CALCULATIONS</b> | <b>4</b> |
| <b>4.1</b>   | <b>ESTIMATED ENERGY CONSUMPTION</b>                  | <b>4</b> |
| <b>4.1.1</b> | <b>ENERGY SOURCES</b>                                | <b>4</b> |
| <b>4.2</b>   | <b>ESTIMATED GHG EMISSIONS</b>                       | <b>4</b> |
| <b>4.2.1</b> | <b>SCOPE 1 EMISSIONS</b>                             | <b>5</b> |
| <b>4.2.2</b> | <b>SCOPE 2 EMISSIONS</b>                             | <b>5</b> |
| <b>4.2.3</b> | <b>SCOPE 3 EMISSIONS</b>                             | <b>6</b> |



## Document QA and Revisions

| ISSUE | DATE       | COMMENTS               | ENGINEER | REVIEWER |
|-------|------------|------------------------|----------|----------|
| 1     | 06/11/2024 | Draft Issue for SSDA   | HM       | AK       |
| 2     | 11/12/2024 | Issue for SSDA         | HM       | AK       |
| 3     | 25/03/2026 | Amended for new scheme | HM       | AK       |



# 1 INTRODUCTION

## 1.1 PURPOSE

This Net Zero Statement has been prepared in support of a State Significant Development Application (SSDA) for the proposed new development at 49-61 Stephen Road, Banksmeadow (SSD-65924461).

This Net Zero Statement has been prepared to address the relevant requirements under the NSW Planning Secretary's Environmental Assessment Requirements (SEARs), NSW Sustainable Buildings State Environmental Planning Policies (SB SEPP) Section 3.4, and as defined under Section 35C of the Environmental Planning and Assessment Regulation 2021 (EP&A).

Under the NSW Planning SEARs, this statement addresses aspects of ecologically sustainable development including demonstration of 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. This statement is intended to be read in conjunction with the SSDA Sustainability Report prepared by E-lab Consulting.

The following plan aims to achieve the below objectives:

- Detail how the development will transition to all-electric in the future
- Give evidence of infrastructure and space that has been incorporated into the design to enable the transition
- Describe renewable energy generation infrastructure as part of the development;
- Describe energy reduction initiatives;
- Estimate energy consumption of the development; and
- Estimate GHG emissions for energy use of the development.

## 1.2 THE PROJECT

The proposed mixed-use development located at 49-61 Stephen Road, Banksmeadow is comprised of:

- Two two-storey warehouse and distribution centre buildings –
  - 41,702m<sup>2</sup> of warehouse area.
  - 4,024m<sup>2</sup> of office area.
- 240 car and motorbike parking spaces
- End of trip facilities.
- Site landscaping works totalling 5,566 m<sup>2</sup>, and
- Provision of building/business identification signage

## 1.3 SCOPE

This Net Zero Statement has been created to align with the NSW Planning SEARS and Sustainable Buildings SEPP requirements, which focuses on Scope 1, 2 and 3 emissions. The statement must demonstrate that 100% of the building's energy can be sourced from renewables and all other operational GHG-e from the building can be offset in the future, to allow carbon neutral operations.

## 1.4 SUMMARY

In summary, the development is designed to operate as a net zero development immediately.

The estimated annual energy consumption for the building is approximately **64 kWh/m<sup>2</sup>** and the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions is approximately **66 kgCO<sub>2</sub>/m<sup>2</sup> p.a.**

## 2 ENERGY SOURCES

### 2.1 ON SITE FOSSIL FUEL USAGE

To achieve minimal on-site fossil fuel consumption during the operational stage of the project, all building services will be fully electrically powered.

All other equipment will be electrically powered. The following major plant equipment has been adopted to minimise the use of fossil fuels:

- Electric water or air cooled VRF plant
- Electric heat pump hot water heating unit for domestic hot water

Please note that the above information will be updated once the services consultant is engaged. Future services documentation details will be included in subsequent revisions.

### 2.2 RENEWABLE ENERGY GENERATION AND STORAGE

The roof area provides great opportunity for installation of a solar photovoltaic system. The system will generate renewable electricity to offset grid use and minimise stress on the grid at peak times. Detailed sizing and specification of the system will occur in later stages of the project and will be installed at a rate that maximises coverage of the non-trafficable roof area.

