SEARs Ecologically Sustainable Design (ESD) Report

Project:

43-45 Beane St, Gosford NSW

Prepared for:

43 Beane Street Pty Ltd

Project Number: 136-2499

Rev 1.3 – 23 March 2026

Eco Engineering Group

SUSTAINABILITY.

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1. Executive Summary

This Ecologically Sustainable Design (ESD) Report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in support of a State Significant Development Application (SSDA) for the construction of the proposed residential flat buildings.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

SEARs Items	Project Response
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.	The proposed development incorporates ESD principles in accordance with Section 193 of the EP&A Regulation through an integrated approach to design, construction, and operation. Key strategies include passive solar design, thermal insulation, natural ventilation, renewable energy, high-efficiency HVAC and lighting systems, water-sensitive urban design, low-VOC materials, construction waste minimisation, and provision for active and sustainable transport. Operational initiatives include building tuning, environmental management plans, and ongoing energy/water performance monitoring. These measures aim to reduce greenhouse gas emissions, enhance occupant wellbeing, and promote environmental stewardship. The sustainability targets for the development will be achieved in an integrated and staged approach through first minimising the need for energy consumption (via passive measures) and then consumption optimisation (energy efficiency) and use of renewable resources where required. Section 5 of this report provides specific reference to how the development is targeting these requirements. A climate adaptation study has also been undertaken to identify the climate risks in response to the projected impacts. Actions and design strategies have been identified to lower the impacts and the associated risk levels. The climate change adaption plan is provided in Section 6 of this report. The plan is based on NSW and ACT Government Regional Climate Modelling (NARCliM) climate change projections.
Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022.	While the development is residential in nature, and not subject to the full provisions of Chapter 3 of the SEPP (Sustainable Buildings) 2022, the project voluntarily adopts best-practice sustainability strategies consistent with the intent of the policy. These include outperforming and complying with the BASIX and NCC Section J energy efficiency requirements, and the inclusion of initiatives aligned with the Green Star Buildings tool, such as water reuse, thermal comfort design, indoor environmental quality, and use of renewable energy. Where applicable, principles of emissions reduction,

	resource efficiency, and future climate adaptation have been embedded in the design process.

Eco Engineering Group (EEG) has been engaged by to undertake the required Ecologically Sustainable Design (ESD) assessments and provide a sustainability report for the proposed development at 43-45 Beane St, Gosford NSW.

The principles of ecologically sustainable design will be an integral consideration throughout this development. This report summarises the ESD provisions for the development which demonstrate commitment to environmental sustainability.

The sustainability targets for the development will be achieved in an integrated and staged approach through minimising the need for energy consumption (via passive measures) and then consumption optimisation (energy efficiency) and use of renewable resources where required.

The initiatives presented in this report demonstrate a wide range of measures which will result in high levels of environmental performance and also improvement of occupants' health, productivity, comfort, and satisfaction.

Aiming at leading practice in energy and environmental targets, the project architect and building services design team will maximise energy efficiency in an integrated and staged approach as described in Table 1 below.

Table 1. Sustainability Approach

Category	Key Measures
1. Strategic Sustainability Framework	• Integrated passive + active ESD design • Outperforming NCC Section J, BASIX, SEARs
2. Energy Efficiency	Passive Design: • Optimised orientation, glazing, insulation • Maximised natural light and ventilation Efficient Systems: • High-efficiency HVAC & LED lighting • Heat pump hot water • Automated BMS and tuning
3. Renewable Energy	• Rooftop Solar PV
4. Indoor Environmental Quality (IEQ)	• Passive thermal comfort design with high-performance façade • Low-VOC paints, adhesives, flooring • Low-formaldehyde timber products • Maximised daylight, external views • Acoustic performance considered
5. Water Efficiency	• WELS 4 Star fixtures and appliances • Rainwater harvesting and reuse for landscape
6. Materials & Waste	Materials: • Low-toxicity, low embodied energy • PVC minimization Waste: • >90% construction waste diverted from landfill • Waste segregation during operation
7. Transport & Mobility	• Proximity to public transport • Reduced car dependency via walkability • EV charging and small car spaces included
8. Emissions & Pollution	• Treated stormwater reuse • Outdoor lighting compliant with AS4282 – no light spill or glare

9. Urban Heat Island (UHI) Mitigation	• High SRI roof and paving materials • Abundant vegetation at ground and podium levels • Shaded pathways and permeable surfaces

Benchmarking and compliance requirements:

The development will meet and outperform the following regulatory sustainability requirements:

- Standard Secretary's Environmental Assessment Requirements (SEARs) – ESD requirements
- NCC Section J – Energy Efficiency
- BASIX – Energy, Water and Thermal Comfort.

Sustainability benchmarks beyond the minimum requirements

Although not seeking formal rating certification, where feasible, the design team will also consider the sustainable design principles based on the following sustainability tool.

- Green Star Buildings Tool – Green Building Council of Australia.

2. Introduction

Figure 1. Location – 43-45 Beane St, Gosford NSW

The design team recognise the importance of sustainable developments in terms of environmental preservation, occupants' health, safety, and wellbeing, as well as in terms of greenhouse gases emissions reduction.

The project architect, consultants and contractors will strive to design and construct the building based on the Environmentally Sustainable Design (ESD) principles which exceed the minimum regulatory NCC Section J requirements.

The facade and floor plans are designed with the vision to give occupants the very best in terms of passive heating and passive cooling. This, when combined with other energy efficiency strategies (listed later in the report) will lead to low energy demands for the tenancies and base building and therefore lower greenhouse gas emissions during the life of this development.

Natural lighting and natural ventilation will be utilised very effectively throughout the development. In addition to thermal comfort, energy and water efficiency, the proposed building design will provide sustainable and efficient operation to the occupants.

The proposed sustainable design initiatives will not only improve the building services life but are low-cost, low maintenance and reliable, especially when compared to often prohibitively complex and expensive retrofits. Furthermore, the passive design principles will facilitate a low-energy and cost-effective operation for the occupants.

The following are some of the design initiatives which will improve the environmental performance of the development and deliver long term energy efficiency during the life of the building.

- Optimising the size of the mechanical plant to ensure the plant is working at its peak efficiency and minimise the capital cost of the plant.
- Having high efficiency lighting and air conditioning equipment will reduce the energy consumption of the buildings.
- Variable Speed Drives (VSD) controls the speed of pumps, fans, and other mechanical plant to ensure that they are only using as much power as it is needed.
- Commissioning of all services equipment to ensure their correct operation.
- A high-performance façade will limit the heat entering the buildings, reducing air conditioning system sizes and the energy use over the year.
- A mixed mode approach allowing the buildings to be naturally ventilated when outdoor conditions are suitable allowing significant energy reduction by not requiring the air conditioning system to operate at all times.
- Emission reductions and material optimisation.
- Maximise use of non-toxic building materials.
- Maximise use of materials that are recyclable.
- Minimise Waste in Construction.
- Minimise Waste in Operation.
- Renewable Energy generation – Solar PV & Heat Pump technology.

3. Benchmarking

Benchmarking and compliance requirements:

The development will meet and outperform the following regulatory sustainability requirements:

- Standard Secretary's Environmental Assessment Requirements (SEARs) – ESD requirements
- NCC Section J – Energy Efficiency
- BASIX – Energy, Water and Thermal Comfort.

Sustainability benchmarks beyond the minimum requirements

Although not seeking formal rating certification, where feasible, the design team will also consider the sustainable design principles based on the following sustainability tool.

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3.1. National Construction Code (NCC) Section J

Section J of the NCC sets regulations for energy efficiencies for all types of buildings with respect

Section J of the NCC sets regulations for energy efficiencies for all types of buildings with respect to the building's construction, design, and activity.

The objective of the NCC Section J is to reduce the greenhouse gas emissions. Section J requires that a building, including its services, must have features to the degree necessary that facilitate the efficient use of energy.

The NCC offers two compliance methods that differ in complexity and flexibility. The two compliance methods are:

- Deemed-to-Satisfy (DTS) Compliance.
- J1V3 – Verification using a referenced building.

The Deemed-to-Satisfy Provisions in Section J of the NCC 2022 include the following 8 components.

- Part J1 - Energy efficiency performance requirements.
- Part J2 - Energy efficiency.
- Part J3 - Elemental provisions for a sole-occupancy unit of a Class 2 building or a Class 4 part of a building.
- Part J4 - Building Fabric relates to the building fabric and minimum thermal performance for constructions according to climate zone for roofs, ceilings, roof lights, walls, glazing and floors.
- Part J5 – Building Sealing – Provisions to reduce the loss of conditioned air and restrict unwanted infiltration to a building.
- Part J6 - Air-Conditioning and Ventilation – Requirements to ensure these services are used and use energy in an efficient manner.
- Part J7 - Artificial Lighting and Power – Requirements for lighting and power to ensure energy is used efficiently within a building.
- Part J8 - Heated water supply and swimming pool and spa pool plant – Restrictions for hot water supply design except for solar systems within climate zones 1, 2 and 3.
- Part J9 - Energy monitoring and on-site distributed energy resources.

The development will meet and outperform the NCC energy efficiency requirements of Part J2 report will be prepared once the design is further progressed.

3.2. Building and Sustainability Index (BASIX)

The National Construction Code (NCC) Section J deems those developments with a building class of 1 or 2 in NSW should be assessed against the BASIX rating scheme. The BASIX rating scheme investigates the thermal comfort of the building, energy consumption and water consumption.

There are three input sections: Energy, Thermal Comfort, and Water. Each of these three categories is integrated and often influences each other.

New residential developments in NSW must reduce their energy and water use, according to BASIX requirements developed by the Department of Planning, the objectives of the BASIX scheme are relative to an average development in NSW.

- Reduction in water consumption,
- Reduction in greenhouse gas emissions, depending on building height,
- Minimum thermal performance requirements for heating and cooling loads. The maximum allowable heating and cooling loads for each apartment are dependent on the glazing and floor area.

Achievement of the specified targets is demonstrated through use of a web-based prediction tool. This tool requires input of several aspects of the dwelling's design and produces a BASIX certificate and report listing all of the environmental initiatives proposed and required to achieve the mandatory performance.

A BASIX Certificate is a DA requirement and demonstrates compliance with the NSW Government's sustainability targets. The development will meet and exceed the minimum requirements for all following areas and the BASIX Certificate.

- Water Efficiency
- Energy Efficiency
- Thermal Comfort

3.3. Green Star

Green Star is an environmental rating tool developed by the Green Building Council of Australia (GBCA) that has a holistic approach over a wide range of issues that covers a range of sustainability impact areas. There are various Green Star tools developed to suit a range of different building types including:

- Green Star Buildings.
- Design and As-Built.
- Office Interiors.
- Performance.
- Communities.

Green Star rating tools use Stars to rate performance:

- Legal compliance: The building is compliant with legislation (National Construction Code 2019 or later)
- Good Practice: The building meets the Minimum Expectations of good practice energy and water efficient, good indoor environment quality and built to operate well.
- 4 Star reflects a Best Practice environmental performer. It builds on the Minimum Expectations to deliver a building that is
- either climate positive or a higher performer in energy, water, and health related issues (15 out of 100 points)
- 5 Star demonstrates Australian Excellence by being a high environmental performer that addresses social issues relevant to the building owner (35 out of 100 points)
- 6 Star showcases World Leadership. It has been built to be a highly efficient building fully powered by renewables that addresses a significant number of environmental and social issues, and contributes to the community (70 out of 100 points).

The diagram in Figure 2. below details the ratings awarded by Green Star Buildings.

Figure 2. The ratings awarded by Green Star Buildings.

Green Star rating tools include eight separate environmental impact categories, as shown Figure 3 . and Figure 4 follows.

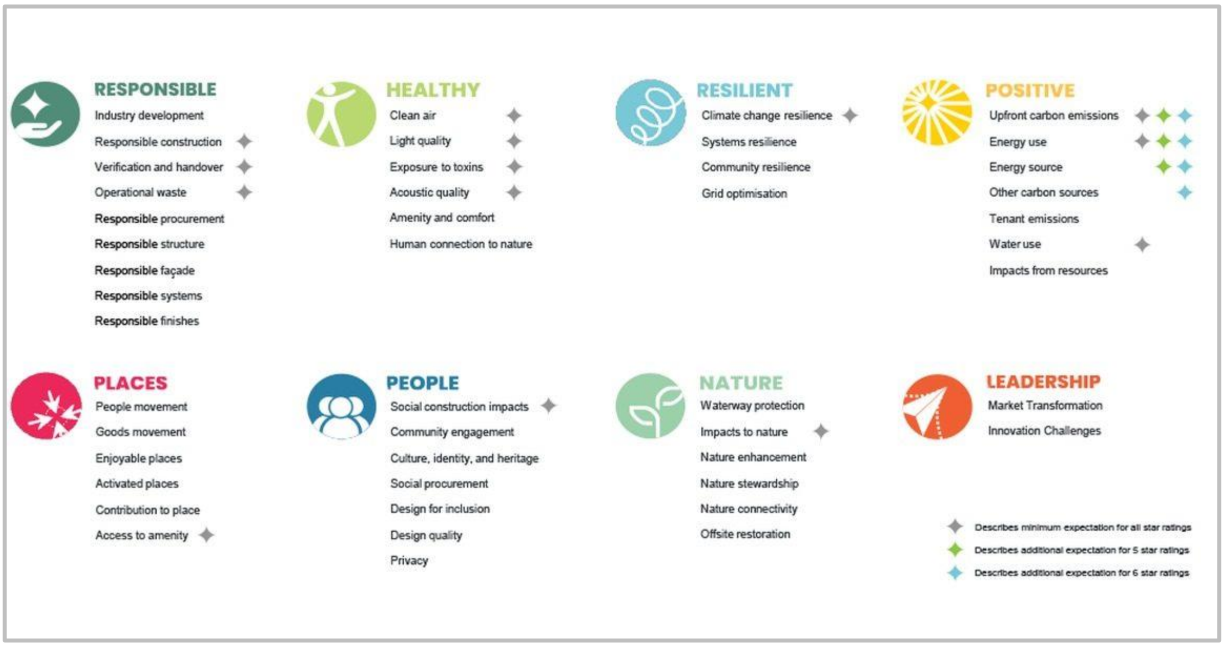


Figure 3. Environmental impact categories list used in Green Star rating tools.

Figure 4. Eight separate environmental impact categories chart used in Green Star rating tools.

Although not seeking formal rating certification, where feasible, the design team will also consider the sustainable design principles based on the following sustainability tool.

4. Development Location

The development will be located in Gosford NSW which is within the NCC climate zone 5 (warm temperate). The climate zone map of the development is depicted in Figure 5.

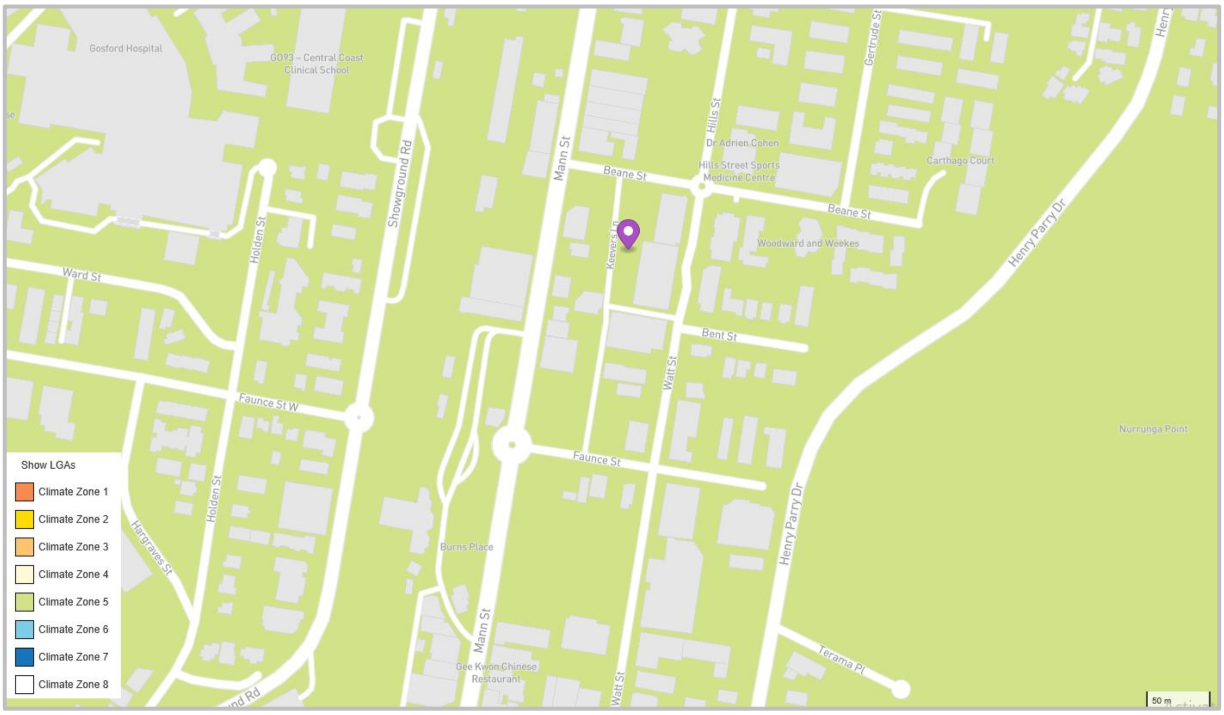


Figure 5. Climate zone map.

