

# Net Zero Statement

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**Subject Site:** 135 Badgerys Creek Road, Bradfield, NSW 2556

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## Net Zero Statement: 135 Badgerys Creek Road, Bradfield, NSW 2556

This Net Zero Statement has been prepared on behalf of The Bradfield Corporation Pty Ltd (the Applicant). It is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of State Significant Development Application (SSD-77458970) on land at 135 Badgerys Creek Road, Bradfield (the site).

The below sections outline how the proposed development at 135 Badgerys Creek Road, Bradfield, NSW 2556 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 135 Badgerys Creek Road, Bradfield, NSW 2556.

#### 1.2. Site Description

The site is located at 135 Badgerys Creek Road, Bradfield (Lot 7 DP 243457) and is located approximately 250m from the future Bradfield Metro Station and 4km to the Western Sydney Airport.

The project's three buildings comprise of the following:

- Residential use, including approximately 400 apartment units;
- Hotel use, including approximately 450 hotel rooms;
- Commercial use, including supermarket, food and drink and other commercial uses;
- Medical centre use;
- Childcare centre use; &
- Basement structure, including approximately 800 carparking spaces.

#### 1.3. Scope of Statement

The scope of this Net Zero Statement is related specifically to the Commercial Office & Hotel components of the development, defined as 'Large Commercial Buildings' under the Sustainable Buildings SEPP.

The following sections provide information relating to the documents used for this assessment, energy efficient design features considered for the development in addition to a commitment to offset in line with the Sustainable Buildings SEPP.

#### 1.4. Information Sources

- State Environmental Planning Policy (Sustainable Buildings) 2022, Chapter 3;
- NCC Section J 2022 Volume 1; &
- Architectural drawings, For Submission: 01/10/25.

#### 1.5. 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 will consume diesel when used for monthly testing throughout operation.

#### 1.6. Summary of Building Systems

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

- Air cooled VRF HVAC systems;
- Mechanical ventilation fans;
- Internal and external lighting systems with appropriate motion & daylight control;
- Vertical Transport Systems with VVVF motor;
- Hydraulic Pumping Systems;
- Fire Pumping Systems and Control Panels; &
- Electric Heat Pump Domestic Hot Water Systems.

#### 2.0. Energy-Efficient Design

The proposed development at 135 Badgerys Creek Road, Bradfield will consider the following passive design initiatives throughout design development:

- A light colour roof and façade lowers internal temperatures by minimising the heat being transferred through the building fabric;
- Sufficient daylight access due to voids in the buildings and limited shade from future development such as sports field;
- A combination of vertical and horizontal shading, depending on the orientation;
- Thermal mass utilised where possible, helping to smooth out daily temperature peaks and troughs; &
- Double glazed window systems to facades, protecting from hot ambient air during summer whilst allowing heat to be kept inside during winter.

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

- Metering in line with minimum performance standards to track and monitor energy consumption;
- Adopting efficient HVAC systems;
- Heat pumps for Domestic Hot Water heating;
- Provision of an all electric development;
- Exceeding minimum energy efficiency provisions within NCC 2022/2025 Volume 1;
- Achieve 4 Star NABERS Energy for Hotels and 5.5 Star NABERS Energy for Commercial as per SEPP Energy Standards;
- Provide a Net Zero Statement in line with SEPP Net Zero Provisions;
- Procurement of offsets in line with SEPP Net Zero Provisions & Energy Standards (if required); &
- Energy efficient LED lighting throughout with appropriate motion & daylight controls.

### 3.0. Renewable Energy Generation

A 30kW PV system has been assumed for Stage 2 Commercial Space in this assessment. As design develops and the energy performance strategy progresses, the installed PV kW is subject to change.

#### Energy Consumption

The estimated annual energy consumption associated with 'large commercial building' GFA across the site is: 3,417,882 kWh.

#### Scope 1 & 2 Emissions:

Based on a Grid Emissions Factor in NSW of 0.85 Kg CO<sub>2</sub> / kWh (Table S34C3 NCC 2022) 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 2025 – 2050 is 42,502 tonnes CO<sub>2</sub>.

#### 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.

Kind regards,



**Luke Williams** | Director

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