

# OAKDALE WEST INDUSTRIAL ESTATE

**Building 2A SSD 9794683  
Sustainability Management Plan**

**Prepared for:**

Goodman Property Services (Aust) Pty Ltd  
1-11 Hayes Road  
Roseberry NSW 2018

SLR Ref: 630.30081-00400-R01  
Version No: v2.0  
October 2021



## PREPARED BY

SLR Consulting Australia Pty Ltd  
ABN 29 001 584 612  
Tenancy 202 Submarine School, Sub Base Platypus, 120 High Street  
North Sydney NSW 2060 Australia

T: +61 2 9427 8100  
E: sydney@slrconsulting.com www.slrconsulting.com

## BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Goodman Property Services (Aust) Pty Ltd (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.

This report is for the exclusive use of the Client. 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.

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

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30081-00400-R01-v2.0	18 October 2021	Dr Neihad Al-Khalidy	Horatio Cai	Dr Neihad Al-Khalidy
630.30081-00400-R01-v1.0	6 November 2020	Dr Neihad Al-Khalidy	Horatio Cai	Dr Neihad Al-Khalidy

## CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>5</b>
1.1	Objectives of the Study .....	5
<b>2</b>	<b>SUSTAINABILITY MANAGEMENT GUIDELINES AND LEGISLATION.....</b>	<b>6</b>
2.1	Building Code of Australia .....	6
2.2	Sustainability Management Plan Requirements.....	6
<b>3</b>	<b>DESCRIPTION OF THE PROJECT .....</b>	<b>7</b>
3.1	Overview of Proposed Development .....	8
<b>4</b>	<b>OPERATIONAL ENERGY MANAGEMENT .....</b>	<b>11</b>
4.1	Identified Major Energy Use Components .....	11
4.2	Energy Sources.....	11
<b>5</b>	<b>SUSTAINABILITY MEASURES COMMITMENTS .....</b>	<b>12</b>
5.1	Documentation .....	12
5.2	Baseline and Proposed Energy Consumption.....	20
5.3	Artificial Lighting .....	21
5.4	Mechanical Air-Conditioning .....	22
5.5	Building Fabric Requirements.....	23
5.6	Domestic Hot Water (DHW) .....	23
5.7	Simulation Results.....	23
<b>6</b>	<b>POTABLE WATER CONSUMPTION.....</b>	<b>25</b>
<b>7</b>	<b>MONITORING AND REPORTING.....</b>	<b>26</b>
7.1	Energy Review and Audit.....	26
7.2	Energy Metering and Monitoring .....	26
7.3	Roles and Responsibilities .....	27
<b>8</b>	<b>CONCLUSIONS .....</b>	<b>28</b>

## DOCUMENT REFERENCES

### TABLES

Table 1	Building 2A Areas.....	8
Table 2	Project Documentation Sources.....	12
Table 3	ESD Assessment Summary .....	13
Table 4	AC Unit Temperature Control Range .....	22
Table 5	BCA Unitary Plant Requirement .....	22

## CONTENTS

Table 6	Comparison of Annual Energy Consumption Between the Reference and Proposed Building.....	24
---------	--	----

### FIGURES

Figure 1	Oakdale West Estate Master Plan – Mod 6 .....	7
Figure 2	Oakdale West Estate: Building 2A .....	9
Figure 3	Oakdale West Estate: Building 2A – Main Office.....	9
Figure 4	Oakdale West Estate: Building 2A – Dock Offices .....	10

### APPENDICES

Appendix A	Energy Saving Lighting Design Recommendations
Appendix B	Water Saving Recommendations

# 1 INTRODUCTION

SLR Consulting Australia Pty Ltd (SLR) has been previously engaged by Goodman Property Services to prepare a Sustainability Management Plan (SMP) for the proposed warehouse and distribution facilities of Stage 3, Building 2A of Oakdale West industrial Estate (the Project).

A revised sustainability management plan is required on the back of a customer commitment to Building 2A. The key changes since the last report issued include:

- Inclusion of updated fit-out layout;
- Office area amendment and Insertion of dock office and amenity blocks;
- Awning to north to be 30m wide with structural support; and
- Dock height will now be 1.3m, not 1.35m.

The current SMP has been undertaken in accordance with the Secretary's Environmental Assessment Requirements (SEARs) for the State Significant Development SSD-9794683 and SSD-7348 MOD 6.

## 1.1 Objectives of the Study

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 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; and
- To ensure the long-term sustainability of resource use through more efficient and cost-effective energy use practices for the life of the development.

## 2 SUSTAINABILITY MANAGEMENT GUIDELINES AND LEGISLATION

### 2.1 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 outlines energy efficiency provisions required for BCA class buildings (including Class 7b Warehouses and Class 5 Offices). There are 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)
- 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)

### 2.2 Sustainability Management Plan Requirements

The sustainability management plan for the Oakdale Site is prepared in accordance with the following SEARs requirement:

- **Greenhouse Gas and Energy Efficiency** – including an assessment of the energy use on-site and all reasonable and feasible measures that would be implemented on-site to minimise the development's greenhouse gas emissions.
- **Ecologically Sustainable Development** – including a description of how the development will incorporate the principles of ecologically sustainable development in the design, construction and operation of the development.