4.1. Information Used in Review

Our review is based on the following preliminary architectural drawings by Tony Owens Partners Architects in August 2025 (Table 2).

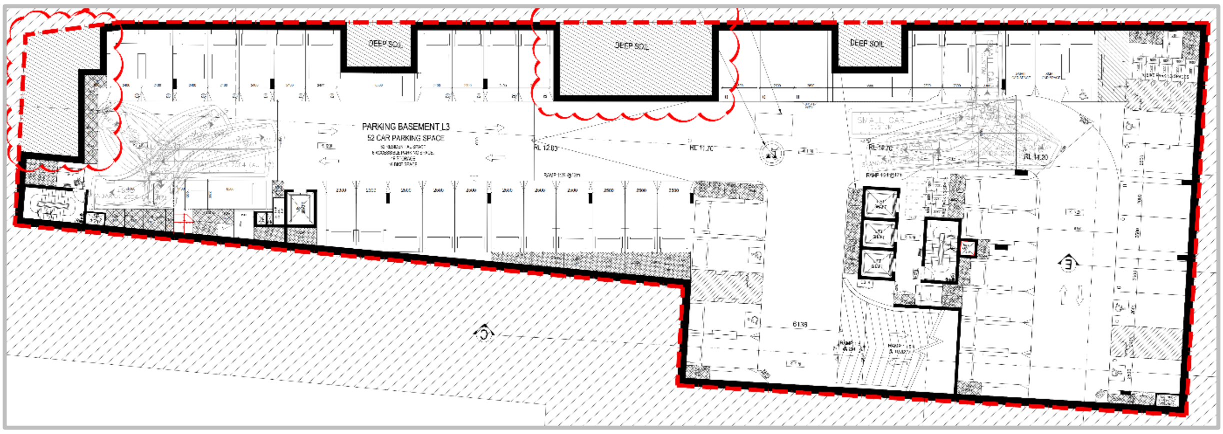
Table 2. Architectural drawing list.

Drawing title	Drawing number
Basement 3 Plan	A097
Basement 2 Plan	A098
Basement 1 Plan	A099
Ground Floor Plan	A100
L1 Floor Plan	A101
L2-4 Floor Plan	A102
L5-6 Floor Plan	A103
L7-18 Floor Plan	A104
L19-26 Floor Plan	A105
Roof Plan	A106
Affordable Housing Diagram	A107
Elevation West - Building A	A200
Elevation East - Building A	A201
Elevation North - Building A	A202
Elevation South - Building A	A203
Elevation West - Building B	A204
Elevation East - Building B	A205
Elevation North & South - Building B	A206
Section A-A	A300
Section B-B	A301
Section D_D	A302

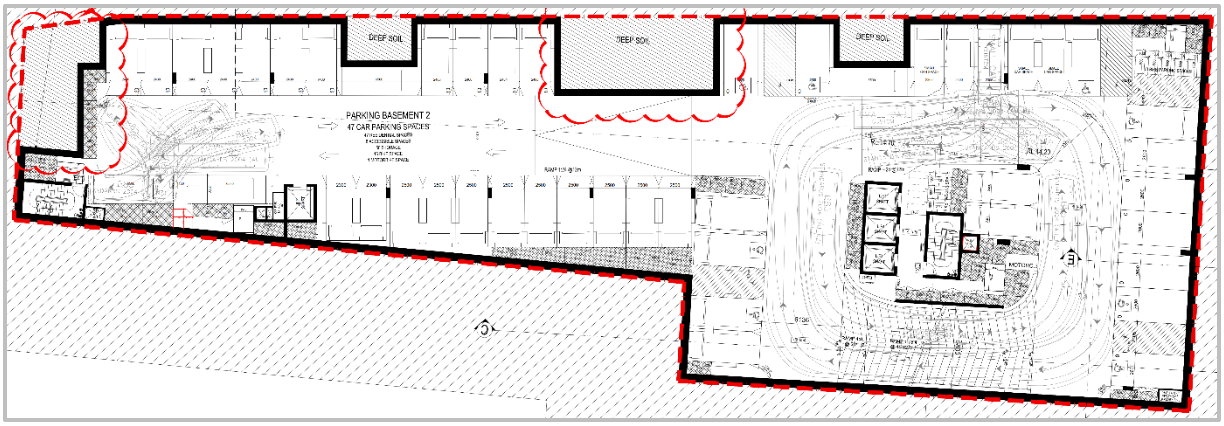
4.2. Architectural Drawings

Selected architectural plans and elevations for the proposed development are provided below.

