



Sustainability Management Plan
Lots 3 Oakdale Central
Warehouse 3B

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Goodman Property Services
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Sustainability Management Plan

Lots 3 Oakdale Central

Warehouse 3B

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This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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DOCUMENT CONTROL

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1 INTRODUCTION

SLR Consulting Australia Pty Ltd (SLR Consulting) has been engaged by Goodman Property Limited (Goodman) to provide a Sustainability Management Plan (SMP) for Lots 3, Warehouse 3B Oakdale Central at Horsley Park.

The SMP has been prepared in accordance with the State Significant Development – Secretary's Environmental Assessment Requirements (SEARs) Section 78A(8A) of the Environmental Planning and Assessment Act 1979, issued in March 2016.

2 OBJECTIVES

The principal objective of this Sustainability Management Plan is to identify all potential energy savings that may be realised during the operational phase of the Project, including a description of likely energy consumption levels and options for alternative energy sources such as solar power in accordance with Fairfield City Council (Council) requirements.

The specific objectives of this plan are as follows:

- To encourage energy use minimisation through the implementation of energy efficiency measures.
- To promote improved environmental outcomes through energy management.
- To ensure the appropriate management of high energy consumption aspects of the Project.
- To identify energy savings procedures for overall cost reduction, greenhouse gas emission reduction and effective energy management.
- To assist in ensuring that any environmental impacts during the operational life of the development comply with Council's development consent conditions and other relevant regulatory authorities.
- To ensure the long term sustainability of resource use through more efficient and cost effective energy use practices for the life of the development.

3 SUSTAINABILITY MANAGEMENT GUIDELINES AND LEGISLATION

3.1 Building Code of Australia

The Building Code of Australia (BCA) is produced and maintained by the Australian Building Codes Board (ABCB) on behalf of the Australian Government with the aim of achieving nationally consistent, minimum necessary standards of relevant health and safety, amenity and sustainability objectives efficiently. The BCA contains mandatory technical provisions for the design and construction of BCA class buildings.

Volume 1, Section J of the BCA (2011) outlines energy efficiency provisions required for BCA class buildings (including Class 7b Warehouses and Class 5 Offices). There are eight (8) Deemed-to-Satisfy subsections, J1 to J8, that focus on separate aspects of energy efficiency as follows:

- J1 - Building Fabric (i.e. the ability of the roof, walls and floor to resist heat transfer)
- J2 - External Glazing (i.e. the resistance to heat flow and solar radiation of the glazing)
- J3 - Building Sealing (i.e. how well parts of a building are sealed to ensure comfortable indoor environments are efficiently maintained)
- J4 - Air Movement (i.e. the provision of air movement for free cooling, in terms of opening and breeze paths)

Note: This subsection has been removed from the most current version, BCA 2011.

- J5 - Air Conditioning and Ventilation Systems (i.e. the efficiency and energy saving features of heating, ventilation and air-conditioning systems)
- J6 - Artificial Lighting and Power (i.e. power allowances for lighting and electric power saving features)
- J7 - Hot Water Supply (i.e. the efficiency and energy saving features of hot water supply)
- J8 - Access for Maintenance (i.e. access to certain energy efficiency equipment for maintenance purposes)

3.2 Development Consent Conditions

The SEARs of the Project Approval states:

- **Greenhouse Gas and Energy Efficiency** – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure the proposal is energy efficient.
- **Ecologically Sustainable Development** – including an assessment of how the development will incorporate ecologically sustainable development principles in all phases of the development.

4 PROJECT DESCRIPTION

The Development Site, which is known as Oakdale Central Estate, Horsley Park, is located within the Fairfield Local Government Area (LGA) in the Western Sydney Employment Area (WSEA). It is situated within an approved Concept Plan area (Oakdale Central Concept Plan), which forms part of the broader Oakdale Industrial Precinct.

Goodman obtained Development Consent SSD 7491 in March 2016 for the staged construction of warehouse 3B, construction of a dangerous goods storage facility on lots 3 at the Oakdale Central Estate. At this stage, this sustainability management plan only covers lots 3, warehouse 3B as requested.