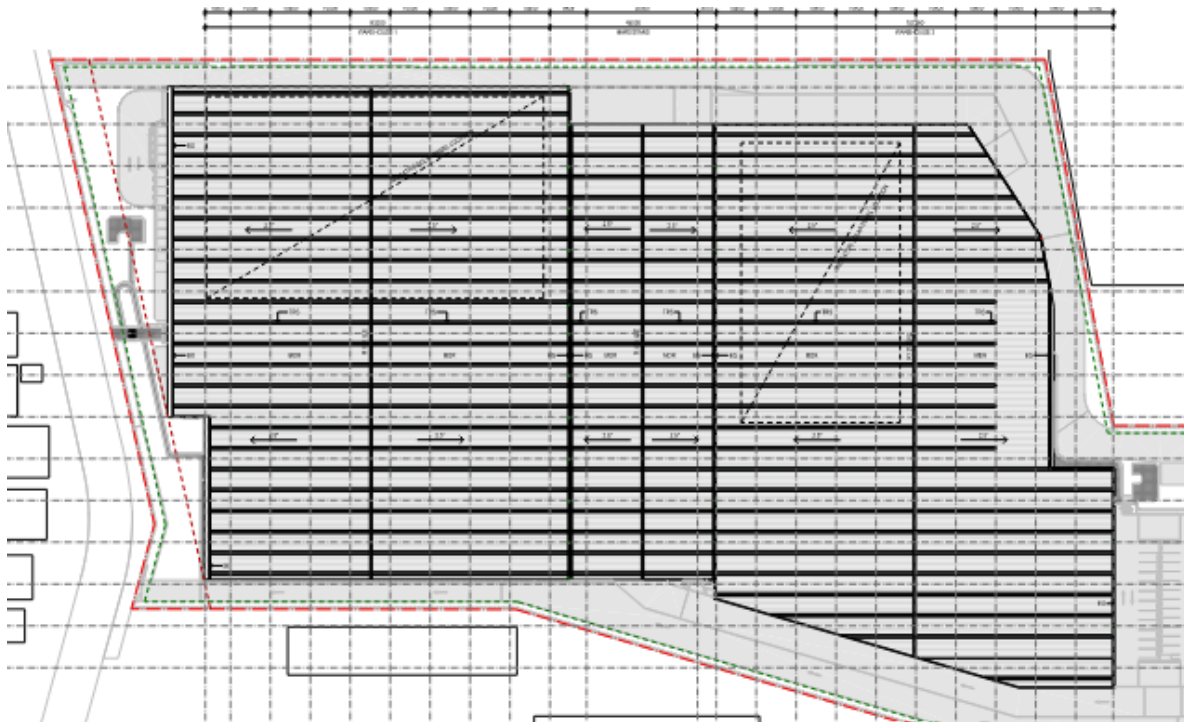


Figure 1 Roof Plan (SBA Architect).

## 3 ENERGY EFFICIENCY

The development will be employing passive design features to create energy-efficient buildings, while reducing dependence on the electrical grid.

### 3.1 PASSIVE DESIGN FEATURES

Integrating passive design features into the developments design, we can reduce reliance on the building's mechanical systems by accessing the natural resources available. The development will be utilising the following features to minimise heating and cooling loads:

- A high-performance façade and shading system will reduce the load on the HVAC system. This façade will use the strategically placed eaves, awnings, and landscaping to reduce this load.
- Cross ventilation and high-quality insulation will contribute to the reduction of the heat gain and loss of the buildings.
- Relatively low window to wall ratio which provides control of solar gain through windows
- Consideration of thermal bridging and airtightness to minimise heat loss

### 3.2 TECHNICAL DESIGN FEATURES

Throughout the development high-performing building systems will be installed to reduce demand to the electrical grid. These systems include:

- High efficiency electric heat pump hot water systems for domestic hot water
- Highly efficient electric VRF plant which operate a higher overall operating efficiency and can provide heating and cooling to the spaces that require it
- Regenerative drives on all lifts. This will reduce energy consumption by up to 75% compared to non-regenerative drives
- High efficiency LED lighting throughout, including in common areas with efficiency controls to meet the requirements of NCC 2022 Section J and BASIX. Controls will include motion sensors, time clocks and zoned switching;
- Natural ventilation of non-occupied and tertiary spaces to minimise energy use
- Energy meters and monitoring systems will be provided to comply with NCC 2022 Section J Part J8 requirements.