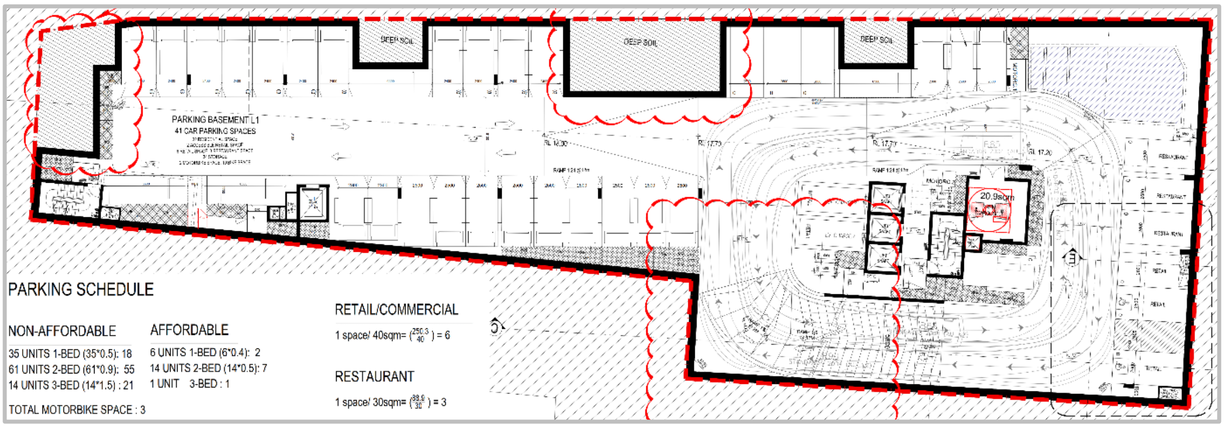
Basement 3 Floor Plan



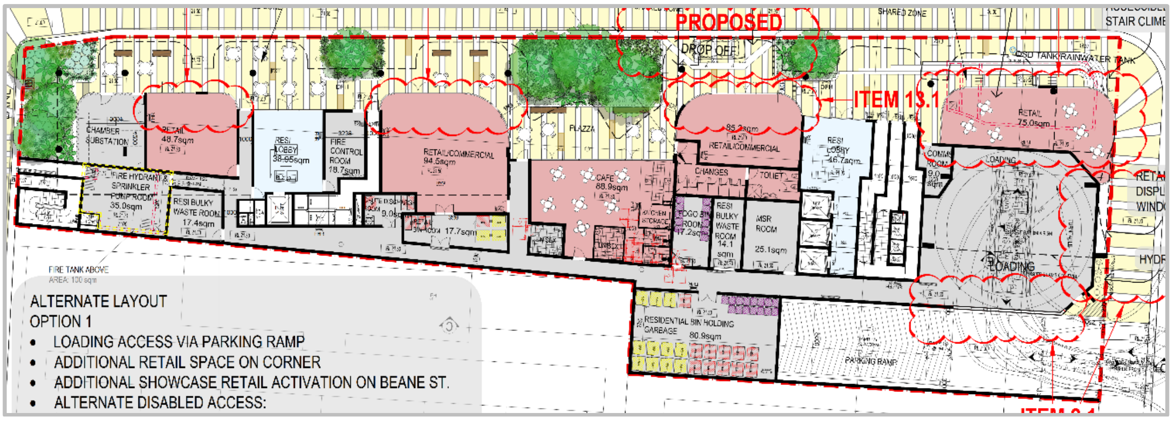
Basement 2 Floor Plan



Basement 1 Floor Plan

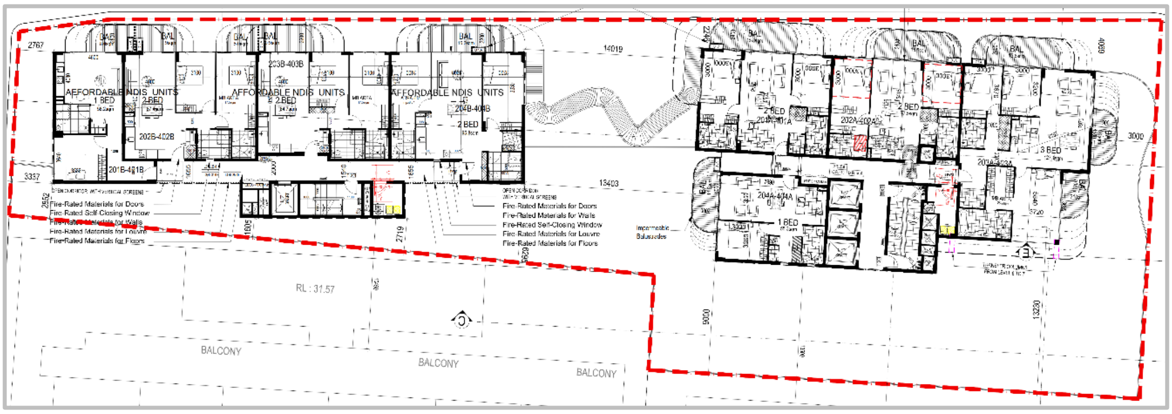


Ground Floor Plan



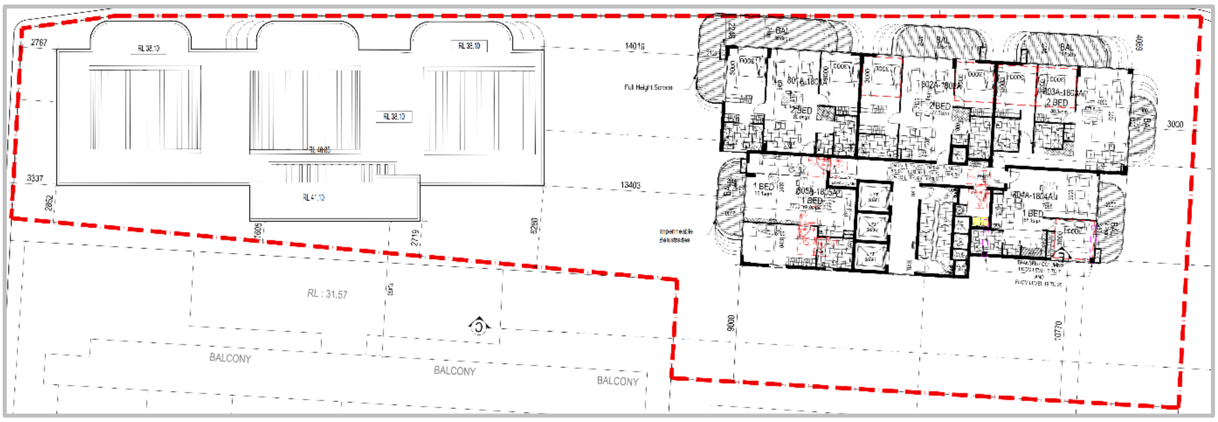
Level 1 Floor Plan

Level 2-4 Floor Plan

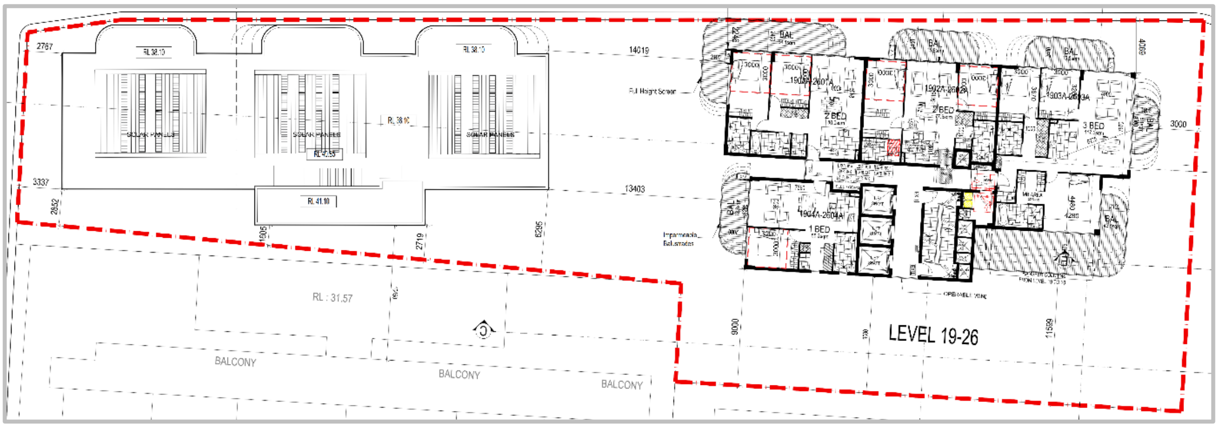


L5 Floor Plan - Building B & L5-7 Floor Plan - Building A

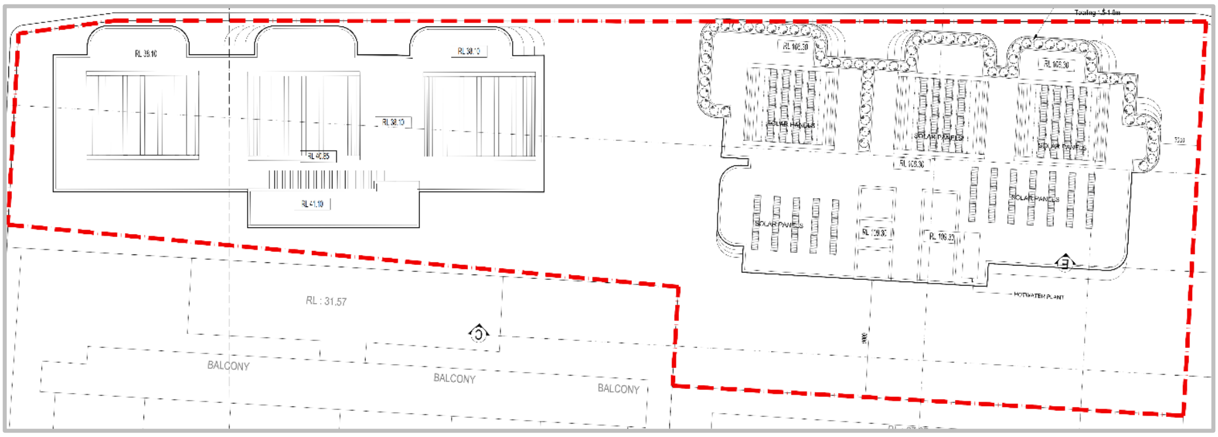
Level 8-18 Floor Plan



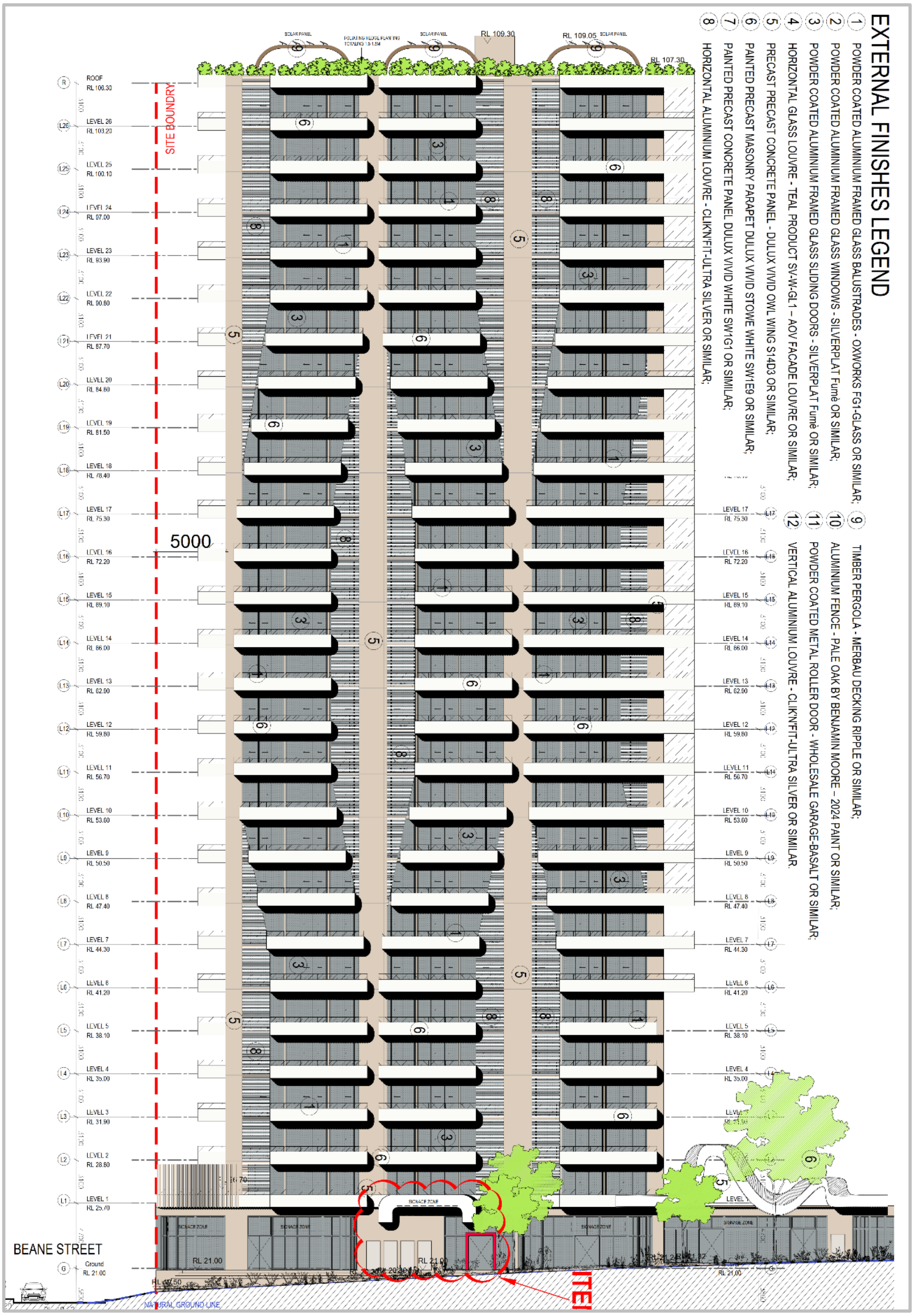
Level 19-26 Floor Plan



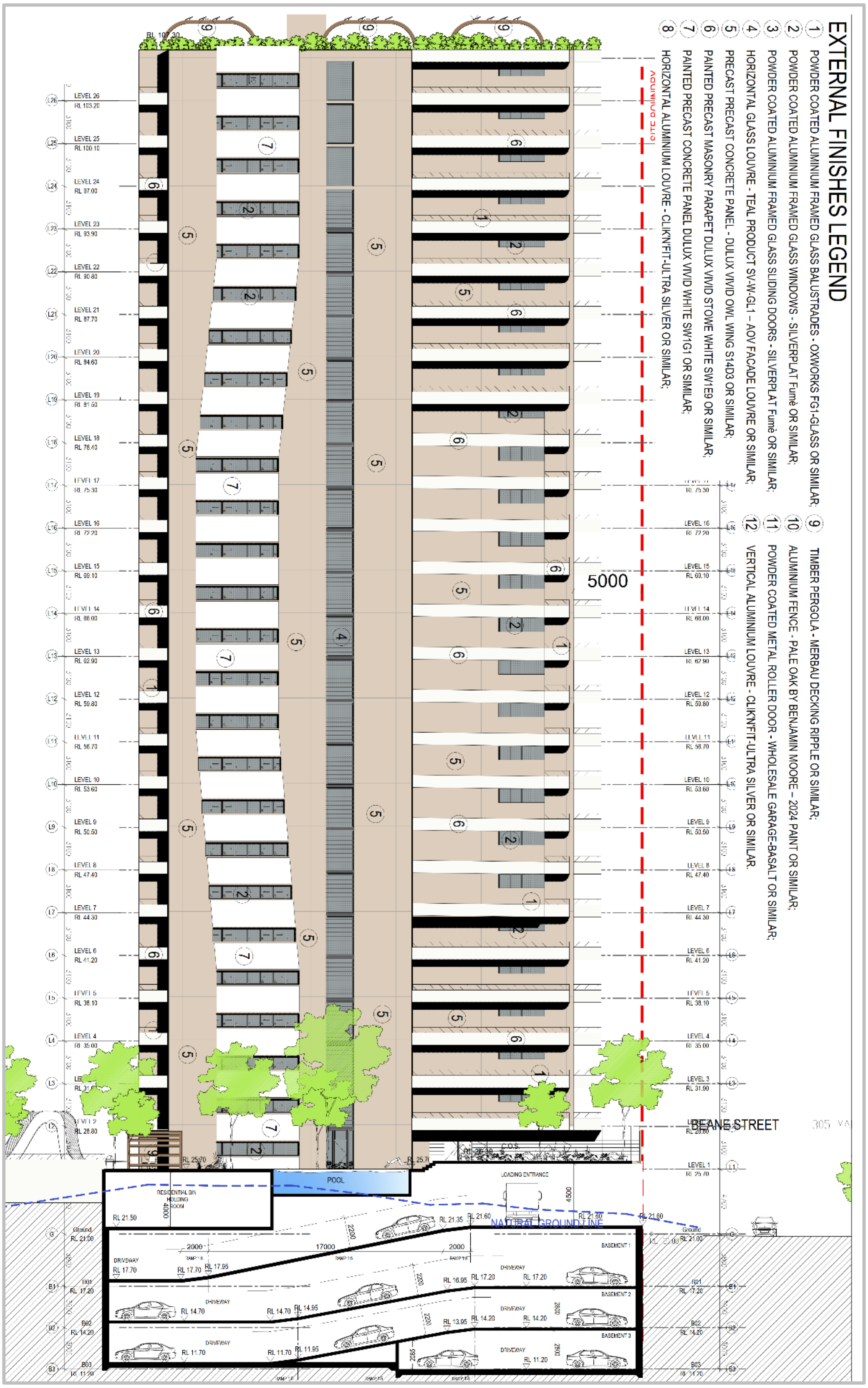
Roof Plan



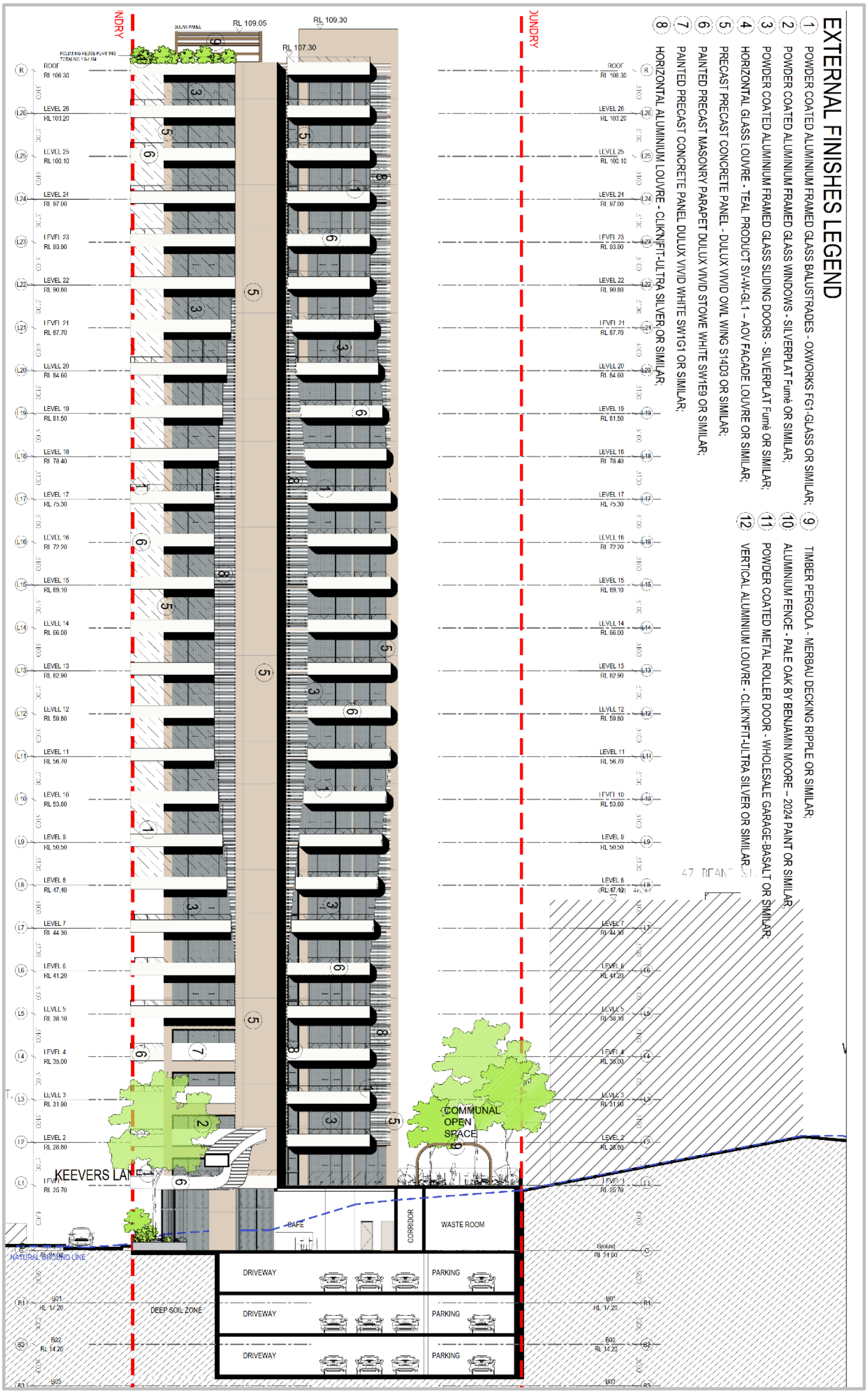
West Elevation - Building A



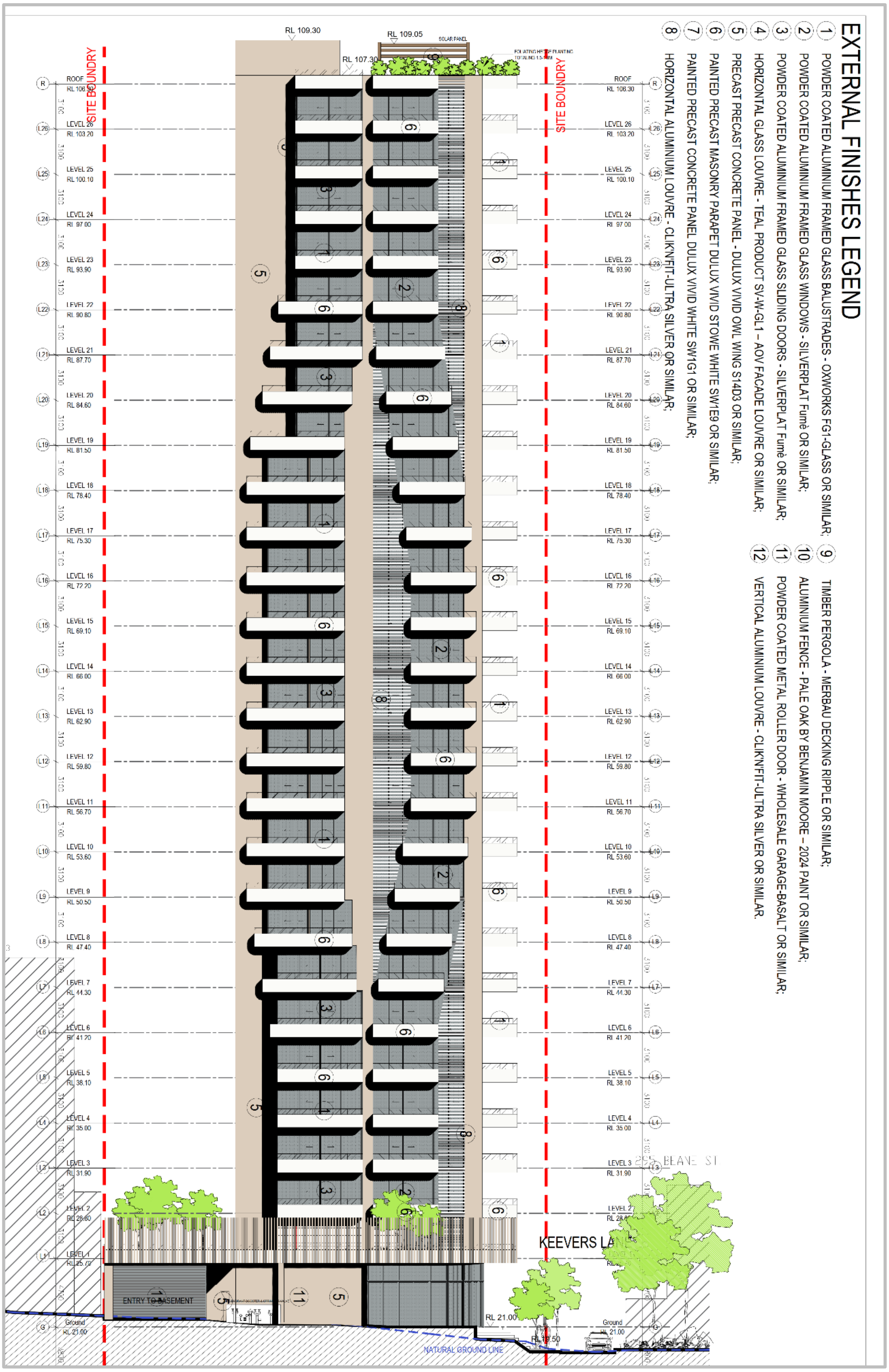
East Elevation – Building A



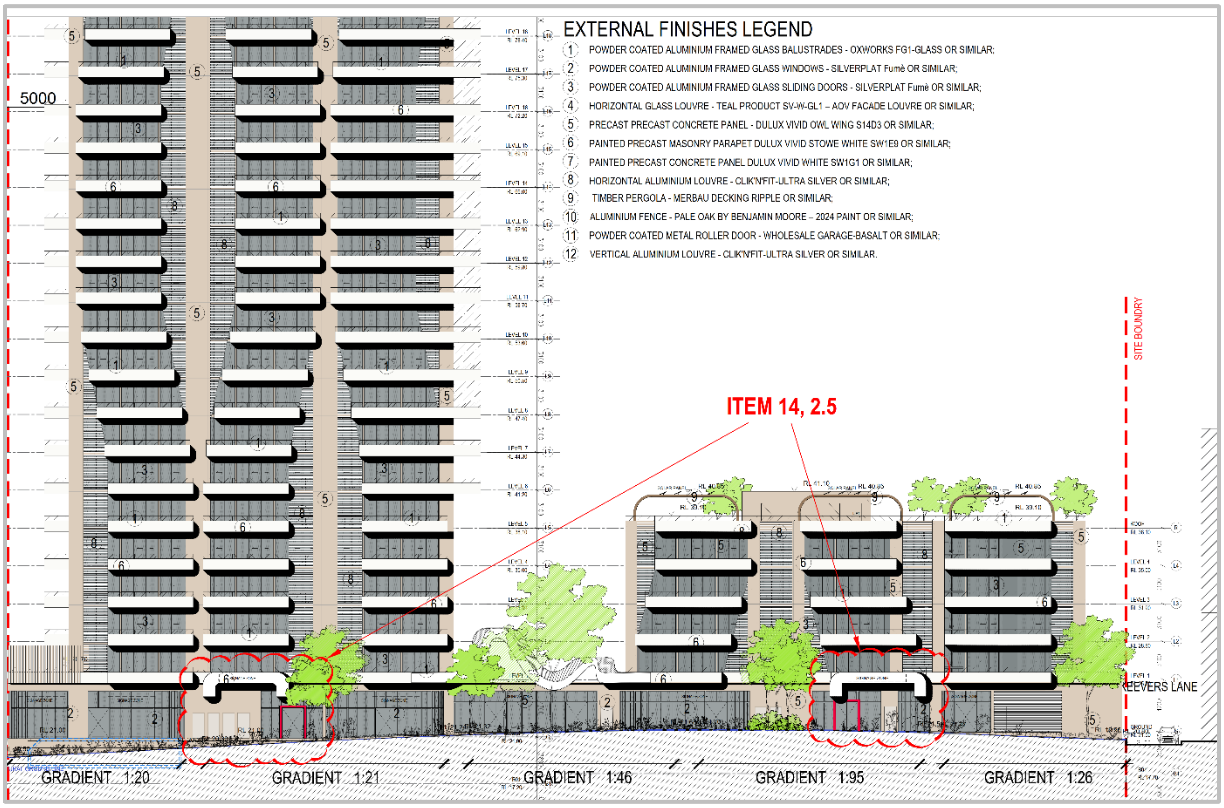
South Elevation – Building A



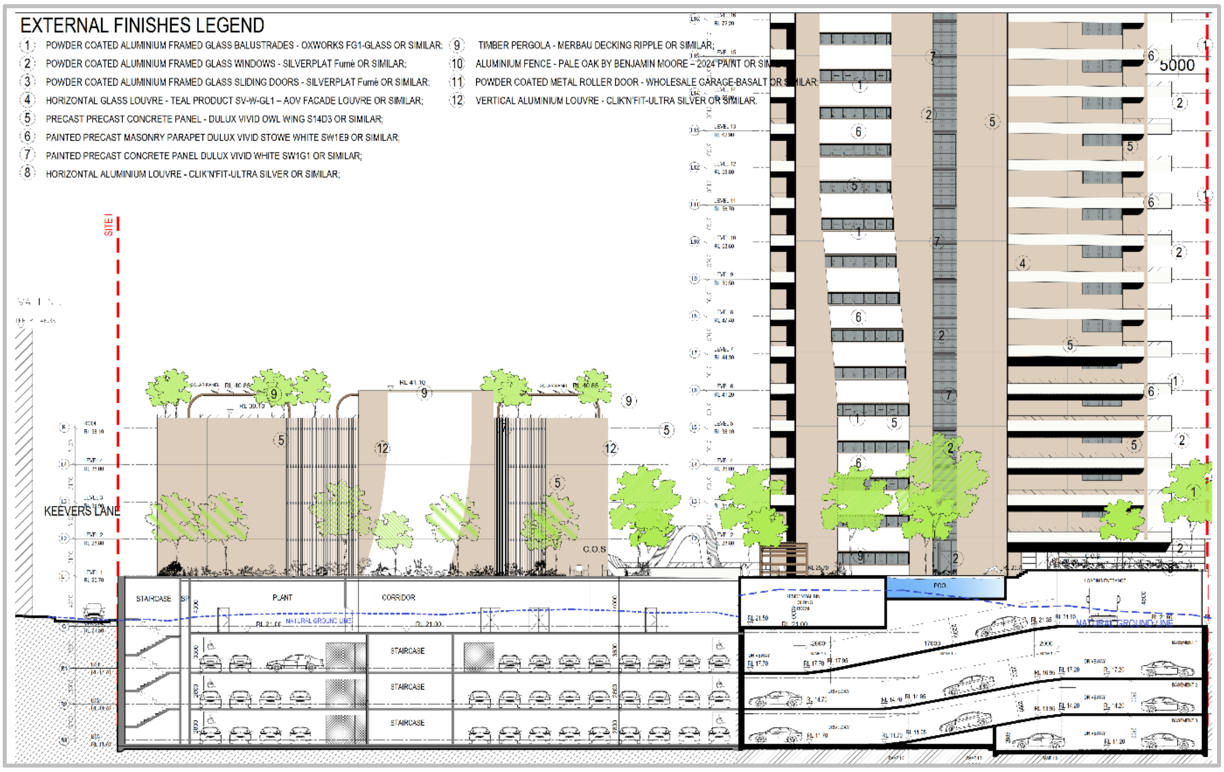
North Elevation – Building A



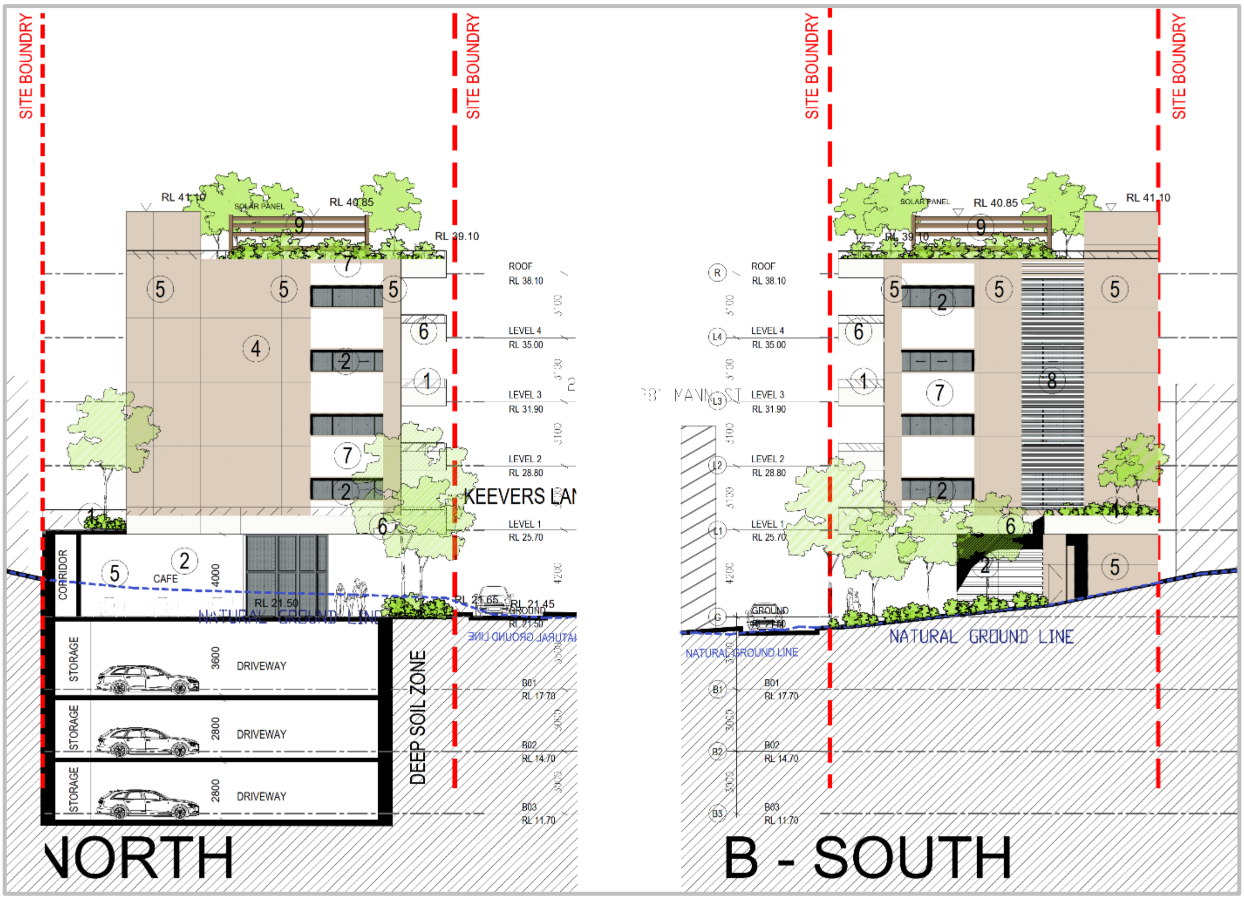
West Elevation – Building B



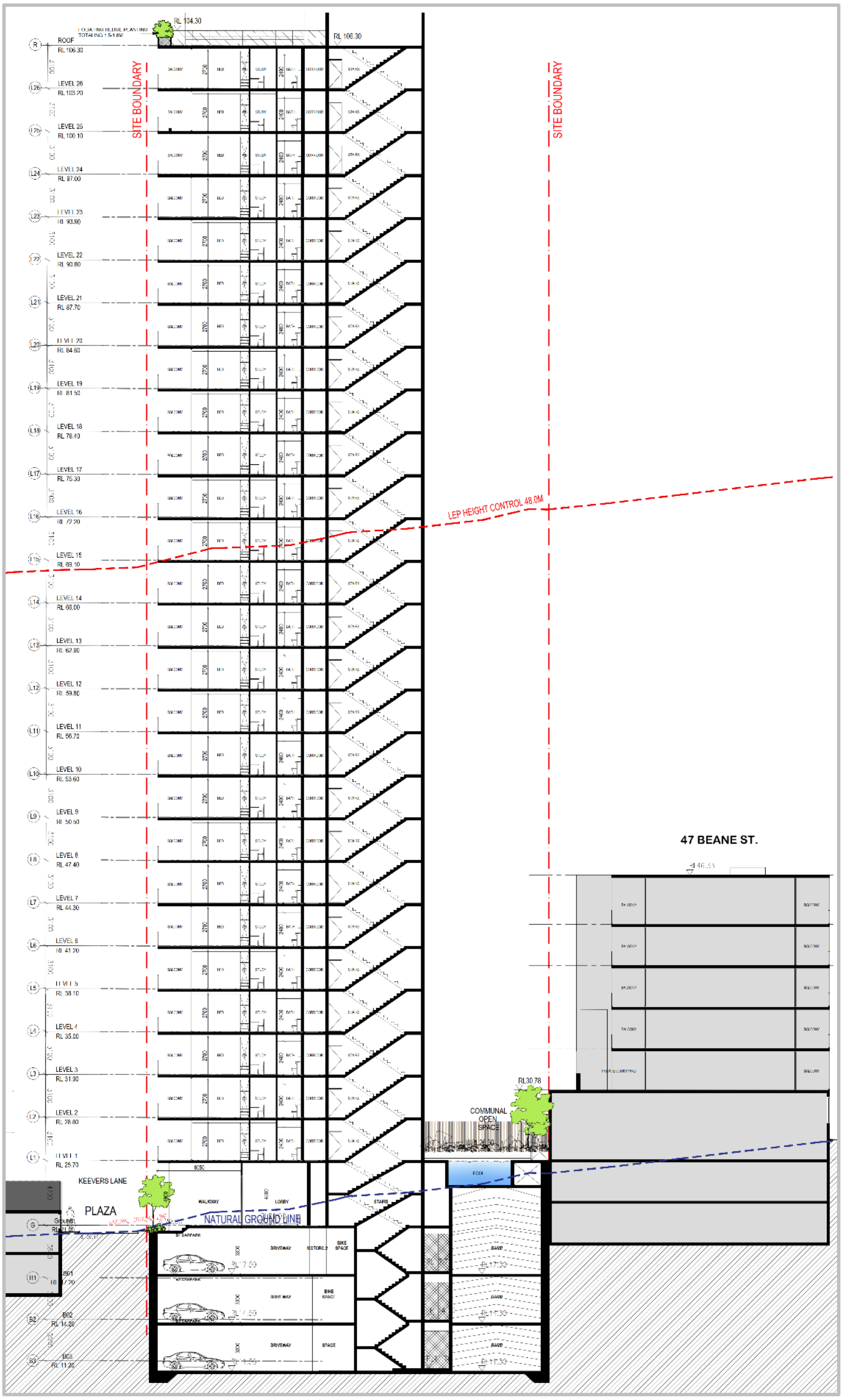
East Elevation – Building B



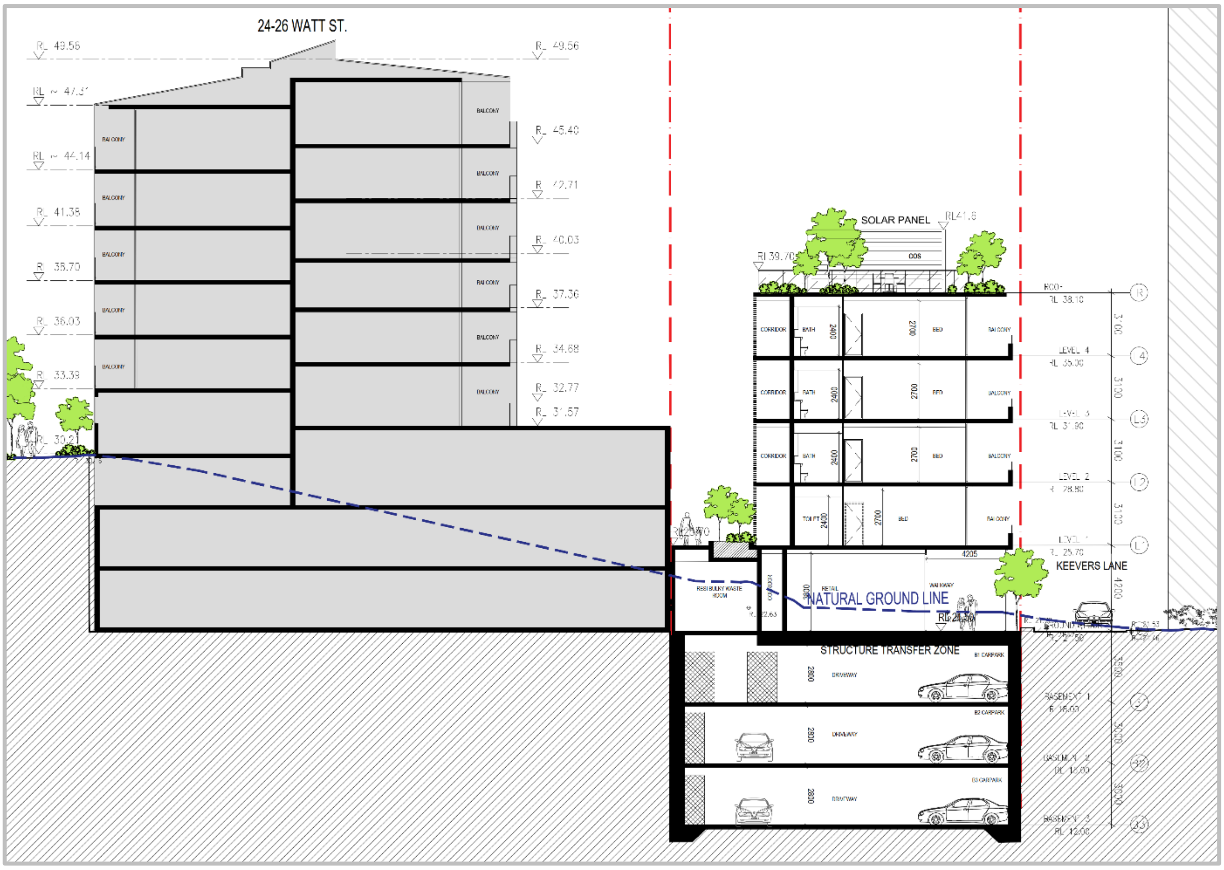
North & South Elevation – Building B



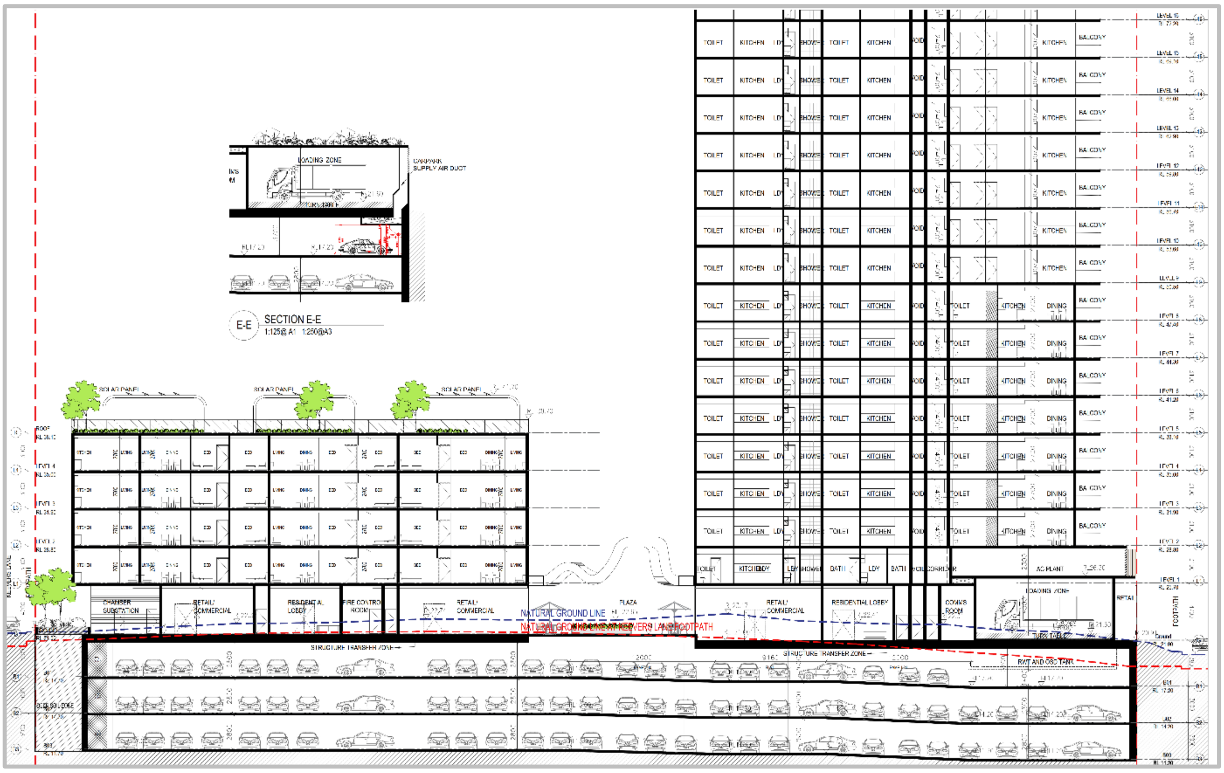
Section Building A



Section Building B



Section D-D



5. Ecologically Sustainable Design (ESD) Initiatives

The principles of ecologically sustainable development are an integral consideration in design and construction of proposed development and also in assessing its benefits and impacts.
The design team will focus on a wide range of ESD strategies which will result in high levels of environmental performance and an increment on occupant's health, productivity, comfort and satisfaction.

5.1. Integrated Design Approach

The integrated design process is a process by which all of the design variables that affect one another are considered together and resolved in an optimal fashion. Often referred to as holistic design, this approach considers the development as a whole with the emphasis on integrating the different aspects of building's design.

5.2. Greenhouse gas emission reduction

Greenhouse gas emission reduction is achieved in a staged approach:

- First, reduction in overall energy consumption through demand reduction, passive design and energy efficiency, then;
- Reduction in electricity and gas utility consumption by utilising waste products, rainwater harvesting and renewable energy technologies (where feasible).

The integrated response to energy proposed for this project is summarised below:

1. Load Reduction and Passive Design.
2. System Efficiency.
3. Capture Waste.
4. Renewable Energy (where feasible).

Energy consumption will be reduced through the efficient design of lighting, air-conditioning and ventilation systems, as well as energy efficient water heating and renewable energy technologies (where feasible). The development will consider Greenhouse gas emission reduction in design and operation through utilising energy conservation measures suitable for the development.
The following sections of the report outline the sustainability initiatives that will be considered and further developed by the design team during the detailed design stages.

5.3. Management

The initiatives under the management category promote the adoption of environmental principles from project inception, design, and construction phases to the operation of the building and its systems.

This category aims to highlight the importance of a holistic and integrated approach to constructing a building with good environmental performance. The following measures are some of the initiatives targeted within the management category and are subject to further design development. These initiatives aim to reduce environmental impacts at construction and operational stages as well as to maximise building performance at commissioning.

5.3.1. Environmental Ratings and Involvement of a GSAP

Environmental rating schemes such as Green Star (Australia), LEED (US), Living Building Challenge (US) or BREEAM (UK) are used to create a marketable environmental credential based on achievement of a recognised benchmark. Ratings can be useful for marketing to the occupants and for demonstrating ESD achievement for planning submissions.

Green Star is the most recognised rating scheme in Australia, with hundreds of certified buildings, mostly office buildings. The new Green Star – Design and As-Built chosen as an appropriate benchmark for the project.

Green Star includes a range of categories under which credits are available. Points are scored under each credit, and the total score is used to determine a final rating; 45-59 points for 4 Star, indicating Best Practice, 60-74 points for 5 Star, indicating Australian Excellence; and 75 or more points for 6 Star, indicating World Leadership. The categories are as follows:

- Management.
- Indoor environment quality.
- Energy.
- Water.
- Transport.
- Materials.
- Land use and ecology.
- Emissions.
- Innovation.

A Green Star Accredited Professional (GSAP) is involved as part of the design and construction to prepare the necessary ESD guidelines.

5.3.2. Commissioning Clauses