When completed the lot 3 will consist of:

- One warehouse with the total building area of 36,635m²;
- Two level warehouse offices including staff amenities;
- One level dock office;
- 150 outside parking spaces and hardstand areas (inbound and outbound).

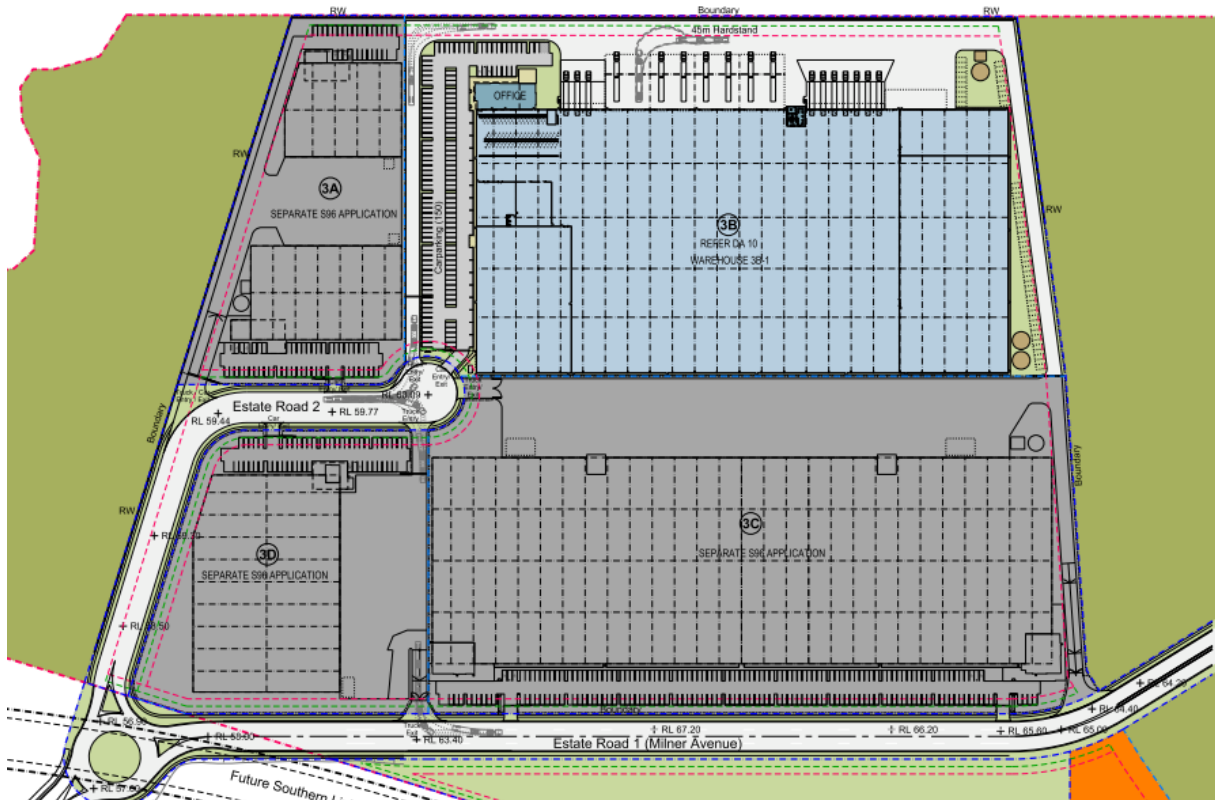
The development provides a logistics hub for the receipt, storage and dispatch of products, which will be packaged for offsite transport and sale. Operational activities are approved 24 hours a day, seven days a week and include the following:

- Dangerous goods storage;
- Temperature control storage;
- Unloading and loading of goods via trucks and shipping containers;
- Management of inventory in a racked and stacked environment;
- Order fulfilment, including picking and packing of finished orders for customers;
- Loading of transport vehicles;
- Management of product returns;
- Inspection of goods for quality assurance purposes; and
- Product embellishment.