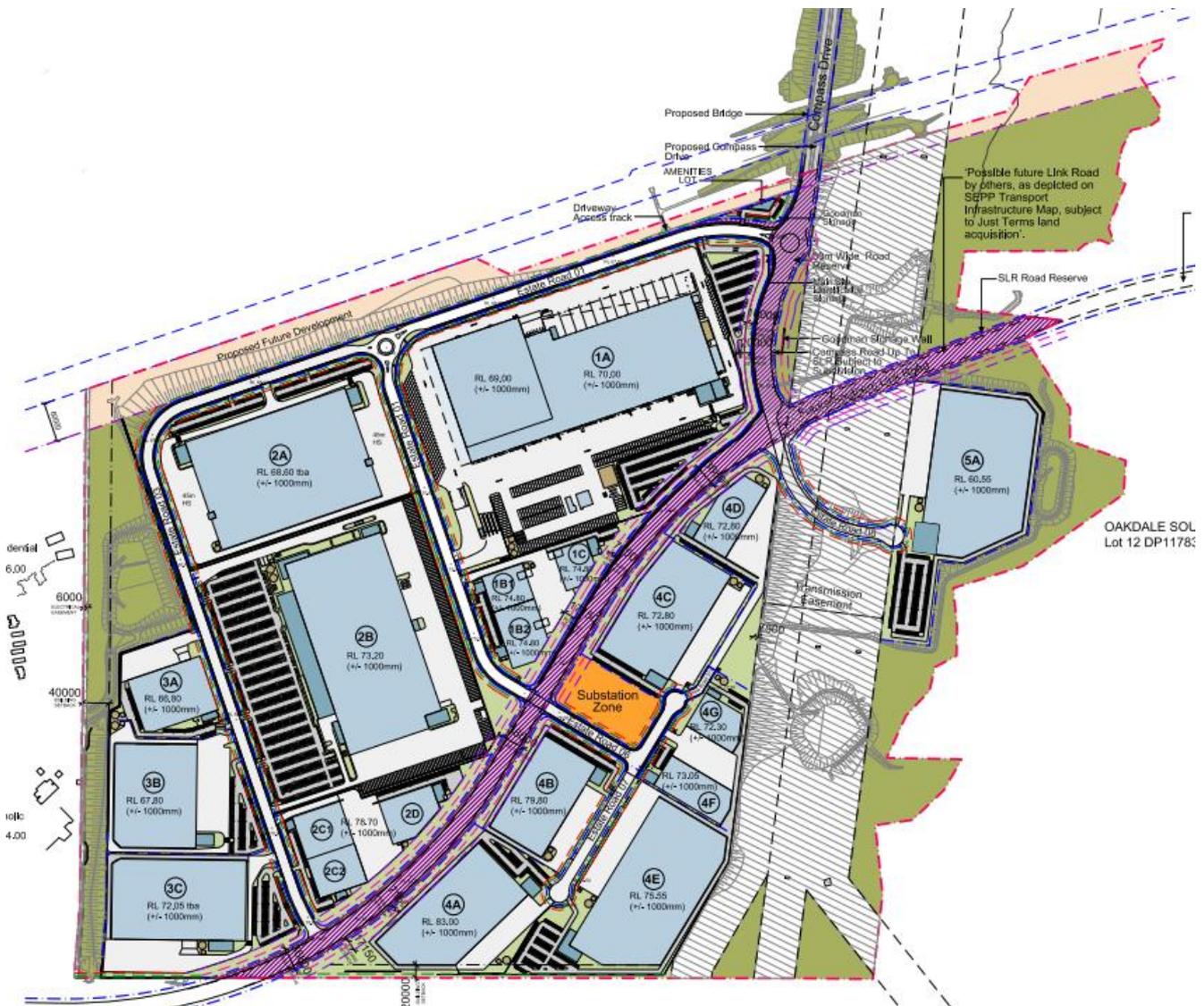
### 3 DESCRIPTION OF THE PROJECT

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

The project is a staged development which includes bulk earthworks, civil works and the construction of infrastructure and stormwater management. The overall Oakdale West Masterplan is shown in **Figure 1**.

The current study covers the sustainability management plan and greenhouse gas reduction for the proposed warehouse and distribution facilities of Stage 3, Building 2A (the Project).

**Figure 1 Oakdale West Estate Master Plan – Mod 6**



### 3.1 Overview of Proposed Development

Goodman Property Services (Aust) Pty Ltd is developing the Oakdale West site at Lot 11 in DP 1178389 in Kemps Creek. This site will be comprised of industrial warehouses and office precincts, including internal roads, car parking spaces and hardstand.

The Oakdale West site is a precinct within the wider Oakdale Estate development and forms part of a progressive development designed to make Oakdale a regional distribution park of warehouses, office facilities and distribution centres.

The project is a staged development which includes bulk earthworks, civil works and the construction of infrastructure and stormwater management

The Building 2A comprises 80,582 m<sup>2</sup>. Overall building areas are outlined in **Table 1**.

**Table 1 Building 2A Areas**

Site Area	Building 2A
Warehouse	34,262 m <sup>2</sup>
Mezzanine inside Warehouse	8,403 m <sup>2</sup>
Offices	1,050 m <sup>2</sup>
Dock office	195
Amenities South	105
Total GFA	44,015 m <sup>2</sup>
Awning	3,321 m <sup>2</sup>
Hardstand Area	32,115 m <sup>2</sup>
Light Duty Area	6,950 m <sup>2</sup>
Car Parking	252

Further details of the Building 2A development are shown in **Figures 2 - 4**.