Commissioning of building systems to a high standard, with independent oversight, will ensure that a quality process is followed and provide an outside review of the practicalities of the design. An extended building tuning period should be undertaken following defects liability period to ensure that systems are performing as intended, taking into account different seasonal variables, and that any need for recommissioning is identified and carried out.

To adopt commissioning and handover initiatives that ensure that all building services can operate to optimal design potential, such as:

- Where possible, comprehensive pre-commissioning, commissioning, and quality monitoring to be contractually required to be performed for all building services (BMS, mechanical, electrical and hydraulic).

5.3.3. Building Tuning

After handover, the building owner is expected to implement tuning of all building systems and undertake full re-commissioning 12 months after practical completion.

5.3.4. Building User's Guide

To produce a Building User's / Occupant's Guide, information management that enables building users / occupants to optimise the building's environmental performance during its operation.

5.3.5. Environmental Management Plan

The contractor is expected to adhere to a comprehensive Environmental Management Plan (EMP) for the works. Contractors are recommended to be ISO 14001:2004 certified. Environmental management plans and systems should be implemented to ensure that demolition and construction activities appropriately manage and mitigate environmental impacts.

5.3.6. Waste Management System

To encourage and facilitate effective waste management once the development is in operation, sufficient spatial provision will be made to allow for the effective separation of waste from recycling. Dedicated waste recycling rooms allow space for the separation and storage of recyclable waste during the building's operation, allowing for the following waste streams to be separated:

- Glass.

- Cardboard.
- Paper.
- Organics.
- Plastics.
- Metals.

Waste management solutions are varied and dependant on the extent of commitment of the end user. Recycling, reuse, and composting are examples of waste management options.

5.3.7. Environmental Management and Maintenance

Effective environmental and waste management will be implemented throughout the demolition, construction, and operational stages of this development.

The EMP shall include a Waste Management Plan, specifying recycling targets for demolition and construction waste. It is recommended that construction and demolition contracts stipulate a minimum 90% target for diversion of waste from landfill. This may be achieved through recycling or reuse.

- Identification of appropriate waste sub-contractors for recycling, costs of collection and timing of collection service.
- Participation in waste minimisation training for contractors and sub-contractors.
- Published waste minimisation plan to reduce site waste to landfill.

Provision of separate waste skips for cardboard, timber, metal, soft plastic, polystyrene, insulation, concrete, glass, and bricks.

5.4. Indoor Environmental Quality (IEQ) Initiatives

Indoor Environmental Quality initiatives consider the wellbeing of occupants, addressing factors such as heating, ventilating and air conditioning (HVAC), lighting, indoor air quality and building attributes, all of which contribute to good indoor environmental quality.

The following measures are some of the initiatives targeted within the IEQ category for further consideration and development during detailed design.

- Improvement of outside air rate by providing at a rate greater than AS1668.2 requirements. Air-conditioning system will be installed with carbon dioxide monitoring and control to ensure sufficient outside is delivered to occupants.
- Optimisation of the air quality by improving air change effectiveness
- Maximisation of natural lighting level to the building occupants
- Minimisation of the contribution and levels of Volatile Organic Compounds (VOCs) via the use of low VOC paints, adhesives and sealants, carpets, and flooring.
- All engineered wood products to be used in the development will have low formaldehyde emission.
- High efficiency lighting system with suitable luminance levels to avoid causing discomfort and strain for the occupants. All fluorescent luminaries are to be installed with high frequency ballasts to avoid discomfort caused by low frequency flicker.
- External Views: The design allows unobstructed external views for the majority of occupied spaces.
- Internal noise level at an appropriate level to ensure the occupants' satisfaction and wellbeing.

5.4.1. Thermal Comfort

Thermal comfort can be provided by passive and mechanical means. Passive design initiatives will be considered before the design of the mechanical systems to reduce operational energy costs, with potential reductions in the air conditioning size and ongoing maintenance.

Thermal comfort is a function of the following factors:

- Radiant temperature (45% of net comfort effect).
- Air temperature and humidity (35% of net comfort effect).
- Air movement, clothing, and activity (20% of net comfort effect).

Passive heating and cooling design strategies which will improve occupant thermal comfort include:

- Roof insulation not only reduces heat gain and loss, but will also moderate radiant temperatures from the walls, floor, and ceiling.