Figure 1 Oakdale Central Masterplan



Figure 2 Lot 3 Master Plan



Estate Road 2
RL 60.09 +

Industrial Facility
Warehouse: 33,840 sqm
FRL 61.29 (+/- 500mm)

Storage Areas:
Ambient: 39,894 pallets
Class 3: 1,788 pallets
Class 2: 11,691 pallets
DG Store: 7,340 sqm

Other Buildings:
Rework 1: 415 sqm
Rework 2: 400 sqm
Temperature Control Store: 1,556 sqm
Office (2 Levels): 760 sqm
Dock Office (1 Level): 95 sqm

Facilities:
Recessed Docks (3)
Recessed Docks (7)
Hardstand
Outdoor Area
Carparking (150)
Paved Area
Grass Area
Boundary
FRL 60.70
FRL 60.62
FRL 60.31
FRL 61.20
FRL 60.40
FRL 60.45
FRL 60.37
FRL 60.32

Ineffective energy management for commercial premises can lead to unnecessary growth in greenhouse gas emissions and consumption of natural resources. Effective energy management reduces costs through the use of energy efficiency measures and improves environmental outcomes locally, regionally and globally.

5.1 Identified Major Energy Use Components

- Lighting (include natural and artificial lighting and shading).
- Air Conditioning.
- Power.

The main source of energy for the proposed site is electricity, but it is also proposed to have gas available at the site as required.

6 PROPOSED SUSTAINABLE MEASURES

The following ESD initiatives and Energy Efficiency measures are recommended and assessed regarding project implementation.

The following documentations are used in this report.

Document Type	Document Number	Issue Date
Architectural Drawing	OAK 3 DA 01(N)	10/03/2016
Architectural Drawing	OAK 3 DA 02(U)	10/03/2016
Architectural Drawing	OAK 3 DA 03(F)	10/03/2016
Architectural Drawing	OAK 3 DA 10(F)	10/03/2016
Architectural Drawing	OAK 3 DA 11(B)	10/03/2016
Architectural Drawing	OAK 3 DA 12(D)	10/03/2016
Architectural Drawing	OAK 3 DA 13(C)	10/03/2016
Architectural Drawing	OAK 3 DA 14(B)	10/03/2016
Architectural Drawing	OAK 3 DA 15(C)	10/03/2016
Mechanical Drawings	MSK-02	16/02/2016
Mechanical Drawings	SKM-03	16/02/2016
Specification	Goodman's Tenant Base Building Specification	7/03/2015

Table 1 Summary of Assessment

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Design and Management - Documentation of design intent and expected outcomes. - Appropriate commissioning.	- Communicate sustainability initiatives and operation to building users. - Commissioning and building tuning required by contractors and reviewed for 12 months after completion.	- Provision of Building Users Guide. - Investigate costs and viability of commissioning and building tuning requirements and appointing an independent commissioning agent. - Independent consultant to perform quarterly tuning of fire, mechanical, electrical, hydraulic services.	✓ ✓ ✓	Specification Section 2.3 Specification Section 3.2 Specification Section 3.2
Façade Performance Optimised façade performance.	- Achieve minimum performance requirements under NCC Section J1 and J2. - Reduce heat gain through the warehouse façade.	- Meet or exceed NCC Section J1 and J2 façade performance for conditioned spaces. - Light coloured roofing with high reflectivity and appropriate insulation to reduce solar heat gain into the warehouse. - Performance glazing in office spaces appropriate to the window size and orientation.	✓ ✓ ✓	Refer to project BCA Section J report for more details. Specification Section 3.2 Refer to project BCA Section J report for more details.

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Social sustainability Consider design with due regard to occupant satisfaction in accessibility, usability, Indoor air quality and public space utility.	- High level of occupant satisfaction. - Provide external as well as internal comfort.	- Flexibility of space for potential future configurations. - Provide shading to the outdoor courtyard areas. - Warehouse 3B - Consider using existing retaining walls and dense planting to screen the outdoor areas from the docks to increase visual and acoustic amenity. - Consider occupant user control eg A/C systems, glare reducing strategies, lighting etc.	✓ ✓ ✓ ✓	Office are designed as open plan Architectural Drawing Architectural Drawing Specification Section 6.1