Figure 2 Oakdale West Estate: Building 2A

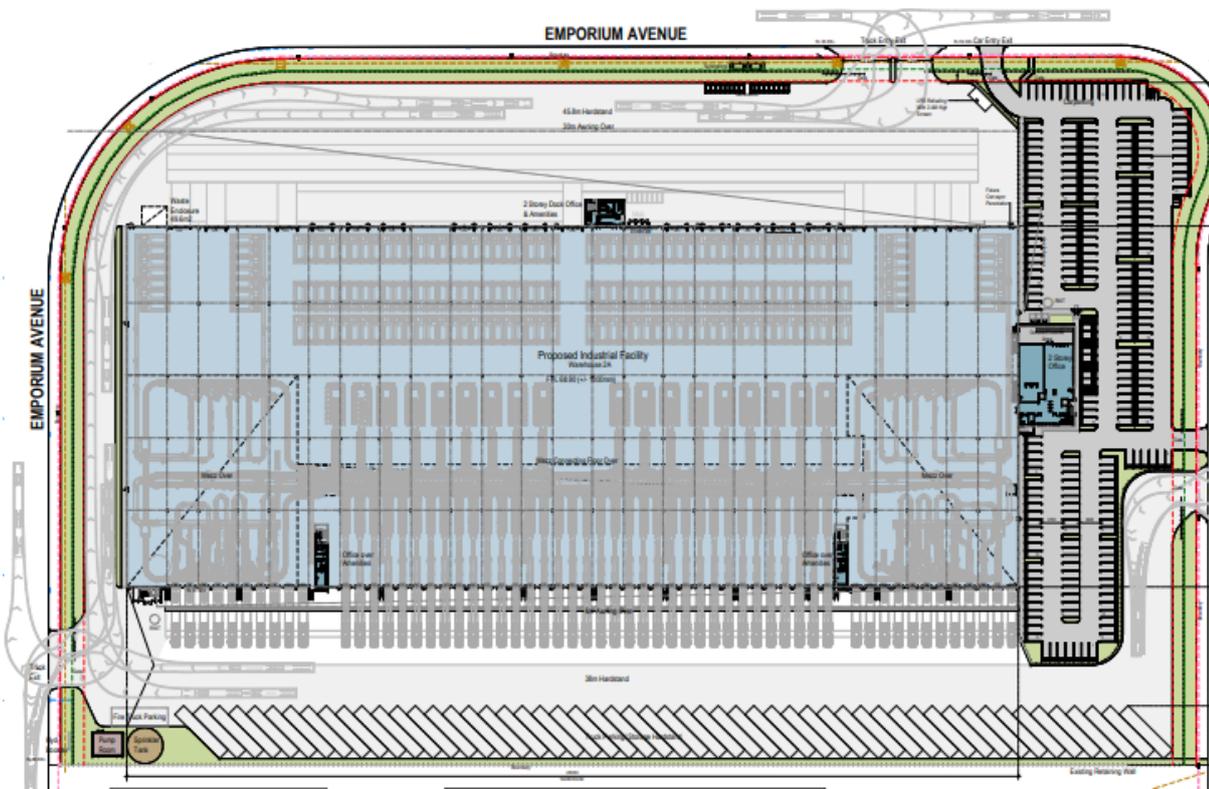


Figure 3 Oakdale West Estate: Building 2A – Main Office

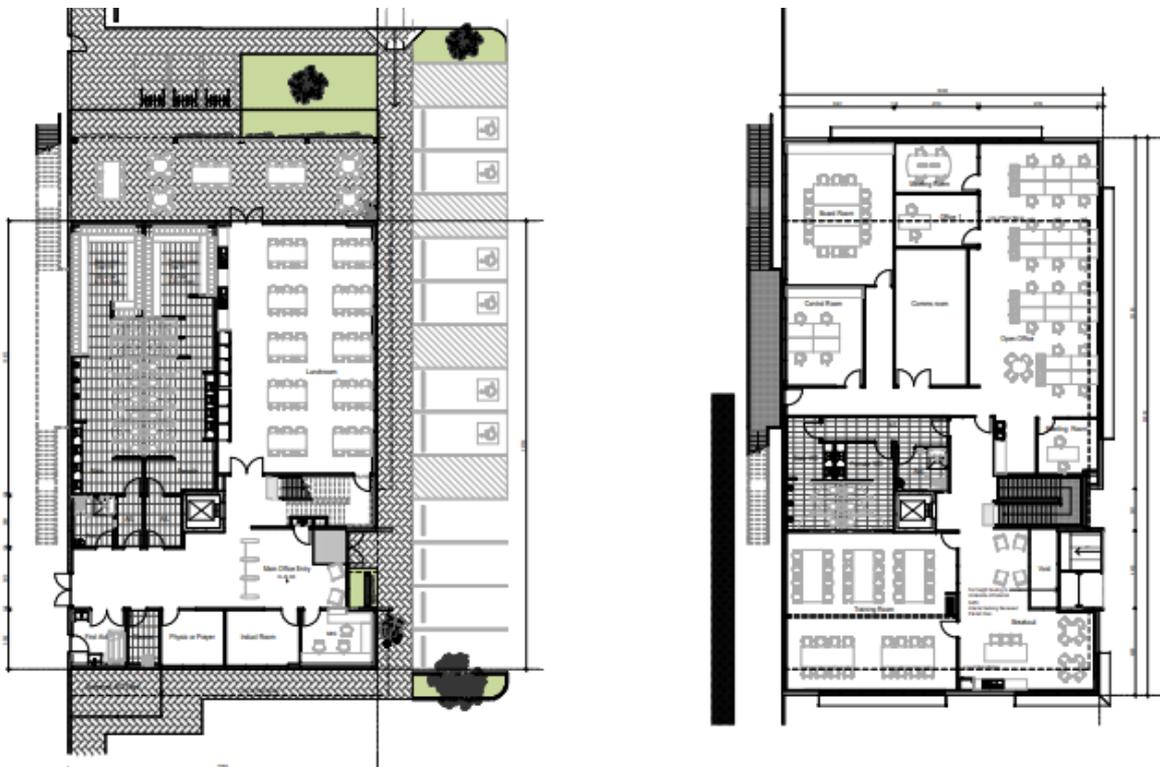
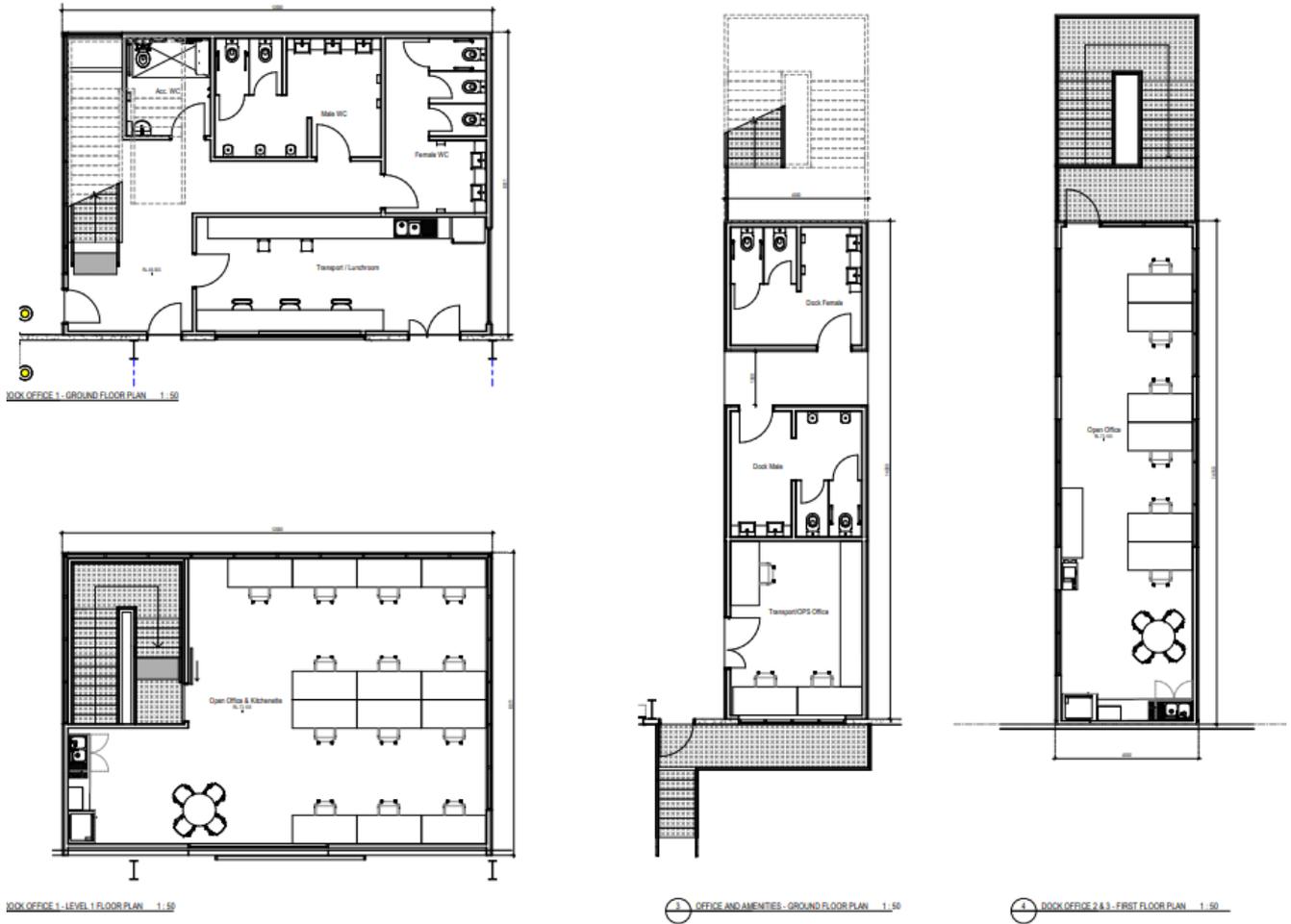