- Building facades with high performance glazing and window frames will have a combination of external shading and high-performance glass to reduce heat transfer and radiant temperatures in proximity to the windows.

Indoor areas will be designed to be protected from excessive summer solar radiation, reducing radiant heat loads on the space, but still providing enough daylight during appropriate times of the year to improve comfort levels.

The approximate annual Dry-bulb temperature and comfort range for the site is shown in Figure 6:

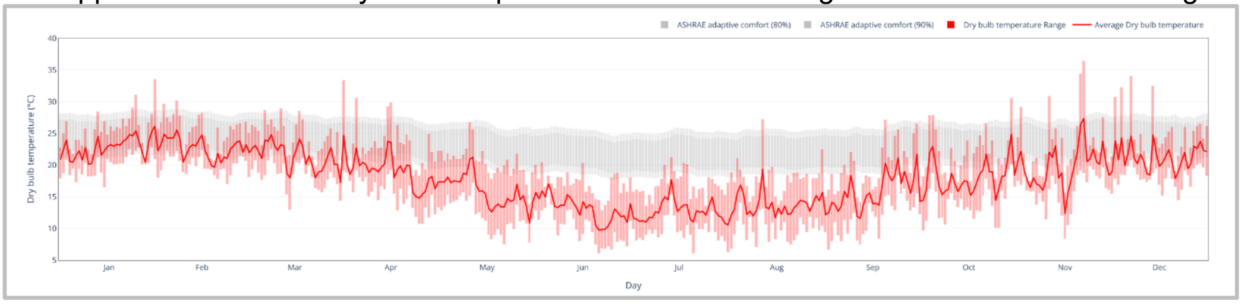


Figure 6. Annual Dry-bulb temperature and comfort range

5.4.2. Effective Daylighting / Natural Lighting

Daylighting is the architectural and services design to allow maximum daylight penetration into a building whilst minimizing heat gain and thereby reducing indoor lighting loads.

The level of natural light in the building is primarily determined by the extent and type of glazing, and the depth of the building floor plate. Extent of glazing must be optimised to allow maximum daylight, views, and winter sun, while minimising uncomfortable glare and excessive solar heat gains in summer. Glazing should be selected with a high Visual Light Transmission to maximise daylight penetration.

Daylighting strategies will be considered to allow effective control of indoor lighting levels whilst minimising power consumption for the building. High level of architectural input regarding design, orientation and external shading will be considered to effectively maximise natural lighting for the building.

Daylighting strategies combined with dimmable lighting systems will allow high control of indoor lighting levels whilst minimising power consumption for the building.

5.4.3. Volatile Organic Compounds (VOC) & Formaldehyde Minimisation

To ensure long term comfort of occupants, all due care will be taken to minimise VOC and formaldehydes used within the building. Maintaining VOC limits below the recommended levels will assist in reducing any potential detrimental impacts on occupant health arising from products which may emit volatile pollutants.

VOCs are commonly found in carpets, paints, adhesives, and sealants uses in construction and extensive exposure to VOC's can cause Sick Building Syndrome effects (eye, nose and skin irritation, headaches lethargy etc.).

Formaldehydes are found within composite wood products and extensive exposure can cause irritation to eyes, nose, and throat, lead to skin ailments and respiratory system ailments such as asthma.

Where possible, contamination of indoor air by common indoor pollutants will be minimised in this development by careful material selection, including:

- Use of low-VOC and water-based paints rather than oil-based paints, stains, or sealants, reducing indoor air contamination and consequent side-effects including sick-building syndrome and respiratory problems.
- Selection of low-VOC carpets and adhesives.
- Selection of low formaldehyde composite wood products, avoiding the carcinogenic effects of formaldehyde off-gassing.

5.5. Energy Conservation Initiatives

It is essential to ensure the building is designed and built to minimise energy consumption and reduce or eliminate greenhouse gas emission to the atmosphere. Energy performance is considered by the design team as a crucial issue.

The energy conservation initiatives aim to reduce the overall energy consumption for the project directly contributing to greenhouse gas emissions and energy production capacity.

Greenhouse reductions are achieved in a staged approach:

- Reduction in overall energy consumption through demand reduction and energy efficiency.
- Reduction in electricity and gas utility consumption by utilising waste products and renewable energy technologies.

Several strategies will be assessed and put in place to minimise energy consumption.

The integrated energy strategies being considered for the development include items which are listed in Table 3 below:

Table 3. The integrated energy strategies.

Load Reduction (Minimising the need for energy consumption)	Passive Design
	Building fabric improvements
	Maximise use of natural lighting
	Maximise use of natural ventilation
Optimising energy consumption	High efficiency Heating, Ventilation and Air Conditioning
	High efficiency LED lighting with occupancy controls
	High efficiency hot water systems
	High efficiency appliances
	Commissioning and tuning of building services post completion
	High efficiency building control, automation and BMS
Use of renewable resources (renewable energy and rainwater harvesting)	Application of Solar Energy & Heat Pump technology

5.5.1. Passive Design

The development will utilise passive design to minimise the amount of air-conditioning required and therefore significantly reduce the building's energy consumption and greenhouse performance. A building's form, fabric and orientation will have the biggest influence on its thermal comfort and environmental performance. The following factors will be considered in the detailed stages of the design:

- Orientation.
- Shading.
- Structure.
- Insulation.
- Glazing.

Climate data for the site

The following indicative site information data can be used to inform the design team (Figure 7).

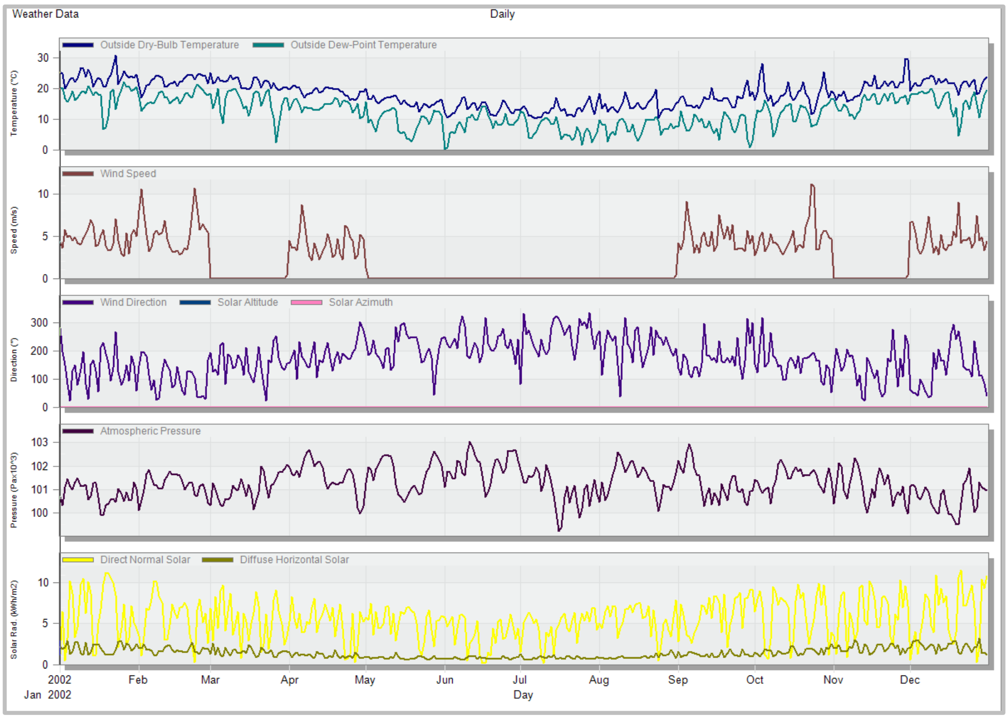


Figure 7. Climate data for the site.