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Minimising Transport Impact - Consider location with links to public transport and employee services. - Consider location to reduce operational transport. - Consider the impact of industrial trucks on local traffic.	- Reward drivers of fuel efficient vehicles by providing spaces for small cars and or motorbikes. - Provide alternatives to single-occupancy vehicles. - Reduce operational fuel consumption through close proximity to major arterial roads. - Reduce the impact of operational traffic on local communities.	- Due to the location of the site, it is considered that staff bicycle riding will be unlikely, although if staff surveys indicate a preference for cycling, consider appropriate amenities. - The site is located within close proximity (<5km) to both the M7 and M4 motorways. - The roads linking the site to the motorways are predominantly used for industrial traffic, as such the traffic is unlikely to impact on local areas.	- ✓ ✓	Specification Section 5.3.10

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Optimising IEQ - Optimise natural light to work environment. - Optimise fresh air ventilation. - Consider Thermal Comfort of occupants. - Consideration of noise transference in space planning. - Minimise use of materials that emit volatile organic compounds. - Create a pleasant working environment.	- Daylight: Daylight Factor (DF) of at least 2% at finished floor level under a uniform sky for at least 60% of the GLA. - Thermal comfort: 95% of office areas have PMV levels between -1 and +1 for 98% of the year; Warehouse spaces include passive thermal comfort strategies. - Finishes: 95% of all paints, adhesives & sealants and all carpet and flooring to be low-VOC finishes; use low-formaldehyde wood products. - Electric lighting levels: 95% of GLA has a lighting system that is flicker free and has a maintained illuminance of no more than 25% above those recommended in AS1680.2.4, 2.1 and 0.1. - Reduce visual glare.	- Daylight: rationalised glazing to offices; high performance glass. - Daylight: evenly spaced translucent roof sheeting to warehouses areas. - Thermal comfort: Office envelope and HVAC system designed to meet thermal comfort requirements; warehouse considers whirly birds and fans for heat reduction. - Provide R1.5 roof insulation to the warehouse and consider insulation to the inside face of the warehouse walls. - Finishes: Specify and track correct finishes and wood products. - Provide pleasant indoor and outdoor breakout spaces with sufficient daylight and plants. - Lighting: Good light fixtures and well-designed layout. - Ventilation: Consider increased fan and duct sizing. - Additionally: - Provide sufficient shading and blinds with rationalised glazing for visual and thermal comfort.	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	Specification Section 5.4.1. BCA Section J report needs to be updated. Architectural Drawing Specification Section 6.1.2 Specification Section 5.5.2.6 Specification Section 3.4 Architectural Drawing Specification Section 6.5 Specification Section 6.1.1 & 6.1.2 Specification Section 8.4

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Minimising Energy Use - Consider passive design to minimise energy use such as orientation, ventilation, shading and floor plate design. - Appropriate sizing of plant and equipment in heating and cooling, lighting, control systems, - Building management systems and renewable energy sources. - Reduce reliance on connection to grid electricity and gas.	- Target a 20% reduction in Greenhouse gas emissions. - Energy sub-metering for all major uses greater than 100kVa; linked to monitoring system. - High efficiency warehouse lighting and controls. - Reduce energy for water heating. - Integrated building management. - Consider renewable energy generation for a portion of energy consumption and/or consider future-proofing the building for future installation. - Reduce urban heat island effect and heat load through the roof by providing a highly reflective roof. - Reduce office equipment load from 20W/m² to 15W/m². - Optimise insulation for energy and thermal comfort.	- Predominantly north facing office, consider additional shading or solar controlled glazing to reduce heat transfer into the office space. - Allow high-level ventilation openings to warehouse spaces. Consider alternative passive exhaust options such as wind or solar assisted whirly birds to improve thermal comfort. - Consider office air conditioning temperature set-points for an increased comfort band. - Provide energy efficient T5 lighting, with zoning and automatic controls where reasonable. - Consider LED lighting strategies and advanced controls. - Consider a solar hot water system. - Sub-metering: install appropriate metering; develop metering and tracking strategy to allow for self-assessment, problem solving and ongoing improvements during operations - Use roofing material that has a high Solar Reflective Index - Investigate current insulation design and determine proposed options.	✓	Architectural Drawing
			✓	Architectural Drawing
			✓	Specification Section 6.1.2
			✓	Design brief sets the temperature.
			✓	More energy efficient LED lights to be used for warehouse.
			✓	Specification Section 6.5.13
			✓	Specification Section 6.5.13
			✓	Specification Section 6.2.3
			✓	Specification Section 6.5.7
			✓	Specification Section 3.2
			✓	Specification Section 5.5.2.6