Figure 4 Oakdale West Estate: Building 2A – Dock Offices



## 4 OPERATIONAL ENERGY MANAGEMENT

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

Effective energy management is achieved through the implementation of a Sustainability Management Plan (SMP) for the operational life of the Project.

### 4.1 Identified Major Energy Use Components

The major energy use components of the Project Site have been identified below based on information available within the Project Design Brief.

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

### 4.2 Energy Sources

The main source of energy for the proposed site is electricity.

## 5 SUSTAINABILITY MEASURES COMMITMENTS

### 5.1 Documentation

The documentations used in this report is listed in **Table 2**.

**Table 2 Project Documentation Sources**

Document Type	Document Number	Issue Date
Architectural Drawing	OAK 2A DA00, DA01, DA010, DA200-DA203, DA210,	12/10/2021
	DA 211, DA300	05/05/2020
	20188_OWE_MOD 6_Drawing_Set	
Goodman - Industrial - Design Brief - Base Building Rev 06	Project no 190119	04/06/2019

Energy Efficiency measures have been recommended and approved for project implementation and have informed the sustainability assessment of this project – they are listed in **Table 3**.

**Table 3 ESD Assessment Summary**

Category	Objective	Proposed Target	Proposed Strategy	Commitment	Comment
<b>Design &amp; Management</b>	<ul style="list-style-type: none"> <li>Documentation of design intent and expected outcomes.</li> <li>Appropriate commissioning.</li> </ul>	<ul style="list-style-type: none"> <li>Communicate sustainability initiatives and operation to building users.</li> <li>Commissioning and building tuning required by contractors and reviewed for 12 months after completion.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of Building Users Guide.</li> <li>Investigate costs and viability of commissioning and building tuning requirements and appointing an independent commissioning agent.</li> <li>Independent consultant to perform quarterly tuning of fire, mechanical, electrical, hydraulic services.</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>SLR recommends the preparation of Building User Guide that enables building users to optimise the building’s environmental performance.</li> <li>A sub-contractor will be engaged to maintain the facility in accordance with the operations and maintenance manuals during the 12-month defects liability period.</li> </ul>
<b>Façade Performance</b>	<ul style="list-style-type: none"> <li>Optimised façade performance.</li> </ul>	<ul style="list-style-type: none"> <li>Achieve minimum performance requirements under NCC Section J1 and J2.</li> <li>Reduce heat gain through the warehouse façade.</li> </ul>	<ul style="list-style-type: none"> <li>Meet or exceed NCC Section J1 and J2 façade performance for conditioned spaces.</li> <li>Light coloured roofing with high reflectivity and appropriate insulation to reduce solar heat gain into the warehouse.</li> <li>Performance glazing in office spaces appropriate to the window size and orientation.</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>NCC Section J report needs to be prepared by a qualified ESD consultant.</li> <li>This warehouse will comply with all the requirements specified within the report during construction stage.</li> <li>Coolmax roof sheeting in whitehaven which has a high solar reflectance.</li> <li>As per project NCC Section J report. Insulation proposed to warehouse roof and walls</li> </ul>

Category	Objective	Proposed Target	Proposed Strategy	Commitment	Comment
<b>Social Sustainability</b>	<ul style="list-style-type: none"> <li>Consider design with due regard to occupant satisfaction in accessibility, usability, Indoor air quality and public space utility.</li> </ul>	<ul style="list-style-type: none"> <li>High level of occupant satisfaction.</li> <li>Provide external as well as internal comfort.</li> </ul>	<ul style="list-style-type: none"> <li>Flexibility of space for potential future configurations.</li> </ul>	✓	<ul style="list-style-type: none"> <li>The design will incorporate open plan workspaces, offices, client rooms, meeting rooms, lunch room and outdoor seating area</li> <li>Low VOC paints, carpet and sealant will be used</li> <li>Refer proposed landscaping, Architectural Drawings</li> <li>Selection of endemic and low maintenance landscaping species</li> <li>Both AC and lighting control is provided to offices and warehouses.</li> </ul>
			<ul style="list-style-type: none"> <li>Use of Low VOC paints, carpets and sealants.</li> </ul>	✓	
			<ul style="list-style-type: none"> <li>Consider Landscaping and dense planting.</li> </ul>	✓	
			<ul style="list-style-type: none"> <li>Consider occupant user control eg A/C systems, glare reducing strategies, lighting etc.</li> </ul>	✓	
<b>Minimising Transport Impact</b>	<ul style="list-style-type: none"> <li>Consider location with links to public transport and employee services.</li> <li>Consider location to reduce operational transport.</li> <li>Consider the impact of industrial trucks on local traffic.</li> </ul>	<ul style="list-style-type: none"> <li>Reward drivers of fuel-efficient vehicles by providing spaces for small cars and or motorbikes.</li> <li>Provide alternatives to single-occupancy vehicles.</li> <li>Reduce operational fuel consumption through close proximity to major arterial roads.</li> <li>Reduce the impact of operational traffic on local communities.</li> </ul>	<ul style="list-style-type: none"> <li>Consider providing 10% of total parking spaces for small cars and 5% for motorbikes situated near the office entrance.</li> </ul>	✓	<ul style="list-style-type: none"> <li>Motorbike, Bike and 13 electrical vehicle parking spaces with charging stations proposed. Refer <b>Figure 2</b>.</li> <li>A public bus is available from end of Oct 21 which provides a connection to St Marys station. Appropriate amenities are also provided for staff bicycle riding.</li> <li>Car park numbers and provision for 6 disabled parking are provided be in accordance with Consent Authority requirements.</li> </ul>
			<ul style="list-style-type: none"> <li>The site is located within close proximity (&lt;5km) to both the M7 and M4 motorways.</li> <li>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.</li> </ul>	✓	