Wind data based on the nearest weather station

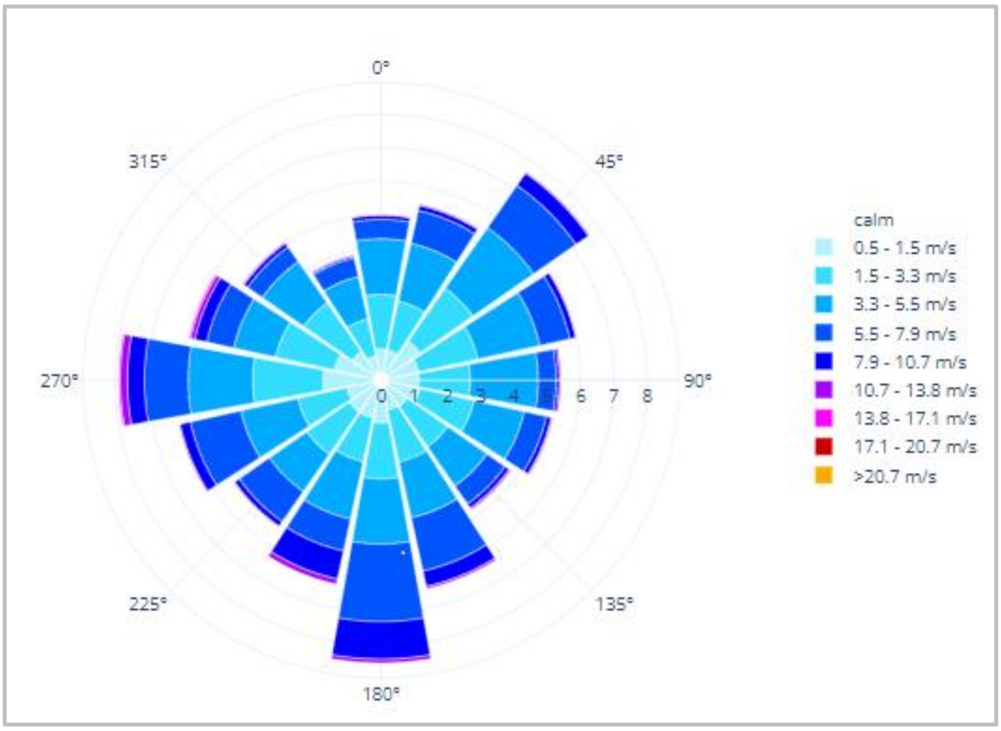


Figure 8. Wind data based on the nearest weather station.

Sun path and temperature chart for the site

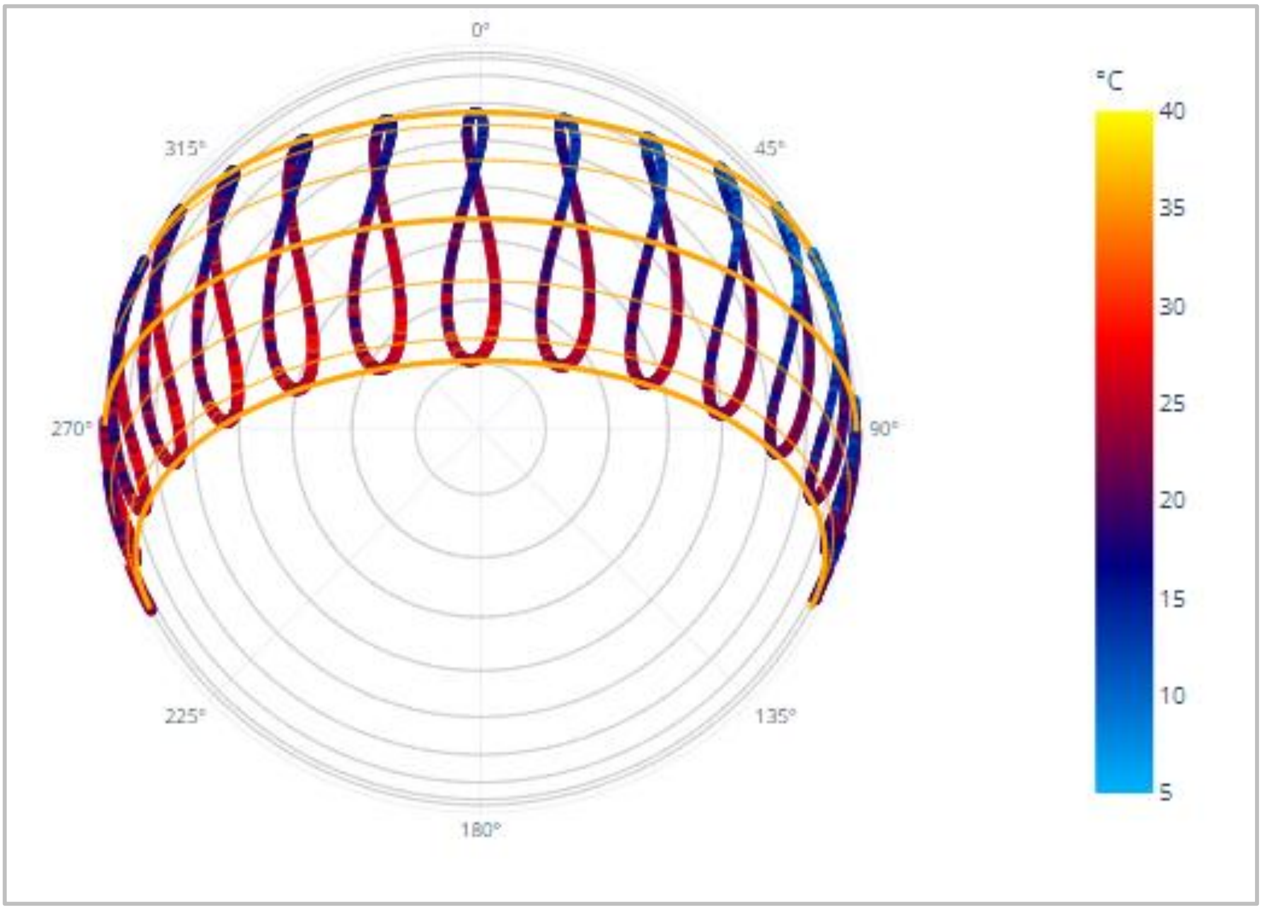


Figure 9. Sun path and temperature chart for the site.

5.5.2. Building Envelope

The building envelope will be designed to reduce heating and cooling requirements through passive design principles. The role of the building envelope is to block solar gains from penetrating the building fabric in summer while optimising daylight and minimising glare. The glazing performance and shading configuration for each orientation will be optimised to ensure that thermal comfort is achieved, and solar gains are adequate for the efficient operation of the mechanical system.

5.5.2.1. Insulation

The building envelope will be treated with the required levels of thermal insulation to reduce heat gains in hot days and to minimise heat losses in cold days through conduction. This will have significant impact on reducing energy consumption.

Insulation reduces the heat transfer between the internal and external conditions. Adequate insulation will be allowed for the ceilings, floors, and walls to reduce the heating and cooling load of the building and to reduce the ongoing operational costs. This has a twofold saving through a smaller mechanical system capacity along with operating energy consumption reduction.

All insulations installed are required to meet NCC and AS/NZ 4859.1 and the builder is required to ensure compliance, during construction.

5.5.2.2. Glazing and Window Framing

Adequate performance glass will be provided to reduce excessive heat gains in hot conditions, reducing the frequency of air conditioning use.

The following glazing parameters will be considered:

- U-Value: a measure of how much heat is passed through the glass.
- Solar Heat Gain Coefficient (SHGC)
- Visible Light Transmission (VLT): the percentage of visible light transmitted by the glass.

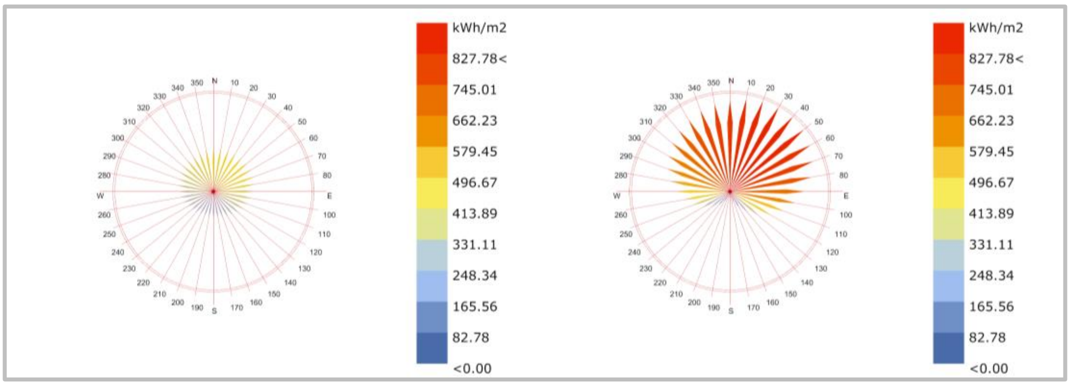
Where possible, the glazing will have a low SHGC to avoid heat gains in the summer, and a low U-value to reduce losses in the winter through the glass. The performance of the proposed glazing systems (glass and frame) is required to comply with NFRC100-2001 conditions and using the tested AFRC values.

Consideration will be given to incorporating effective shading features into the design to avoid the necessity for low shading coefficients in the glass, which usually also decrease the visible light transmission (VLT) of the glass. To maximise the natural daylight within the building, VLT should be as high as possible.

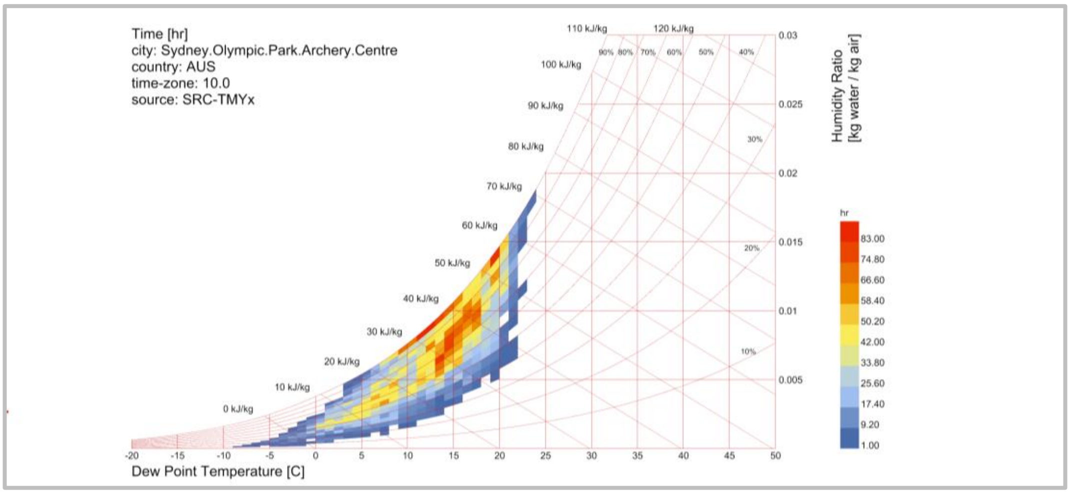
Glazing properties will be specified in conjunction with the shading arrangement on each orientation to control solar loads imposed on the mechanical systems, ensuring thermal comfort, optimising daylight penetration, and preventing glare. This strategy will effectively minimise direct solar loads whilst maximising daylight penetration and access to views.

To reduce heat losses in cold days, especially at night, the use of blinds will limit the contact between the internal air and the glass, therefore reducing heat losses by conduction.

Solar Radiation Rose



Psychrometric Chart



5.5.3. Energy Efficient Systems and Services

The mechanical and electrical design for the buildings will be developed to minimise the need for plant equipment and will be designed to be responsive to the immediate climatic conditions. Energy consumption will be reduced through the efficient design of lighting, air-conditioning, hot water, and ventilation systems. The following energy efficiency initiatives will be further investigated and where feasible incorporated in the building services design.

5.5.3.1. Efficient Artificial Lighting

Lighting efficiency is important in maintaining low energy consumption for residential developments. Lighting consumption for a facility such as this could account between 15-25% of the estimated energy use of the building.

High efficiency lighting and effective control initiatives such as daylight and movement sensors will be considered to reduce artificial lighting energy consumption and allow maximum advantage to be taken of natural lighting.

Lighting power density is required to meet AS1680 and NCC requirements. Energy efficiency for the internal lighting throughout the building is required to be in accordance with NCC energy efficiency requirements and the following.

- High quality LED lighting.
- Lighting control system based on smart zoning, occupancy profiles and operational hours, dimming controls and timers.

Photoelectric (PE) / Photodiode sensors or similar controls to detect when external lighting should switch on and off to reduce the energy consumption associated with external lighting where possible.

No external lighting is to be installed such that any direct light beam results into the night sky either generated from within the site. The path of any direct light's angle of incidence that is directed to the sky must be obstructed by a non-transparent surface and the lighting design and is to comply with AS4282 'Control of the Obtrusive Effects of Outdoor Lighting.

5.5.3.2. Efficient Heating, Ventilation & Air-Conditioning (HVAC)

Heating and cooling of the building accounts for a large portion of the building's energy use throughout the year. Selection of highly efficient HVAC equipment with high performance levels not only minimises energy consumption, but also reduces operational energy costs.

The design of the mechanical services will be to industry Best Practise Standards. An emphasis will be placed on providing low energy Heating Ventilation Air Conditioning (HVAC) systems and strategies. To ensure the energy efficient performance of HVAC systems specified and installed mechanical plant will be of high quality and supplied by leading industry manufacturers.

The energy efficiency of HVAC system is required to meet the minimum requirements of the National Construction Code (NCC), Green Star provisions where feasible and relevant Australian Standards including but not limited to AS1668.1, AS1668.2, AS 1682 and AS3666.

The following energy initiatives will be further considered in the detailed design phase:

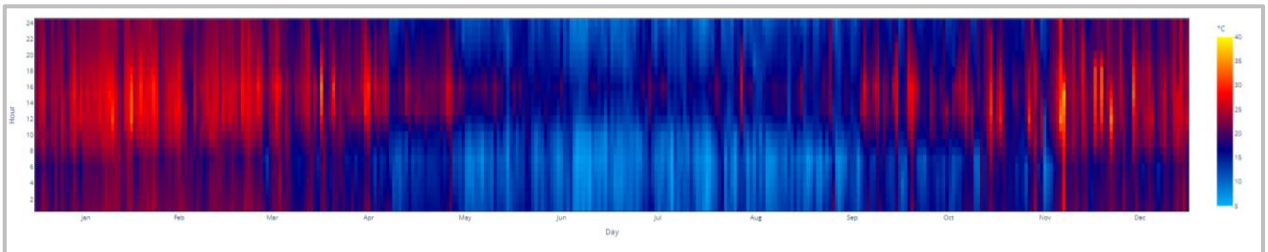
- The air conditioning strategy is optimized to reduce energy consumption and maximize efficiency. For example, by moderating the amount of fresh air relative to the number of people in the space, through the use of CO2 detectors. The system will be zoned to increase the flexibility in the use of different spaces and reduce overall consumption.
- Variable speed drives will be provided to fans and pumps where feasible.
- Full outside air cycle will be provided to all air handling systems.
- Building commissioning and building tuning to be undertaken to ensure that the building systems function as required to achieve energy efficiency design targets.

- All refrigerant plant will be specified such that the refrigerant type has Zero Ozone Depletion Potential (ODP).

Common area ventilation systems are to include variable speed modes where appropriate and are to be linked to light switches where feasible to limit the extent of operation and improve energy efficiency of these areas.

The Mechanical services will be designed to satisfy the minimum Green Star and NABERS requirements.