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Choosing Materials - With consideration to energy inputs in manufacture. - Toxicity. - Consequential impacts – rain forest timbers. - Regional or local manufacturer employment support.	- Reduce steel and cement in internal slab (10% reduction in embodied energy). - Reduce embodied energy in concrete and plasterboard elements. - Consider 95% of timber to be AFS or FSC certified. - Reduce emissions associated with insulation and refrigerant. - Reduce environmental impact of materials for tiling, awning.	- Joint less fibre reinforced slab. - Use pre-cast concrete panels with recycled content.	✓ ✓	Data to be provided at the detailed design stage. Data to be provided at the detailed design stage.

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Minimising Waste - By clever design. - Contracted to builder as a requirement on site for construction waste. - During the life of the building. - And in dealing with building end of life options.	- Reduce construction waste going to landfill by 90%. - Reduce operational waste going to landfill. - Consider a design that can be disassembled at the end of the building's life.	- Contractor is to develop and implement a Waste Management Plan and track all waste going offsite to show that 90% of all construction waste is re-used or recycled. - Waste storage and recycling facilities to be provided for different operational recycling streams such as paper, glass, plastics, metals, food waste etc. Consider operational waste plans and training for staff to provide incentive to reduce waste.	- -	RLS recommends more than 70% of the predicted construction waste arising from development can be re-used (on-site or at another development) or recycled off-site. Refer project Waste Management Plan. Warehouses: SLR recommends using balers for cardboard and plastic. It is also recommended the project will also do pallet and metal recycling. Offices: Colour coded bins will be deployed in kitchen and office areas for recycling.
Water Conservation and Reuse - Monitoring of meters to track use. - Timely maintenance of fixtures and fittings. - Water sensitive landscape design. - Source potable water alternatives such as rain water harvesting, grey and black water treatment.	- Reduce potable water in internal fixtures. - Reduce potable water for irrigation. - Water efficient operation of appliances. - Utilise rainwater and/or recycled water.	- Water efficient sanitary taps and toilets. - Water efficient and drought tolerant landscaping. - Water and energy efficient dishwasher. - Rainwater collection for toilets, irrigation and truck wash down.	✓ ✓ - ✓	In specification Landscape drawings SLR recommends water efficient dishwashers with minimum 4 star to be used for the project. Specification Section 3.3 & 6.2.4.7. Architectural Drawing

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Land Use and Ecology Impact - Consider local biodiversity impacts of flora and fauna. - Look to specialist advice on land in development.	- Encourage biodiversity. - Reduce light pollution from the site. - Consider reducing impact of stormwater flows off the site into the natural watercourses including Ropes Creek adjacent to the site.	- Install indigenous plating appropriate to the area and the adjacent biodiversity lots. - Design external lighting to avoid emitting light into the night sky or beyond the site boundary. - Consider integrated stormwater management to minimise the impact on receiving waters of flow volumes and pollution content, eg bioswales, bio retention, OSD tanks and treatment. - Consider permeable concrete/paving for staff parking areas and footpaths, etc.	✓ - - ✓	Landscape drawings SLR recommends using LED lights to avoid emitting light SLR recommends stormwater runs to Bin Basin Specification Section 6.2.4.6

6.1 Baseline and Proposed Energy Consumption

A BCA Sections J Deem-to-Satisfy compliant building is used as the baseline building for energy consumption savings. BCA Section J provides the minimum requirement for energy efficiency and it is expected that the proposed development will have more than 30% energy reduction via:

- Improved daylight to warehouse with translucent sheeting.
- Daylight controlled LED lighting for the warehouse instead of metal halide, resulting in a considerable energy reduction and reduced maintenance. Motion sensors to all LED lights within the warehouse and offices.
- Provide more cross ventilation to the warehouse by using natural ventilation equipment.
- High efficiency glazing and shading for the offices.
- High efficient air conditioning system.

All building information and associated parameters are listed in the following sections of this report.