## 4 ENERGY CONSUMPTION AND EMISSIONS CALCULATIONS

### 4.1 ESTIMATED ENERGY CONSUMPTION

The estimated annual total energy consumption of the development is summarised in the table below.

*Table 1: Estimated Annual Energy Consumption*

|                                    | ENERGY (MJ/Year) |
|------------------------------------|------------------|
| ESTIMATED FOSSIL FUEL CONSUMPTION  | 3,860            |
| ESTIMATED ELECTRICITY CONSUMPTION  | 918,814          |
| TOTAL ESTIMATED ENERGY CONSUMPTION | <b>922,674</b>   |

#### 4.1.1 ENERGY SOURCES

The development will be fossil fuel-free.

Electricity consumption is to be validated and estimated using performance modelling. This includes up-to-date and verified estimates of the actual energy consumption predicted to be used for the development.

Diesel has been predicted assuming minimal backup electricity power requirements for testing only.

Refrigerants have been estimated, using an estimated charge per apartment, and assuming a 2% loss factor each year. The working refrigerant is R410A.

### 4.2 ESTIMATED GHG EMISSIONS

The following table summarise the total GHG Emissions for the 49-61 Stephen Road, Banksmeadow development based on the predicted energy consumption.

*Table 2 - Total Greenhouse Gas Emissions breakdown for 2024.*

| SCOPE   | EMISSION SOURCE         | GHG EMISSION (t CO <sub>2</sub> -e) | GHG EMISSIONS % |
|---------|-------------------------|-------------------------------------|-----------------|
| 1       | Gas consumption         | 0                                   | 0%              |
|         | Diesel                  | 0.27                                | 0%              |
|         | Refrigerants            | 13.3                                | 5%              |
| 2       | Electricity Consumption | 239.0                               | 90%             |
| 3       | All other sources*      | 13.3                                | 5%              |
| 1,2 & 3 | <b>TOTAL</b>            | <b>265.8</b>                        | <b>100%</b>     |

Refrigerants GHG emissions has been estimated at 5% of the total electricity consumption, this will be updated once we have the refrigerant information in Table 4 below.

\*Scope 3 emissions has been estimated at 5% the total of Scope 1 & 2 emissions for this building.

## 4.2.1 SCOPE 1 EMISSIONS

*Table 3 - Estimated Diesel consumption and GHG Emissions*

| EMISSION SOURCE    | DIESEL CONSUMPTION<br>(kL) | GHG EMISSION FACTOR<br>(kg CO <sub>2</sub> -e /GJ) | EMISSIONS<br>(t CO <sub>2</sub> -e) |
|--------------------|----------------------------|----------------------------------------------------|-------------------------------------|
| DIESEL CONSUMPTION | 0.1                        | 70.2                                               | 0.27                                |

The table below provides an overview of the total refrigerants related to the building's services and the associated annual emissions.

*Table 4 - Annual Refrigerant GHG Emissions*

| REFRIGERANT | GWP (kg CO <sub>2</sub> -e /kg) | TOTAL CHARGE (kg) | EMISSIONS (t CO <sub>2</sub> -e) |
|-------------|---------------------------------|-------------------|----------------------------------|
| R-410A      | 1,924                           | 6.9               | 13.3                             |

\*Assuming a 2% leakage factor

\*GWP for R-410A sourced from the Department of Climate Change, Energy, the Environment and Water, 2022

## 4.2.2 SCOPE 2 EMISSIONS

The development's annual electrical consumption and the associated carbon emissions are summarised in the table below.

*Table 5 - Electricity consumption and GHG Emissions*

| EMISSION SOURCE            | ELECTRICITY<br>CONSUMPTION (kWh) | GHG EMISSION FACTOR<br>(CO <sub>2</sub> -e / kWh) | EMISSIONS<br>(t CO <sub>2</sub> -e) |
|----------------------------|----------------------------------|---------------------------------------------------|-------------------------------------|
| ELECTRICITY<br>CONSUMPTION | <b>255226</b>                    | 1.068                                             | 239.0                               |

## 4.2.3 SCOPE 3 EMISSIONS

Scope 3 emissions are all indirect emissions within the supply chain of operating the site that are not fully under the developer's control. This includes *upstream* activities such as energy in goods and services consumed and employee travel and *downstream* activities such as waste, investments and actions that occur from the building.