Category	Objective	Proposed Target	Proposed Strategy	Commitment	Comment
<b>Optimising IEQ</b>	<ul style="list-style-type: none"> <li>Optimise natural light to work environment.</li> <li>Optimise fresh air ventilation.</li> <li>Consider Thermal Comfort of occupants.</li> <li>Consideration of noise transference in space planning.</li> <li>Minimise use of materials that emit volatile organic compounds.</li> <li>Create a pleasant working environment.</li> </ul>	<ul style="list-style-type: none"> <li>Daylight: Daylight Factor (DF) of at least 2% at finished floor level under a uniform sky for at least 60% of the GLA.</li> <li>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.</li> <li>Finishes: 95% of all paints, adhesives &amp; sealants and all carpet and flooring to be low-VOC finishes; use low-formaldehyde wood products.</li> <li>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.</li> <li>Reduce visual glare.</li> </ul>	<ul style="list-style-type: none"> <li>Daylight: rationalised glazing to offices; high performance glass.</li> <li>Daylight: evenly spaced translucent roof sheeting to warehouse areas.</li> <li>Thermal comfort: Office envelope and HVAC system designed to meet thermal comfort requirements;</li> <li>Provide sufficient roof and wall insulation to the air-conditioned spaces;</li> <li>Finishes: Specify and track correct finishes and wood products.</li> <li>Provide pleasant indoor and outdoor breakout spaces with sufficient daylight and plants.</li> <li>Lighting: Good light fixtures and well-designed layout.</li> <li>Ventilation: Consider increased fan and duct sizing.</li> <li>Provide sufficient shading and blinds with rationalised glazing for visual and thermal comfort.</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>High performance glazing to all air-conditioned areas to satisfy Section J requirements</li> <li>Shown on the Architectural Drawings</li> <li>Refer <b>Section 5.5</b> of this report for proposed set up temperatures</li> <li>Insulation as per the NCC requirements</li> <li>Low VOC finishes and low-formaldehyde wood products will be used</li> <li>Refer Architectural Drawings</li> <li>LED lighting and lighting controls to warehouse and offices.</li> <li>Adequate ventilation will be supplied in accordance with AS1668.</li> <li>Shown on the Architectural Drawings</li> </ul>

<p><b>Minimising Energy Use</b></p>	<ul style="list-style-type: none"> <li>Consider passive design to minimise energy use such as orientation, ventilation, shading and floor plate design.</li> <li>Appropriate sizing of plant and equipment in heating and cooling, lighting, control systems,</li> <li>Building management systems and renewable energy sources.</li> <li>Reduce reliance on connection to grid electricity and gas.</li> </ul>	<ul style="list-style-type: none"> <li>Target a 20% reduction in Greenhouse gas emissions.</li> <li>Energy sub-metering for all major uses greater than 100kVa; linked to monitoring system.</li> <li>High efficiency warehouse lighting and controls.</li> <li>Reduce energy for water heating.</li> <li>Integrated building management.</li> <li>Consider renewable energy generation for a portion of energy consumption and/or consider future-proofing the building for future installation.</li> <li>Reduce urban heat island effect and heat load through the roof by providing a highly reflective roof.</li> <li>Reduce office equipment load from 20W/m<sup>2</sup> to 15W/m<sup>2</sup>.</li> <li>Optimise insulation for energy and thermal comfort.</li> </ul>	<ul style="list-style-type: none"> <li>Roof Insulation, External Wall Insulations, Reduced Glazing area and associated heat loss in winter.</li> <li>Consider office air conditioning temperature set-points for an increased comfort band.</li> <li>Provide energy efficient T5 lighting, with zoning and automatic controls where reasonable.</li> <li>Consider LED lighting strategies and advanced controls.</li> <li>Consider PV solar system and a solar hot water system or a heat pump.</li> <li>Sub-metering: install appropriate metering; develop metering and tracking strategy to allow for self-assessment, problem solving and ongoing improvements during operations</li> <li>Use roofing material that has a high Solar Reflective Index</li> <li>Investigate current insulation design and determine proposed options.</li> </ul>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<ul style="list-style-type: none"> <li>Shown on the Architectural Drawing</li> <li>Design brief sets the temperature - Refer Section 5.5 of this report.</li> <li>LED lighting to warehouse and offices.</li> <li>Lighting controls to warehouse and offices.</li> <li>750 kW PV solar system proposed.</li> <li>Solar hot water or heat pump system</li> <li>Sub meters for major energy/water uses</li> <li>Coolmax roof sheeting in whitehaven which has a high solar reflectance</li> <li>As per project NCC Section J report.</li> </ul>
-------------------------------------	---	---	---	---	---