Heatmap Chart based on the data from the nearest weather station is depicted in Figure 10 below:

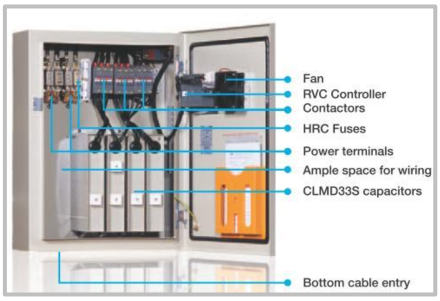


Descriptive statistics

month	mean (°C)	std (°C)	min (°C)	1% (°C)	25% (°C)	50% (°C)	75% (°C)	99% (°C)	max (°C)
Jan	22.78	2.55	16.4	18.03	21	22.6	24.4	30.16	33.5
Feb	22.67	2.48	16.9	18.04	20.78	22.4	24.32	29	30.2
Mar	21.45	2.86	12.9	15.2	19.6	21.2	23.3	28.11	29
Apr	19.16	3.66	10.7	11.7	16.8	19.3	21.2	29.7	33.4
May	15.86	3.64	7.4	8.4	13.2	15.6	18.6	24.51	26.7
Jun	13.14	3.07	6	6.72	11	13.3	15.6	19.38	20.5
Jul	12.8	2.82	6	7.67	10.5	12.5	14.9	20.06	21.3
Aug	13.71	3.28	6.2	6.9	11.7	13.4	15.9	22.67	27.3
Sep	15.83	3.84	6.6	8	13.4	15.4	18.3	25.68	27.2
Oct	17.9	3.69	9.7	10.6	15.3	17.55	20.2	27.76	30.6
Nov	19.8	4.06	8.3	10.58	17.4	19.6	22	31.48	36.5
Dec	21.26	3.04	14.4	15.6	19.1	20.8	22.8	31.66	34
Year	18	4.83	6	7.9	14.3	18.3	21.5	28.64	36.5

Figure 10. Heatmap Chart.

5.5.3.3. Power Factor Correction



To reduce maximum kVA demand on the electricity grid and lower the demand charges, power factor correction units will be provided at the main switch board(s) in accordance with the NSW Installation and Service Rules.

The power factor correction units proposed will improve the power to a factor of 0.98 or higher.

5.5.3.4. Monitoring & reporting

To enable effective monitoring and tracking of energy and water consumption, sub-metering will be considered for systems with major energy use, to help identify areas of inefficiency with potential for improvement.

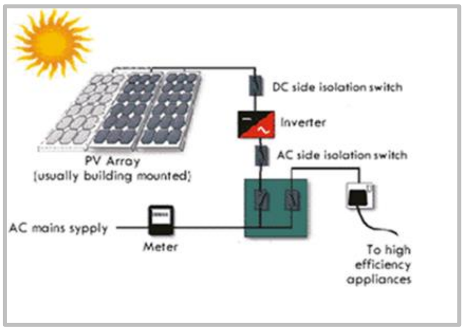
Metering is to be provided throughout the building and central services for all major building plant and equipment. An effective monitoring system is to be provided to monitor energy and water consumption throughout the building as required.

Ongoing reporting may allow the manager of the facility to set goals for energy consumption reductions and attributed energy costs to particular uses. By monitoring energy, losses and wastage can be identified, therefore improving the overall performance of the building in operation. This initiative is subject to further design development and review.

5.5.3.5. Hot Water Systems

High efficiency heat pump hot water systems will be used to provide the Hot Water demands for the buildings.

5.5.4. Renewable Energy – Solar Photovoltaic (PV) System



Photovoltaic (solar PV) is a common and widely accepted technology to generate electricity onsite. The generated electricity can be harnessed and used to power any number of devices. It is proposed that the PV panels are mounted on the roof where they will be out of sight and produce the optimum energy output.
PV modules have a very long lifetime with many manufacturers guaranteeing an output of at least 80% of manufactured capacity for 20 years. Another benefit of PV is that it can be installed in various system sizes and the modular design of the systems allows retrofitting of additional panels if required in the future.

There are generally three types of solar panels available: mono-crystalline (proposed for this development), poly-crystalline and amorphous. Each of these have their advantages and disadvantages and efficiencies range from 8% for amorphous to 22% for mono crystalline.

5.5.4.1. Solar PV - System Components

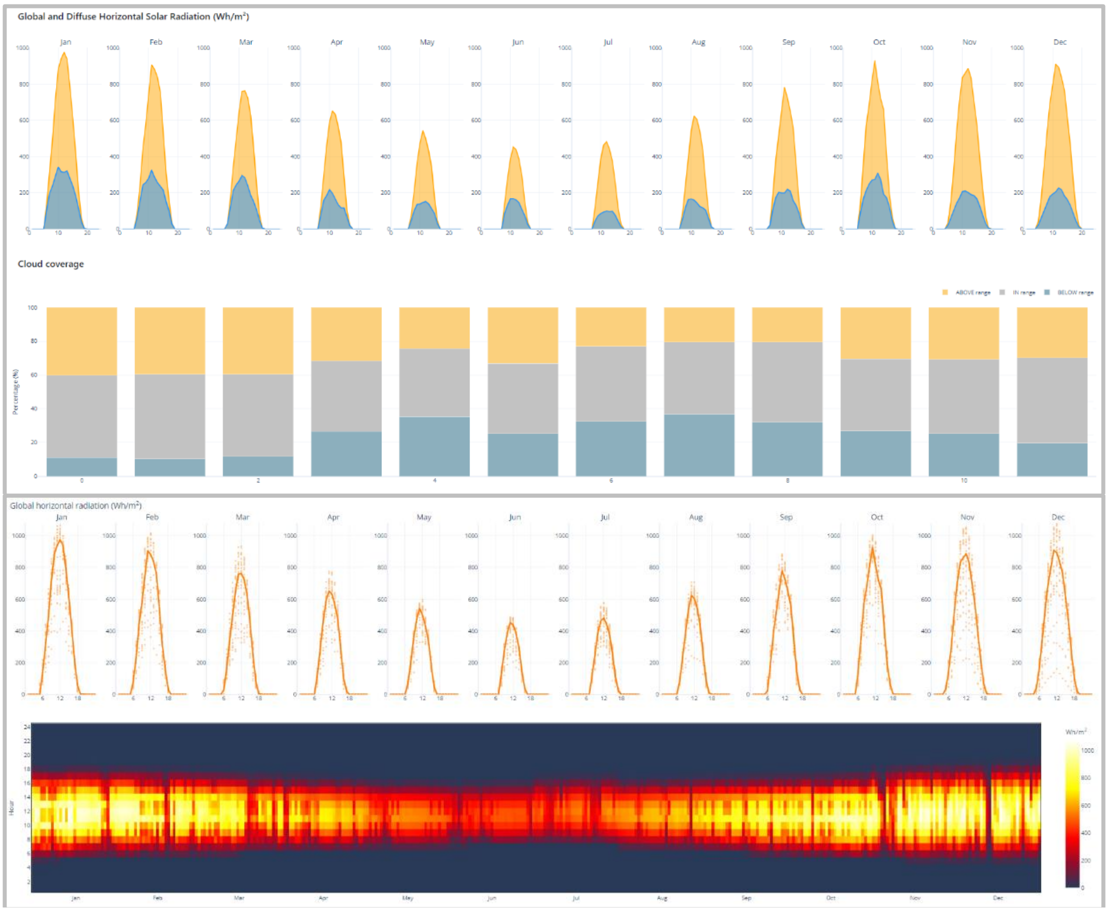
The Photovoltaic (PV) system may consist of the following main components.

Table 4. Solar PV components information.

Components	Brand & Model
PV Inverter	Sungrow
PV Panels	Trina Vertex 600 W - TSM-DEG20C.20
Battery storage (if required)	Tesla Powerpack or other similar systems
PV mounting frame and system balance	Depending on the requirements and final design

The exact sizing, configuration and final design will be completed during the design stage. Please refer to Appendices A & B for technical data sheets of the proposed PV panels (Trina) and grid-connected inverter (Sungrow).

5.5.4.1.1. Solar Radiation and Cloud Coverage for the site:



5.6. Transport sustainability measures

The use of transport (both private and commercial) is a major contributor to environmental pollution and the excessive consumption of natural resources. The following sustainable transport principles are recommended.

- Improve amenity for active transport users (pedestrians and cyclists), with attention paid to the needs of specific user groups likely to have a greater reliance on active transport such as youths, office employees, and nearby community groups.
- Promote nearby cyclist facilities to enhance the uptake of cyclists to the site.
- Integrate transport initiatives into community engagement and communication strategies.

Given the site location of the development, the occupants will be able to take advantage of local public transport networks and available facilities around the site such as retail shops.
The following measures are some of the initiatives recommended to reduce dependence on motorised vehicles, encouraging walking, cycling and the use of mass public transport.

- **Public Transport:** The building is close to public transport with a number of bus routes served; building occupants are encouraged to use mass transport to travel to work.
- **Trip Reduction:** The development is located adjacent to several local amenities, reducing the need for trips.
- **Fuel efficient vehicles:** encouraging the use of more fuel-efficient vehicles by providing adequate parking spaces at prime parking spot solely dedicated for use by small cars, car-pool participants or other alternative fuel vehicles and EV charging points.

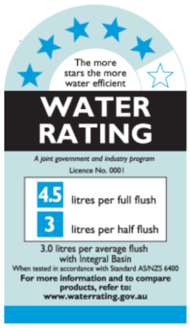
5.7. Water Conservation and Management Initiatives

The water conservation category aims to reduce the overall water potable consumption and provide effective mechanisms for recycling of water uses on site.

The approach to water efficiency for the development will focus on reducing water demand through conservation measures and water reuse systems. Water conservation strategies proposed for this project include:

- Reducing the potable water consumed within the development through demand management.
- Substituting mains water required to meet this demand by utilising alternative sources such as rainwater.

5.7.1. Demand Management



Strategies to minimise consumption include water-efficient fittings and fixtures, water-efficient appliances and low-water use air-conditioning and irrigation systems. In order to reduce the overall water consumption for this development, the following initiatives will be considered.

All water fixtures to be installed to the building are to be water efficient and where possible outperform the minimum requirements. The following criteria are provided as a guide and subject to further design development (Table 5).

Table 5. Surplus design criteria.

Water Fixtures	Hand wash basins – 4 Star WELS;
	Kitchen taps (where provided) – 4 Star WELS
	Showerheads (where provided) – 4 Star WELS or higher
	Toilets – 4 Star WELS or higher
Appliances	Dishwashers (where provided) – 4 Star WELS or higher
Air Conditioning	Minimise use of water-cooled systems
Landscape Irrigation (where applicable)	Native and water efficient species
	Sub-surface irrigation
	Rainwater usage for landscape

5.7.2. Landscape Selection

The use of native, drought-resistant planting will be considered to reduce water consumption used in irrigation. Sub-soil irrigation systems should be considered where non-native species are selected.

The landscape design shall enhance Biodiversity in terms of Landscape Area and Diversity of Species

5.7.3. Rainwater collection and recycling

In order to reduce the impacts of stormwater runoff from the site, the following stormwater management strategies will be considered:

- Rainwater captures from rooftops for reuse in building reducing stormwater runoff as well as mains potable water use.
- The use of permeable surfaces to be considered where suitable, allowing stormwater to seep directly into the earth and reducing stormwater flows off-site.

Collecting rainwater from roof runoff is a common way to recycle water. In addition to saving potable water, it allows preparation for times of low rainfall, so landscapes will be maintained throughout the year. It also reduces loads on storm water systems because roof runoff is not flushed into the drains. Rainwater will be collected from roof runoff and piped to storage tanks and will be used on site.

Harvested water will be considered to supplement non-potable water uses such as common area landscape irrigation.

This strategy will assist to significantly reduce the potable water consumption for the facility.

5.8. Materials

This category aims to reduce the consumption of natural resources and encourage the reuse of materials. The various environmental and human health impacts arising from building materials are reduced when special attention is given to the selection of ecologically preferable materials.
To minimise the environmental impact of the development, preference will be given to environmentally responsible materials during the selection process, according to the following principles:

- Avoidance of ecologically sensitive products (such as scarce minerals and old-growth forest).
- Selection of materials with a low embodied energy and high recycled content.
- Low toxicity material selection.
- Low impact on the indoor environment.
- Durability, flexibility, and recyclability.

- Emissions in manufacture and composition, including greenhouse gases and ozone depleting substances.
- Waste reduction.
- Provisions for appropriate recycling storage space that facilitates recycling.

The targeted initiatives will reduce embodied energy and environmental impacts caused by the whole life cycle of building materials.

5.8.1. New Materials

Material specifications for the project will consider elements of sustainability that relate to the following factors of durability, embodied energies, renewable sources content, ease of manufacturing, ability to be recycled / reused / reconditioned, maintenance, local availability, VOC content, emission production, affordability, and toxicity.
Where feasible the materials specified for this project are to consider the above environmental measures through a comparison between different product types and manufacturers where possible. The design team is to adopt this approach in assessing suppliers and products for the development.

Interiors finishes will consider the concentration of Volatile Organic Compounds with products for adhesives, paints, carpets, and floor sealants. The design team will work with suppliers and contractors to identify opportunities to reduce the level of VOC's within products and finishes.

5.8.2. Operational Waste Minimisation

To encourage and facilitate effective waste management once the facility is in operation, sufficient spatial provision will be made to allow for the effective separation of waste from recycling. Dedicated waste recycling rooms allow space for the separation and storage of recyclable waste during the building's operation, allowing for the following waste streams to be separated:

- Glass.
- Cardboard.
- Paper.
- Organics.
- Plastics.
- Metals.

Waste management solutions are varied and dependant on the extent of commitment of the end user. Recycling, reuse, and composting are examples of waste management options.
The following waste streams have currently been identified:

- Office waste.
- Paper and cardboard.
- Plastics.
- PET bottles and containers, cans, and glass.
- Compostable material.
- Grease and fats.
- Cigarette butts.
- Light tubes.
- Toxic or hazardous materials.
- Foam.
- Cleaning products and other substances going down drains.
- Composting of organic waste from the restaurant, for re-use within the Greenhouse.

5.8.3. PVC Minimisation

PVC is being phased out in the European Union, as there is widespread evidence to its harmful environmental impact, particularly during disposal or fire. PVC is used in almost all electrical and data cabling and for drainage pipework. Alternatives to PVC products will be used where feasible:

- HDPE and polypropylene pipe work instead of PVC pipe for water supply and drainage systems.
- Linoleum and other natural products instead of vinyl floor coverings.
- Composite materials for electrical cabling.

5.9. Land Use and Ecology

This initiative refers to improvements through Reuse of Land or Change of Ecological Value. The site has been previously built on, and is not a Greenfield. The new development will aim to enhance permeable area and vegetation improving the ecological value of the site.

5.10. Emissions

In addition to the reduction in greenhouse emissions as a result of lower on-site energy usage, emissions to land, air and water will be minimised. The following measures are some of the initiatives targeted within the emissions category:

- Where available, thermal insulation products should be selected which have a low Ozone Depletion Potential in their manufacture and composition, reducing the impacts of insulation on the atmosphere.
- Where feasible, refrigerants will have an Ozone Depletion Potential of zero; and integrated refrigerant leak detection will ensure early identification of leaks.
- Estimated wastewater discharge to sewer will be significantly reduced relative to a standard building through the implementation of water efficiency measures.
- Watercourse Pollution: Design that minimises stormwater run-off to and the pollution of the natural watercourses.
- Light Pollution: No light beam will be directed upwards or outside the building. External lighting will be in accordance with AS 4282-1997. This will assist to minimise interference and disturbance to neighbouring properties and wildlife.

5.11. Urban Heat Island (UHI) Mitigation

The Urban Heat Island (UHI) effect refers to the phenomenon where urbanised areas experience significantly higher temperatures than their rural surroundings due to human activities, reduced vegetation, and extensive hardscape materials.
The proposed development will incorporate strategies to minimise its contribution to the urban heat island effect and to enhance thermal comfort for occupants and the broader community. Initiatives considered include:

- **Increased vegetation coverage:** Landscaping with native and drought-tolerant plant species will be maximised across the site, particularly in common areas and podium levels, to reduce surface temperatures and increase evapotranspiration.
- **High Solar Reflectance Index (SRI) materials:** Roof surfaces and external pavements will be specified with high albedo materials where feasible to reflect rather than absorb solar radiation, thus lowering surface temperatures.
- **Permeable and green surfaces:** Where possible, the development will integrate permeable paving solutions and green spaces, which assist with passive cooling and stormwater management.
- **Shaded pedestrian pathways:** Tree planting and built shading elements will be considered to provide shade along key pedestrian access routes within and adjacent to the site.