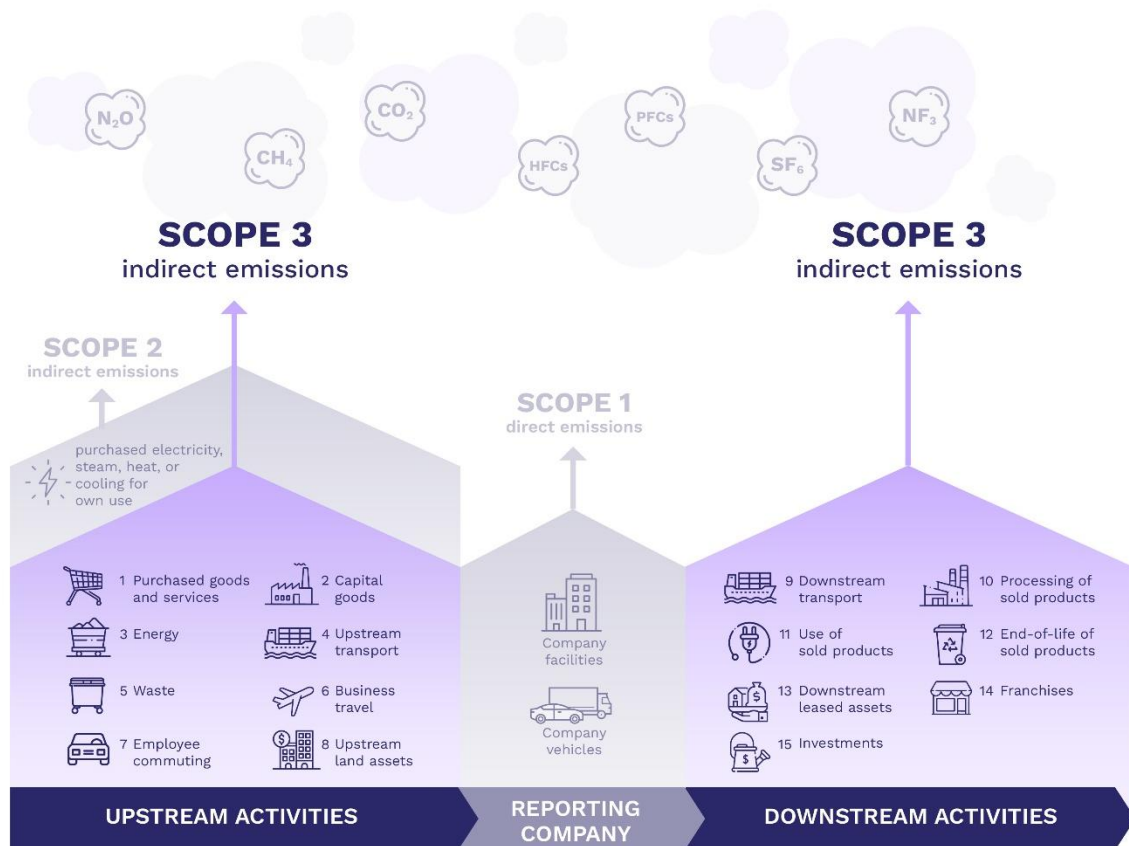


Figure 2. Scope 3 emissions (Source: thinkstep anz)

This area of carbon emissions is the hardest to track as it requires a full assessment of the supply chain. It is typical to not assess the entire process, but only the elements that make up say 95% of the total. The remaining elements that make up the resulting 5% are not a focus as they are a small part of the total.

Typically, Scope 3 emissions are made up of the following:

| UPSTREAM SCOPE 3                                                                     | DOWNSTREAM SCOPE 3                                     |
|--------------------------------------------------------------------------------------|--------------------------------------------------------|
| Category 1: Purchased goods and services                                             | Category 9: Downstream transportation and distribution |
| Category 2: Capital goods                                                            | Category 10: Processing of sold products               |
| Category 3: Fuel- and energy-related activities (not included in scope 1 or scope 2) | Category 11: Use of sold products                      |
| Category 4: Upstream transportation and distribution                                 | Category 12: End-of-life treatment of sold products    |
| Category 5: Waste generated in operations                                            | Category 13: Downstream leased assets                  |
| Category 6: Business travel                                                          | Category 14: Franchises                                |
| Category 7: Employee commuting                                                       | Category 15: Investments                               |
| Category 8: Upstream land assets                                                     |                                                        |