Category	Objective	Proposed Target	Proposed Strategy	Commitment	Comment
<b>Choosing Materials</b>	<ul style="list-style-type: none"> <li>• With consideration to energy inputs in manufacture.</li> <li>• Toxicity.</li> <li>• Consequential impacts – rain forest timbers.</li> <li>• Regional or local manufacturer employment support.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce steel and cement in internal slab (10% reduction in embodied energy).</li> <li>• Reduce embodied energy in concrete and plasterboard elements.</li> <li>• Consider 95% of timber to be AFS or FSC certified.</li> <li>• Reduce emissions associated with insulation and refrigerant.</li> <li>• Reduce environmental impact of materials for tiling, awning.</li> </ul>	<ul style="list-style-type: none"> <li>• Jointless fibre reinforced slab.</li> <li>• Use pre-cast concrete panels with recycled content.</li> <li>• Goodman are offsetting the embodied carbon generated from this development.</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> </ul>	<p>To minimise the environmental impacts of materials used by encouraging the use of materials with a favourable lifecycle assessment based on the following factors:</p> <ul style="list-style-type: none"> <li>• Fate of material</li> <li>• Recycling / re-use</li> <li>• Embodied energy</li> <li>• Biodiversity</li> <li>• Human health</li> <li>• Environmental toxicity</li> <li>• Environmental responsibility.</li> </ul>

Category	Objective	Proposed Target	Proposed Strategy	Commitment	Comment
<b>Minimising Waste</b>	<ul style="list-style-type: none"> <li>By clever design.</li> <li>Contracted to builder as a requirement on site for construction waste.</li> <li>During the life of the building.</li> <li>And in dealing with building end of life options.</li> </ul>	<ul style="list-style-type: none"> <li>Reduce construction waste going to landfill by 90%.</li> <li>Reduce operational waste going to landfill.</li> <li>Consider a design that can be disassembled at the end of the building's life.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	✓	<ul style="list-style-type: none"> <li>SLR 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.</li> <li>The following waste avoidance measures are recommended in the Waste Management Plan for the Project:                             <ul style="list-style-type: none"> <li>Provision of take back services to clients to reduce waste further along the supply chain.</li> </ul> </li> </ul>
				✓	
<b>Water Conservation and Reuse</b>	<ul style="list-style-type: none"> <li>Monitoring of meters to track use.</li> <li>Timely maintenance of fixtures and fittings.</li> <li>Water sensitive landscape design.</li> <li>Source potable water alternatives such as rain water harvesting, grey and black water treatment.</li> </ul>	<ul style="list-style-type: none"> <li>Reduce potable water in internal fixtures.</li> <li>Reduce potable water for irrigation.</li> <li>Water efficient operation of appliances.</li> <li>Utilise rainwater and/or recycled water.</li> </ul>	<ul style="list-style-type: none"> <li>Water efficient sanitary taps and toilets.</li> <li>Water efficient and drought tolerant landscaping.</li> <li>Water and energy efficient dishwasher.</li> <li>Rainwater collection for toilets, irrigation and truck wash down.</li> </ul>	✓	<ul style="list-style-type: none"> <li>Low flow fixtures and fitting including taps and shower heads</li> <li>Selection of endemic and low maintenance landscaping species</li> <li>SLR recommends water efficient dishwashers</li> <li>100 kL Rainwater tanks have been proposed for rainwater harvesting and re-use for landscape irrigation and flushing of toilets.</li> </ul>
				✓	
				✓	
				✓	

Category	Objective	Proposed Target	Proposed Strategy	Commitment	Comment
<b>Land Use and Ecology Impact</b>	<ul style="list-style-type: none"> <li>Consider local biodiversity impacts of flora and fauna.</li> <li>Look to specialist advice on land in development.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage biodiversity.</li> <li>Reduce light pollution from the site.</li> <li>Consider reducing impact of stormwater flows off the site into the natural watercourses including Ropes Creek adjacent to the site.</li> </ul>	<ul style="list-style-type: none"> <li>Install indigenous plating appropriate to the area and the adjacent biodiversity lots.</li> </ul>	✓	Selection of endemic and low maintenance landscaping species
			<ul style="list-style-type: none"> <li>Design external lighting to avoid emitting light into the night sky or beyond the site boundary.</li> </ul>	✓	LED lights have been proposed for all external lights to avoid emitting light
			<ul style="list-style-type: none"> <li>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.</li> </ul>	✓	The warehouse sustainability objectives include:
			<ul style="list-style-type: none"> <li>Consider permeable concrete/paving for staff parking areas and footpaths, etc.</li> </ul>	✓	<ul style="list-style-type: none"> <li>Reduce the impact of stormwater runoff and improve quality of stormwater runoff</li> <li>Achieve best practice stormwater quality outcomes</li> <li>Incorporate water sensitive urban design principles.</li> </ul>

## 5.2 Baseline and Proposed Energy Consumption

An NCC Sections J Deem-to-Satisfy compliant building is used as the baseline building for energy consumption savings. NCC Section J provides the minimum requirement for energy efficiency and it is predicted that the proposed development will have more than 12.4% energy reduction - refer **Section 5.8** for the energy simulation results. The reduction has been enabled via:

- All luminaire shall be low energy LED type;
- Warehouse lighting is generally to be zonally controlled via motion sensor;
- Office lighting shall be controlled via dual technology infrared/ultrasonic sensor;
- Daylight harvesting function to office with external windows; and
- Efficient air conditioning system.

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

### 5.3 Artificial Lighting

In Section J6 of the NCC, 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.

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 NCC 2019 Volume One). The maximum illumination density for a storage warehouse is 4 W/m<sup>2</sup> as per Table J6.2a of the NCC 2019 Volume One.

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

#### Office lighting

- LED fitting for offices.
- Occupancy sensors to low occupancy areas e.g. office, toilets and lunch room.

#### Warehouse lighting

- LED fitting for warehouse.
- Occupancy sensors to low occupancy areas.

#### Outside lighting

- LED external lighting for all outside areas.
- External lighting will be controlled via daylight sensor (photocell).

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

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

- Warehouse = 4 W/m<sup>2</sup>
- Offices = 4.5 W/m<sup>2</sup>

The electrical lighting layout of the proposed building is not provided at the time of preparing this report. It is assumed the maximum design lighting power density will be achieved as below:

- Warehouse 3.5 W/m<sup>2</sup>
- Offices 4 W/m<sup>2</sup>

Therefore, the proposed building is likely to achieve a 12% lighting energy reduction when compared with reference building. Detailed calculation is shown in **Appendix A**.

## 5.4 Mechanical Air-Conditioning

The mechanical service design is not available at this stage. Performance reverse cycle package units to offices with individual controls. There will be air conditioning in the warehouse also, but just to the southern dock face for the purpose of providing conditioned air into the back of the trailers.