These measures are intended to contribute not only to reduced site-level urban heat impacts but also to broader community resilience to rising ambient temperatures projected under climate change scenarios.

Urban areas typically experience elevated temperatures compared to surrounding rural regions, a phenomenon known as the Urban Heat Island (UHI) effect. This is largely due to the predominance of heat-absorbing surfaces such as concrete and asphalt, reduced vegetation cover, and waste heat generated by human activities. The UHI effect can increase cooling energy demand, exacerbate air pollution levels, and negatively impact human health and thermal comfort.

Where practical, the proposed development will incorporate a range of strategies aimed at mitigating its contribution to the UHI effect and enhancing climate resilience:

Increased Vegetation and Landscaping

Landscaped areas featuring native and drought-tolerant species will be maximised across the site, including on podium levels, communal spaces, and perimeter setbacks. Vegetation plays a critical role in reducing ambient temperatures through shading and evapotranspiration. Landscaping has been selected not only for its low water use requirements but also for its ability to provide effective shading, contribute to urban biodiversity, and improve occupant amenity.

High Solar Reflectance Index (SRI) Materials

Where feasible, external roof surfaces, pavement areas, and hardstand zones will be finished with high Solar Reflectance Index (SRI) materials. High-SRI materials reflect a greater portion of incoming solar radiation, reducing surface temperatures compared to conventional darker materials. This will help lower heat gain to the building fabric and contribute to a cooler microclimate surrounding the development.

Shading of Hard Surfaces

The provision of tree planting and architectural shading devices (such as pergolas or canopies) over pedestrian pathways, entrance forecourts, and open spaces will be incorporated. Shade structures will reduce heat build-up on pavement surfaces and enhance the usability of outdoor spaces during warmer months.

Integrated Design Approach

The UHI mitigation measures will be integrated with the broader Ecologically Sustainable Design (ESD) framework of the development, ensuring synergy with initiatives such as passive design for thermal comfort, stormwater management, and biodiversity enhancement. By embedding UHI reduction principles from the early stages of design, the development supports both immediate occupant wellbeing and long-term climate resilience objectives.

In combination, these strategies are expected to reduce the site’s contribution to urban heat loads, enhance pedestrian thermal comfort, lower cooling energy demand, and improve the overall environmental performance of the development.

5.12. Conclusion

In summary, the proposed development demonstrates good ESD practice in relation to Urban Heat Island mitigation through the integration of increased vegetation, passive shading, and high-SRI materials where feasible. These measures are expected to reduce heat absorption across the site, improve pedestrian and occupant thermal comfort, and support broader climate resilience outcomes. Final selection of landscape treatments, external materials, and shading elements should be confirmed during detailed design to ensure the intended UHI mitigation outcomes are achieved.

6. Disclaimer

This report is prepared using the information described above and inputs from other consultants. Whilst EEG has endeavoured to ensure the information used is accurate, no responsibility or liability to any third party is accepted for any loss or damage arising out of the use of this report by any third party. Any third party wishing to act upon any material contained in this report should first contact EEG for detailed advice which will take into account that party's particular requirements.

Computer performance assessment provides an estimate of building performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all the intricacies of the building once built. As a result, simulation results only represent an interpretation of the potential performance of the building. No guarantee or warrantee of building performance in practice can be based on simulation results alone. EEG and its employees and agents shall not be liable for any loss arising because of, any person using or relying on the Report and whether caused by reason or error, negligent act or omission in the report. The draft assessment has been prepared indicatively and using the limited architectural and building services design with the view to conduct a detailed assessment once the design is further developed.

Performance of the completed building may be significantly affected by the quality of construction; the quality of commissioning, ongoing management of the building, and the way the building is operated, monitored and maintained.

APPENDIX A - TECHNICAL DATASHEETS FOR SAMPLE PV PANELS (600 W)

Vertex

BIFACIAL DUAL GLASS MONOCRYSTALLINE MODULE

PRODUCT: TSM-DEG20C.20

PRODUCT RANGE: 580-600W

600W	0~+5W	21.2%
MAXIMUM POWER OUTPUT	POSITIVE POWER TOLERANCE	MAXIMUM EFFICIENCY

High customer value

- Lower LCOE (Levelized Cost of Energy), reduced BOS (Balance of System) cost, shorter payback time
- Lowest guaranteed first year and annual degradation;
- Designed for compatibility with existing mainstream system components
- Higher return on Investment

High power up to 600W

- Up to 21.2% module efficiency with high density interconnect technology
- Multi-busbar technology for better light trapping effect, lower series resistance and improved current collection

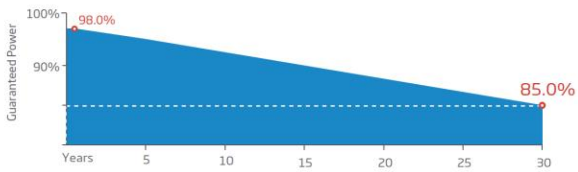
High reliability

- Minimized micro-cracks with innovative non-destructive cutting technology
- Ensured PID resistance through cell process and module material control
- Resistant to harsh environments such as salt, ammonia, sand, high temperature and high humidity areas
- Mechanical performance up to 5400 Pa positive load and 2400 Pa negative load

High energy yield

- Excellent IAM (Incident Angle Modifier) and low irradiation performance, validated by 3rd party certifications
- The unique design provides optimized energy production under inter-row shading conditions
- Lower temperature coefficient (-0.34%) and operating temperature
- Up to 25% additional power gain from back side depending on albedo

Trina Solar's Vertex Bifacial Dual Glass Performance Warranty



Comprehensive Products and System Certificates

IEC61215/IEC61730/IEC61701/IEC62716/UL61730
ISO 9001: Quality Management System
ISO 14001: Environmental Management System
ISO14064: Greenhouse Gases Emissions Verification
ISO45001: Occupational Health and Safety Management System

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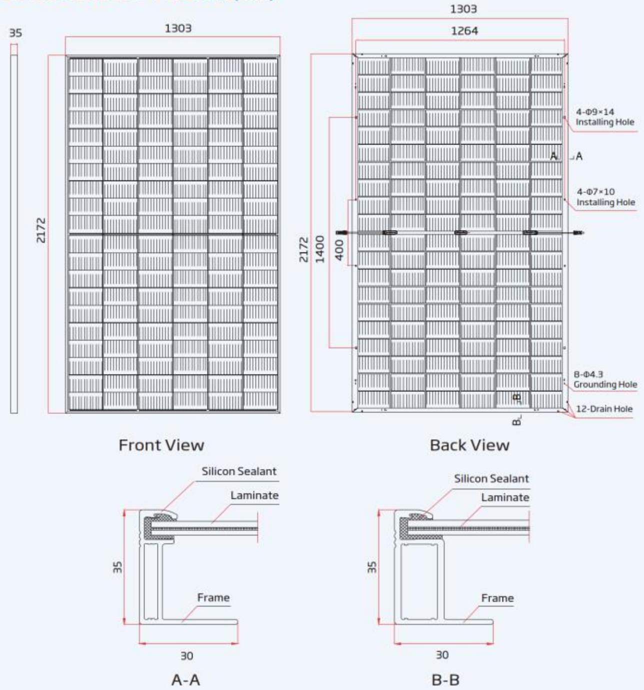
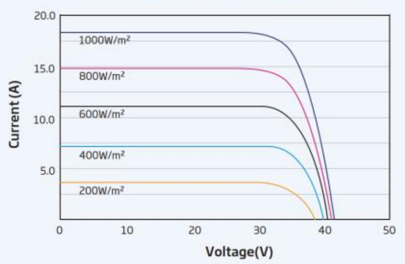
Vertex BIFACIAL DUAL GLASS MONOCRYSTALLINE MODULE

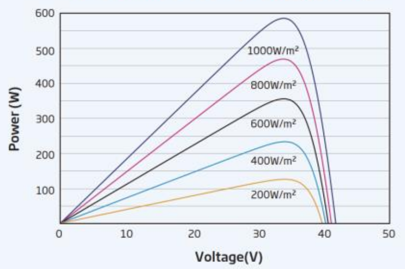
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(590 W)



P-V CURVES OF PV MODULE(590 W)



ELECTRICAL DATA (STC)

Peak Power Watts-PMAX (Wp)*	580	585	590	595	600
Power Tolerance-PMAX (W)			0 ~ +5		
Maximum Power Voltage-VMPP (V)	33.8	34.0	34.2	34.4	34.6
Maximum Power Current-IMPP (A)	17.16	17.21	17.25	17.30	17.34
Open Circuit Voltage-VOC (V)	40.9	41.1	41.3	41.5	41.7
Short Circuit Current-ISC (A)	18.21	18.26	18.31	18.36	18.42
Module Efficiency η m (%)	20.5	20.7	20.8	21.0	21.2

STC: Irrdiance 1000W/m2, Cell Temperature 25°C, Air Mass AM1.5. *Measuring tolerance: ±3%.

Electrical characteristics with different power bin (reference to 10% Irradiance ratio)

Total Equivalent power -PMAX (Wp)	621	626	631	637	642
Maximum Power Voltage-VMPP (V)	33.8	34.0	34.2	34.4	34.6
Maximum Power Current-IMPP (A)	18.36	18.41	18.46	18.51	18.55
Open Circuit Voltage-VOC (V)	40.9	41.1	41.3	41.5	41.7
Short Circuit Current-ISC (A)	19.48	19.54	19.59	19.65	19.71
Irradiance ratio (rear/front)			10%		

Power Bifaciality:70±5%.

ELECTRICAL DATA (NOCT)

Maximum Power-PMAX (Wp)	439	443	447	451	454
Maximum Power Voltage-VMPP (V)	31.5	31.7	31.9	32.0	32.2
Maximum Power Current-IMPP (A)	13.93	13.97	14.01	14.06	14.10
Open Circuit Voltage-VOC (V)	38.5	38.7	38.9	39.1	39.3
Short Circuit Current-ISC (A)	14.68	14.72	14.76	14.80	14.84

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Monocrystalline
No. of cells	120 cells
Module Dimensions	2172×1303×35 mm (85.51×51.30×1.38 inches)
Weight	35.3 kg (77.8 lb)
Front Glass	2.0 mm (0.08 inches), High Transmission, AR Coated Heat Strengthened Glass
Encapsulant material	EVA/POE
Back Glass	2.0 mm (0.08 inches), Heat Strengthened Glass (White Grid Glass)
Frame	35mm(1.38 inches) Anodized Aluminium Alloy
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm² (0.006 inches²), Portrait: 280/280 mm(11.02/11.02 inches) Length can be customized
Connector	MC4 EVO2 / TS4*

*Please refer to regional datasheet for specified connector.

TEMPERATURE RATINGS

NOCT(Nominal Operating Cell Temperature)	43°C (±2°C)
Temperature Coefficient of PMAX	- 0.34%/°C
Temperature Coefficient of VOC	- 0.25%/°C
Temperature Coefficient of ISC	0.04%/°C

MAXIMUMRATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC)
	1500V DC (UL)
Max Series Fuse Rating	35A

WARRANTY

12 year Product Workmanship Warranty
30 year Power Warranty
2% first year degradation
0.45% Annual Power Attenuation

(Please refer to product warranty for details)

PACKAGING CONFIGUREATION

Modules per box: 25/36 pieces
Modules per 40' container: 549 pieces

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CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

Version number: TSM_EN_2021_B
www.trinasolar.com

APPENDIX B - TECHNICAL DATASHEETS FOR SAMPLE PV INVERTER

SG33CX/SG40CX/SG50CX New

SUNGROW
Clean power for all

Multi-MPPT String Inverter for 1000 Vdc System

HIGH YIELD

- Up to 5 MPPTs with max. efficiency 98.7%
- Compatible with bifacial module
- Built-in PID recovery function

SMART O&M

- Touch free commissioning and remote firmware upgrade
- Online IV curve scan and diagnosis*
- Fuse free design with smart string current monitoring

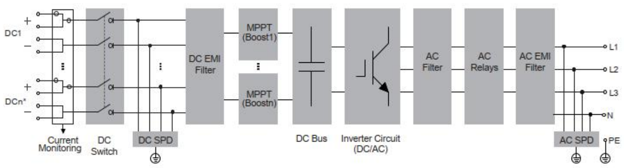
LOW COST

- Compatible with Al and Cu AC cables
- DC 2 in 1 connection enabled
- Cable free communication with optional Wi-Fi

PROVEN SAFETY

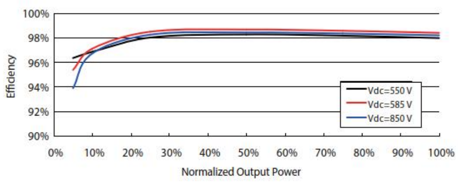
- IP66 and C5 anti-corrosion grade
- Type II SPD for both DC and AC
- Satisfied global safety and grid code

CIRCUIT DIAGRAM



*: n=3(SG33CX)/4(SG40CX)/5(SG50CX)

EFFICIENCY CURVE (SG50CX)



SG33CX/SG40CX/SG50CX

Type designation	SG33CX	SG40CX	SG50CX
Input (DC)			
Max. PV input voltage		1100 V	
Min. PV input voltage / Start-up input voltage		200 V / 250 V	
Nominal PV input voltage		585 V	
MPP voltage range		200 – 1000 V	
MPP voltage range for nominal power		550 – 850V	
No. of independent MPP inputs	3	4	5
Max. number of PV strings per MPPT		2	
Max. PV input current	78 A	104 A	130 A
Max. DC short-circuit current	120 A	160 A	200 A
Output (AC)			
AC output power	33 kVA @45 ℃, 400Vac / 36.3 kVA @ 40 ℃,400Vac 33 KVA@50 ℃, 415Vac / 36.3 KVA@45 ℃, 415Vac	40 kVA @45 ℃, 400Vac / 44 kVA @ 40 ℃,400Vac 40 KVA@50 ℃, 415Vac / 44 KVA@45 ℃, 415Vac	50 kVA @45 ℃, 400Vac / 55kVA @ 40 ℃,400Vac 50KVA@50 ℃, 415Vac / 55kVA @ 45 ℃,415Vac (Australia: max. 50 kVA)
Max. AC output current	55.2 A	66.9 A	83.6 A
Nominal AC voltage		3 / N / PE, 230 / 400 V	
AC voltage range		312 – 528 V	
Nominal grid frequency / Grid frequency range		50 Hz / 45 – 55 Hz, 60 Hz / 55 – 65 Hz	
THD		< 3 % (at nominal power)	
DC current injection		< 0.5 % In	
Power factor at nominal power / Adjustable power factor		> 0.99 / 0.8 leading – 0.8 lagging	
Feed-in phases / connection phases		3 / 3	
Efficiency			
Max. efficiency / European efficiency	98.6 % / 98.3 %	98.6% / 98.3%	98.7% / 98.4%
Protection			
DC reverse connection protection		Yes	
AC short circuit protection		Yes	
Leakage current protection		Yes	
Grid monitoring		Yes	
DC switch		Yes (not available for Australia)	
AC switch		No	
PV String current monitoring		Yes	
Q at night		Yes	
PID recovery function		Yes	
Overvoltage protection		DC Type II / AC Type II	
General Data			
Dimensions (W*H*D)	702*595*310mm	782*645*310mm	782*645*310mm
Weight	50 kg	58 kg	62 kg
Isolation method		Transformerless	
Degree of protection		IP66	
Night power consumption		≤2 W	
Operating ambient temperature range		-30 to 60 ℃	
Allowable relative humidity range (non-condensing)		0 – 100 %	
Cooling method		Smart forced air cooling	
Max. operating altitude		4000 m (> 3000 m derating)	
Display		LED, Bluetooth+APP	
Communication		RS485 / Optional: Wi-Fi, Ethernet	
DC connection type		MC4 (Max. 6 mm²)	
AC connection type		OT or DT terminal (Max.70 mm²)	
Compliance		IEC 62109, IEC 61727, IEC 62116, IEC 60068, IEC 61683, VDE-AR-N 4105:2018, VDE-AR-N 4110:2018, IEC 61000-6-3, EN 50549, AS/NZS 4777.2:2015, CEI 0-21, VDE 0126-1-1/A1 VFR 2014, UTE C15-712-1:2013, DEWA	
Grid Support		Q at night function, LVRT, HVRT,active & reactive power control and power ramp rate control	

*: Only compatible with Sungrow logger and iSolarCloud