6.2 Artificial Lighting

In Section J6 of the BCA, the requirement for the total lighting power load within the proposed spaces of a building is to be no greater than a maximum illumination power load, measured in Watts (W). The maximum allowable building illumination power load is based on the total illumination power load calculated for each space. The maximum illumination power density for each space will be dependent on the purpose of the space within the building (refer to Table J6.2a of BCA 2015 Volume One).

For artificial lighting, the aggregate design illumination power load must not exceed the sum of the allowances. This may be obtained by multiplying the area of each space by the maximum illumination power density (as found in Table J6.2a of the BCA 2015 Volume One). The maximum illumination density for a storage warehouse is 10 W/m² as per Table J6.2a of the BCA 2015 Volume One. The energy load (in MWh) is estimated by multiplying the power load by the hours of consumption (24hrs/day).

The proposed warehouses will adopt the following energy efficiency measures to reduce the lighting energy consumptions:

Office lighting

- Provide LED or T5 fitting for offices.
- Daylight sensors to all areas with natural daylight.
- Occupancy sensors to low occupancy areas eg office, toilets, stairwells, lift lobbies and kitchens.
- Lighting will be dimmable up to 10% when daylight allows or area is vacated.

Warehouse lighting

- Provide LED or T5 fitting for warehouse.
- Daylight sensors to all areas with natural daylight.
- Occupancy sensors to low occupancy areas.
- Lighting will be dimmable to 10% when daylight allows or area is vacated.

Outside lighting

- Provide LED external lighting for all outside areas.
- External lighting will be controlled with a central daylight sensor.

Electrical lighting is the major energy reduction component for warehouse with a large footprint.

By implementing above energy efficiency measures, the project is likely to achieve a 64% lighting energy reduction when compared with BCA reference building. Detailed calculation is shown in Appendix A.

The lighting calculation for BCA reference building is based on the maximum illumination power density specified within BCA Table J6.2A as below:

- Warehouse 10 W/m²
- Offices 9 W/m²

The illumination power density adjustment factor for the control device is based on BCA Table J6.2b as below:

- Motion detector adjustment factor is 0.9.
- Daylight sensor adjustment factor is 0.6.

From above, the annual lighting energy consumption per square meter has been estimated to be 48 kwh/m² for BCA reference building.

The electrical lighting layout of warehouse 3B is not provided at the time of preparing this report, so similar warehouse (warehouse 1C) within the Oakdale Central development has been utilised to represent warehouse 3B. Both warehouses are under the same Goodman's design concept and requirements.

The lighting energy density of warehouse 1C has been previously estimated to be 17.3 kwh/m².

Therefore, the warehouse 3B is likely to achieve a 64% lighting energy reduction when compared with BCA reference building.

6.3 Mechanical Air-Conditioning and Ventilation

Air-cooled reverse cycle split AC units are proposed for double storey offices and warehouse dock offices with individual controls. Air cooled rooftop packaged unit are proposed for Temperature Control Store area.

As per the mechanical specification of the Goodman's Tenant Base Building Specification, air conditioning to be designed to the BCA/NCC section J and other statutory authorities and applicable Australian standards.

6.3.1 Air-conditioning temperature control and set point

Table 2 AC units temperature control range

Space Type	Temperature Control Range (°C)
Offices	22.5±1.5°CBD
Temperature Control Store	23±1.0°CBD

6.3.2 Air-conditioning energy efficiency requirements

2015 BCA Section J5.2e has specified the minimum energy efficiency ratios requirements for package air conditioning equipment.

Table 3 BCA Unitary Plant Requirement

Equipment	Minimum energy efficiency ratio	
	65 kW to 95 kW capacity	More than 95 kw capacity
Air-conditioner - Cooling	2.7	2.8
Heat pump - Cooling	2.6	2.7

The estimated cooling capacity for Temperature Control Store is 215kW.

SLR recommends using AC units with minimum of EER/COP of 3.0 for both heating and cooling.

6.3.3 Warehouse Ventilation Strategy

Table 4 Warehouse ventilation

Space Type	Air intake/ Makeup air	Air outlet/Exhaust	Control strategy
Main Warehouse	Combination of roller shutter door and weatherproof louvres	7 off roof mounted exhaust fans	Time clock with night purge facility
Dangerous Good Store	Motorised fire dampers	2 off roof mounted exhaust fan	Time clock with night purge facility

When the air flow rate of a mechanical ventilation system is more than 1000L/s, the system must have a fan motor power to air flow rate ratio in accordance with BCA 2015 Section J5.2a below.