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

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.

### Air-conditioning temperature control and set point – refer Table 4

**Table 4 AC Unit Temperature Control Range**

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

### Air-conditioning energy efficiency requirements

2019 NCC Section J5.11 has specified the minimum energy efficiency ratios requirements for package air conditioning equipment.

**Table 5 BCA Unitary Plant Requirement**

Office Equipment	Minimum Energy Efficiency Ratio	
	NCC Requirement	Proposed System <sup>1</sup>
Cooling	2.9	4
Heating	2.9	4

Note 1: Detailed Mechanical design is not available at this stage. It is assumed that the proposed package system will achieve the performance requirements above.

When the air flow rate of a mechanical ventilation system is more than 1000L/s, the system must have a variable speed fan when its supply air quantity is capable of being varied.

Details or NCC Section J5 certification demonstrating compliance will need to be submitted with the application for a Construction Certificate

## 5.5 Building Fabric Requirements

Parts J1 to J3 of the BCA Section J contain 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 fabrics of the proposed building shall comply with NCC Section J. A Project Section J report will need to be submitted with the application for a Construction Certificate.

## 5.6 Domestic Hot Water (DHW)

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. If the domestic hot water usage is less than the energy required to heat to the water also decreases. Moreover, the supplement natural gas consumption will be reduced by using the proposed solar hot water system.

The energy simulation in this analysis is assumed both reference and proposed building are using same hot water system for DHW. The actual energy consumption will be reduced once solar hot water or electrical heat pump is adopted for the proposed building.

## 5.7 Simulation Results

- The proposed building is likely to achieve a 12% lighting energy reduction when compared with reference building. Refer Section 5.3
- At least 750 kW of PV solar system has been proposed.
  - The proposed 750 kW PV solar system will offset 1,040,250 kWh/year of energy usage.
- The design of the air conditioning system for the proposed development is not progressed at this stage. SLR has previously modelled the previous design scheme for the building 2A. The predicted annual energy usage for air-conditioning and mechanical ventilation was approximately 28.6 kWh/m<sup>2</sup> for the reference building and 19.3 kWh/m<sup>2</sup> for the proposed building.

The estimated Total Annual Energy Consumption of the NCC Reference Building and the Proposed development is summarised in **Table 6**.

**Table 6 Comparison of Annual Energy Consumption Between the Reference and Proposed Building**

Electricity Usage	Reference Building (MWh)	Proposed Building (MWh)
Heating	10.68	7.65
Cooling	23.53	16.32
Auxiliary	7.14	6.63
Lighting	842.23	737.46
Equipment	assumed identical	assumed identical
DHW	assumed identical	assumed identical
PV System	-	-1,040.25
<b>Total</b>	<b>883.58</b>	<b>-272</b>

Note 1 these items are specific to a tenant's Fitout -hence assumed to be the same for the Reference and Proposed Buildings

By implementing all energy efficiency measures described in **Section 6**, the project is predicted to achieve a 130.8 % GHG emission reduction when compared with 2019 NCC Reference Building.

## 6 POTABLE WATER CONSUMPTION

It is proposed that the Project will have a number of sustainable water-saving measures, including:

- Rainwater reuse and reticulation system – Rainwater will be harvested from the roof and reuse for irrigation and toilet flushing. 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; and
- Water sensitive landscape design.

Further to above sustainable water measures, the following items will be 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 100kL rainwater harvesting facility the proposed development will reduce its potable water demand by approximately 32%.

The quantities of each water fittings are assumed from the drawing and listed in **Appendix B**.

## 7 MONITORING AND REPORTING

All committed sustainability-related measures need to be commissioned and tuned once the project is 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.

### 7.1 Energy Review and Audit

An energy usage review should 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 is also necessary 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 should also be undertaken on a half-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 should be progressively improved and updated on an annual basis, or as required, to reflect changes to the Energy Management System and to promote continual improvement of energy management at the Project Site.

### 7.2 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:

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

### **7.3 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.

## 8 CONCLUSIONS

SLR Consulting Australia Pty Ltd (SLR) has been previously engaged by Goodman Property Services to prepare a Sustainability Management Plan (SMP) for the proposed warehouse and distribution facilities of Stage 3, Building 2A of Oakdale West industrial Estate (the Project).

A revised sustainability management plan is required on the back of a customer commitment to Building 2A. The key changes since the last report issued include:

- Inclusion of updated fit-out layout;
- Office area amendment and Insertion of dock office and amenity blocks;
- Awning to north to be 30m wide with structural support; and
- Dock height will now be 1.3m, not 1.35m.

This study has been prepared in accordance with the following Secretary's Environmental Assessment Requirements (SEARs) for the State Significant Development (SSD-9794683 and SSD-7348 MOD 6).

- **Greenhouse Gas and Energy Efficiency** – including an assessment of the energy use on-site and all reasonable and feasible measures that would be implemented on-site to minimise the development's greenhouse gas emissions.
- **Ecologically Sustainable Development** – including a description of how the development will incorporate the principles of ecologically sustainable development in the design, construction and operation 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 PV solar power.

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 operate energy efficiently via:

- 750 kW PV Solar system;
  - The proposed 750 kW PV solar system will offset 1,040,250 kWh/year of energy usage;
  - The estimated greenhouse gas CO<sub>2</sub> emission saving is approximately 853,005 kgCO<sub>2</sub>/annum
- 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;
- Translucent roof sheeting to warehouse areas;
- Embodied carbon offset strategy;
- Roof and external wall insulation as per the 2019 NCC requirements;
- High performance glazing to all air-conditioned areas or minimum NCC requirements;
- Passive solar design for external outdoor areas;
- Efficient air conditioning system;

- Power sub-metering to enable continued review of power consumption for the offices, and warehouse;
- Selection of endemic and low maintenance landscaping species;
- 100 kL rainwater tanks for rainwater harvesting and re-use for landscape irrigation and toilet flushing;
- Motorbikes and bikes parking spaces;
- 13 electrical vehicle parking spaces with charging stations;
- Low flow fixtures and fittings including taps and shower heads;
- Low VOC paints, carpet and sealant; and
- Other measures as detailed in this report.

By implementing all energy efficiency measures described in Section 6 of this report, the project is predicted to achieve a 130.8% GHG emission reduction when compared with 2019 NCC 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 32%.