Table 5 Maximum fan motor power to air flow ratio – General Mechanical ventilation systems

Filtration	Maximum fan motor power to air flow rate ratio (W/(L/S))
With filters	0.98
Without filters	0.65

SLR recommends all proposed ventilation fans should have a motor power to air flow rate ratio less than the value specified in Table 5. All exhaust fans should work in conjunction with motorized volume control damper, roller shutter doors, temperature sensor and CO sensor etc.

6.4 Building Fabric requirements

Part J1 to J3 of the 2015 BCA Section J contains the requirements of the Deemed-to-Satisfy compliance of the building fabric. The purpose of this subsection is to ensure that the building fabric will provide sufficient thermal insulation to minimise heating and cooling loads placed on the building and the commensurate energy consumption HVAC systems servicing internal building spaces.

All building fabrics of the proposed warehouse 3B shall comply with 2015 BCA Section J.

6.5 Domestic Hot Water

The BCA specifies the thermal efficiency for hot water systems to be at least 80%. The solar hot water reticulation system shall be provided to all faucets' fittings, equipment and apparatus within the development. Hot water will be generated from the roof mounted solar water packaged plant.

With the installation of water efficient fixture, the hot water consumption will be decreased and thus the domestic hot water usage will also decrease. Therefore, there will be less energy consumption for DHW.

7 POTABLE WATER CONSUMPTION

The project has been proposed to have a number of sustainable water saving measures, including:

- Rainwater reuse and reticulation system – rainwater will be harvested from the roof and reuse for all toilets, irrigation system and truck wash (where required). The reticulation will be a separate system to the domestic cold water with domestic water top up in the event of insufficient rainfall.
- Use of water saving plumbing devices.
- Water sensitive landscape design.

Further to above sustainable water measures, the following items are considered during the detailed design stage:

- Water efficient sanitary taps and toilets – install higher WELS Rating sanitary fixtures such as 4 stars for water taps, urinals and toilet.
- Water and energy efficient dishwashers with minimum 4 star WELS water rating.

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 approximately 30%.

8 MONITORING AND REPORTING

All sustainable measures will be implemented into the project need to be commissioned and tuned once the project completed, to ensure all services operate to their full potential and as designed.

As specified within the Tenant Base Building Specification, the building tuning will be provided by service contractors and overseen by an independent assessor, at least once a month within the Defects Liability Period (DLP) period to ensure that services are operating effectively and efficiently. Monthly reports to be provided to the tenant for DLP.

8.1 Energy Review and Audit

An energy usage review will be undertaken within the first few months of operation to ensure the Energy Management Plan is sufficient for the development's needs. A breakdown of energy usage per month at the Project Site will help to measure the development's baseline energy use and assess what appliances, equipment and processes are consuming energy.

An energy review will be conducted for the assessment of energy utilisation to further identify opportunities for improvement. Energy usage data obtained during the review process may be used to establish key performance indicators and annual energy targets for the Project.

Energy usage to be included in the review should include all purchased electricity and energy which is consumed by stationary equipment on site. Energy consumed by mobile equipment (e.g. forklifts) should also be examined as this will identify variations in warehouse operation efficiency. (Refer to '*Guidelines for Energy Savings Action Plans*' (2005) (as developed by the former Department of Energy, Utilities and Sustainability) for reporting templates and further information.)

An energy audit and management review will be undertaken on a yearly basis to ensure employees are following energy savings procedures correctly. Where audits show that energy savings procedures are not carried out effectively, additional employee training should be undertaken and signage and procedures re-examined.

The Energy Management Plan shall be progressively improved and updated on an annual basis, to reflect changes to the Energy Management System and to promote continual improvement of energy management at industry best practice over time.

8.2 Energy Metering and Monitoring

To enable effective review of energy usage by the project, sub-metering should be implemented for all major energy consuming processes or items of equipment including sub-metering for all loads greater than 100 kVA.

Electrical equipment should be maintained to Australian Standards to ensure unnecessary energy wastage is minimised. Roof access system is proposed for third party access to roof for carry out necessary maintenance as required.