In conclusion, the relevant ESD initiatives and Energy Efficiency measures outlined in this report are incorporated into the proposed building and development details. The proposed ESD initiatives will help to achieve significant reductions in the energy required by the development both in building and operation.

Building tuning will be conducted by builder and SLR recommends that quarterly 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.

# APPENDIX A

## Energy Saving Lighting Design Recommendations

BCA Lighting Requirements Oakdale West 2A								
BCA Comply Building	BCA Requirements		Area	Operating Hrs	Lighting Control			Total Annual Energy Consumption (kWh)
	Warehouse W/m2	4	34262	Monday to saturday 24 hours	Motion Detector, Daylight Sensor	0.9	0.6	646516
	Mezzanine W/m2	4	8403	Monday to saturday 24 hours	Motion Detector	0.9	0.6	158563
	Offices W/m2	4.5	1050	Monday to saturday 24 hours	Motion Detector	0.9	1	37150
	Dock Offices W/m2	4.5	195	Monday to saturday 24 hours	Motion Detector	0.9	1	6899
	Amenities W/m2	3	105	Monday to saturday 24 hours	Motion Detector	0.9	1	2477
			44015				<b>Total</b>	<b>842228</b>
							kWh/m2	19.14

Proposed Lighting Requirements Oakdale West 2A								
BCA Comply Building	BCA Requirements		Area	Operating Hrs	Lighting Control			Total Annual Energy Consumption (kWh)
	Warehouse W/m2	3.5	34262	Monday to saturday 24 hours	Motion Detector, Daylight Sensor	0.9	0.6	565701
	Mezzanine W/m2	3.5	8403	Monday to saturday 24 hours	Motion Detector	0.9	0.6	138742
	Offices W/m2	4	1050	Monday to saturday 24 hours	Motion Detector	0.9	1	33022
	Offices W/m2	4	195	Monday to saturday 24 hours	Motion Detector	0.9	1	6133
	Amenities W/m2	3	105	Monday to saturday 24 hours	Motion Detector	0.9	1	2477
			44015				<b>Total</b>	<b>737466</b>
							kWh/m2	16.75

# APPENDIX B

## Water Saving Recommendations

WATER SAVINGS CALCULATION OAKDALE WEST, BUILDING 2A				
<b>Table B1 - Number of fixtures</b>				
Area	Toilets	Urinal	Basins	Showers
Amenities	30	11	42	4
Total	30	11	42	4
<i>Assume 70% of toilet water usage is supplied by rainwater</i>				
Fraction not supplied	0.3			
<b>Table B2 - Results</b>				
<b>No water saving measures</b>		<b>Max water usage rate <sup>1</sup></b>		
Toilet	Adopt 3* Average Flush Usage in Table C3	120	L/s	
Tap	Adopt 3* Tap Usage in Table C3	378	L/s	
Urinal	Adopt 3* Urinal Usage in Table C3	22	L/s	
<b>Water reuse measures (4*) with RWH</b>		<b>Max water usage rate <sup>1</sup></b>		
Toilet	Adopt 4* Average Flush Usage in Table C3	105	L/s	
Tap	Adopt 4* Tap Usage in Table C3	315	L/s	
Urinal	Adopt 4* Urinal Usage in Table C3	16.5	L/s	
<b>Water reuse measures (5*) with RWH</b>		<b>Max water usage rate <sup>1</sup></b>		
Toilet	Adopt 5* Average Flush Usage in Table C3	90	L/s	
Tap	Adopt 5* Tap Usage in Table C3	252	L/s	
Urinal	Adopt 5* Urinal Usage in Table C3	11	L/s	
	<b>3* with RWH</b>	<b>4* with RWH</b>	<b>5* with RWH</b>	
Improvement Percent	19	32	46	
<b>Calculation Notes</b>				
<sup>1</sup> Water usage rate per use = Number of items in Table C1 x Usage rate in Table C3				
<sup>2</sup> Assume total water usage is proportional to max water usage rate				
<sup>3</sup> Improvement percentage = % difference between 3* rated fixtures max water usage rate with no rainwater harvesting and design fixture max water usage rate with 70% of toilet and				

## ASIA PACIFIC OFFICES

### BRISBANE

Level 2, 15 Astor Terrace  
Spring Hill QLD 4000  
Australia  
T: +61 7 3858 4800  
F: +61 7 3858 4801

### CANBERRA

GPO 410  
Canberra ACT 2600  
Australia  
T: +61 2 6287 0800  
F: +61 2 9427 8200

### DARWIN

Unit 5, 21 Parap Road  
Parap NT 0820  
Australia  
T: +61 8 8998 0100  
F: +61 8 9370 0101

### GOLD COAST

Level 2, 194 Varsity Parade  
Varsity Lakes QLD 4227  
Australia  
M: +61 438 763 516

### MACKAY

21 River Street  
Mackay QLD 4740  
Australia  
T: +61 7 3181 3300

### MELBOURNE

Suite 2, 2 Domville Avenue  
Hawthorn VIC 3122  
Australia  
T: +61 3 9249 9400  
F: +61 3 9249 9499

### NEWCASTLE

10 Kings Road  
New Lambton NSW 2305  
Australia  
T: +61 2 4037 3200  
F: +61 2 4037 3201

### PERTH

Ground Floor, 503 Murray Street  
Perth WA 6000  
Australia  
T: +61 8 9422 5900  
F: +61 8 9422 5901

### SYDNEY

2 Lincoln Street  
Lane Cove NSW 2066  
Australia  
T: +61 2 9427 8100  
F: +61 2 9427 8200

### TOWNSVILLE

Level 1, 514 Sturt Street  
Townsville QLD 4810  
Australia  
T: +61 7 4722 8000  
F: +61 7 4722 8001

### TOWNSVILLE SOUTH

12 Cannan Street  
Townsville South QLD 4810  
Australia  
T: +61 7 4772 6500

### WOLLONGONG

Level 1, The Central Building  
UoW Innovation Campus  
North Wollongong NSW 2500  
Australia  
T: +61 404 939 922

### AUCKLAND

68 Beach Road  
Auckland 1010  
New Zealand  
T: +64 27 441 7849

### NELSON

6/A Cambridge Street  
Richmond, Nelson 7020  
New Zealand  
T: +64 274 898 628