In accordance with the Goodman's Industrial Building Specification, a Building Users' Guide is to be prepared for the Project. The Building Users' Guide provides details regarding the everyday operation of a building and should include energy minimisation initiatives such as natural ventilation strategies, user comfort control, maintenance of air conditioning units and other electrical devices to ensure maximum operating efficiency, and lighting zoning strategies.

An effective Building Users' Guide will ensure that:

- 1 Facility managers understand in detail their responsibilities for the efficient operation of the facility and any additional building tuning necessary to continuously improve energy management.

- 2 Maintenance contractors understand how to service the particular systems to maintain reliable operations and maximum energy efficiency.
- 3 Employees understand energy minimisation procedures and working limitations required to maintain design performance for energy efficiency.
- 4 Future fit-out / refurbishment designers understand the design basis for the building and the systems so that these are not compromised in any changes.

8.3 Roles and Responsibilities

It is the responsibility of the facility manager to routinely check energy savings procedures are undertaken correctly (i.e. lighting turned off while areas of the development are not in use). The facility manager should also ensure all monitoring and audit results are well documented and carried out as specified in the Energy Management Plan.

Senior management should also be involved in energy management planning as an indication of the organisation's commitment to the Energy Management Plan.

9 CONCLUSION

SLR Consulting Australia Pty Ltd (SLR Consulting) has been engaged by Goodman Property Limited (Goodman) to provide a Sustainability Management Plan (SMP) for Lots 3 Warehouse 3B Oakdale Central at Horsley Park.

The SMP has been prepared in accordance with the following State Significant Development – Secretary's Environmental Assessment Requirements (SEARs) Section 78A(8A) of the Environmental Planning and Assessment Act 1979, issued in March 2016.

- **Greenhouse Gas and Energy Efficiency** – *including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure the proposal is energy efficient.*
- **Ecologically Sustainable Development** – *including an assessment of how the development will incorporate ecologically sustainable development principles in all phases of the development.*

The principal objective of this Sustainability Management Plan is to identify all potential energy savings that may be realised during the operational phase of the Project, including a description of likely energy consumption levels and options for alternative energy sources such as solar power in accordance with Fairfield City Council (Council) requirements.

BCA Section J provides the minimum requirement for energy efficiency and it is predicted that the proposed development will have more than 30% energy reduction via:

- Improved daylight to warehouse with translucent sheeting.
- Daylight controlled fluorescent/LED lighting for the warehouse instead of metal halide, resulting in a considerable energy reduction and reduced maintenance.
- High energy efficient air conditioning systems.
- Provide more cross ventilation to the warehouse by using natural ventilation equipment.
- High efficiency glazing and shading for the offices.
- Solar hot water system.
- Other measures are detailed in this report.

By implementing the recommended energy efficiency measures in **Section 6.2**, the project is likely to achieve a 64% lighting energy reduction when compared with BCA reference building

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 approximately 30%.

In conclusion, the relevant ESD initiatives and Energy Efficiency measures outlined in the Sustainability Report at the Development Application (DA) stage have been implemented.

Building tuning will be conducted by builder and SLR Consulting recommends that a quarter reviews of actual building energy and water consumption be carried out once the warehouses are operational to check the actual energy usage and energy savings and verify that all systems are performing at their optimum efficiency. This will provide an opportunity for the systems to be tuned to optimise time schedules to best match occupant needs and system performance while satisfying the sustainability target for the project.

10 CLOSURE

This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Goodman Property Services. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR Consulting.

SLR Consulting disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

LIGHTING CALCUATION

Building 3B								
BCA Comply Building	BCA Requirements		Area	Operating Hrs	Lighting Control			Total Annual Energy Consumption (kWh)
	Warehouse W/m2	10	35840	24hrs and 7 days a week	Motion Detector, Daylight Sensor	0.9	0.6	1695375
	Offices W/m2	9	700	24hrs and 7 days a week	Motion Detector	0.9	1	49669
	Dock Office W/m2	9	95	24hrs and 7 days a week	Motion Detector	0.9	1	6741
							Total	1751785
					Total Annual Energy Consumption per square meter (kWh/m2)			48