



Sustainability Management Plan
Oakdale South Industrial Estate
Costco Depot

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Costco Wholesale
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Sustainability Management Plan

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Costco Depot

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DOCUMENT CONTROL

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Table of Contents

1	INTRODUCTION	5
2	OBJECTIVES	5
3	SUSTAINABILITY MANAGEMENT GUIDELINES AND LEGISLATION	6
	3.1 Building Code of Australia	6
	3.2 Secretary's Environmental Assessment Requirements (SEARs)	6
4	PROJECT DESCRIPTION	7
5	OPERATIONAL ENERGY MANAGEMENT	10
	5.1 Identified Major Energy Use Components	10
	5.2 Energy Sources	10
6	PROPOSED SUSTAINABLE MEASURES	10
	6.1 Baseline and Proposed Energy Consumption	19
	6.2 Artificial Lighting	19
	6.3 Mechanical Air-Conditioning and Ventilation	20
	6.3.1 Air-conditioning Temperature Control and Set point	21
	6.3.2 Air-conditioning Energy Efficiency Requirements	21
	6.3.3 Warehouse Ventilation Strategy	21
	6.4 Building Fabric requirements	22
	6.5 Domestic Hot Water (DHW)	22
7	POTABLE WATER CONSUMPTION	23
8	MONITORING AND REPORTING	24
	8.1 Energy Review and Audit	24
	8.2 Energy Metering and Monitoring	24
	8.3 Roles and Responsibilities	25
9	CONCLUSION	26
10	CLOSURE	28

Table of Contents

TABLES

Table 1	Summary of Assessment	11
Table 2	AC Units Temperature Control Range	21
Table 3	BCA Unitary Plant Requirement	21
Table 4	Warehouse Ventilation	21
Table 5	Maximum Fan Motor Power to Air Flow Ratio – General Mechanical Ventilation Systems	22

FIGURES

Figure 1	Oakdale South Masterplan	7
Figure 2	Costco Depot Development Site	8
Figure 3	Ground Level Plan – Office	9
Figure 4	Guard House Floor Plan	9

APPENDICES

Appendix A	Lighting Calculation
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1 INTRODUCTION

SLR Consulting Australia Pty Ltd (SLR Consulting) has been engaged by Costco Wholesale to provide a Sustainability Management Plan (SMP) for Costco depot (distribution depot and storage warehouse) at Precinct 4 of the proposed Oakdale South Industrial Estate.

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

2 OBJECTIVES

The principal objective of this Sustainability Management Plan is to identify all potential energy savings that may be realised during the operational phase of the Project, including a description of likely energy consumption levels and options for alternative energy sources such as solar power in accordance with the SEARs 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 development consent conditions and other relevant regulatory authorities.
- To ensure the long term sustainability of resource use through more efficient and cost effective energy use practices for the life of the development.

3 SUSTAINABILITY MANAGEMENT GUIDELINES AND LEGISLATION

3.1 Building Code of Australia

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

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

- J1 - Building Fabric (i.e. the ability of the roof, walls and floor to resist heat transfer)
- J2 - External Glazing (i.e. the resistance to heat flow and solar radiation of the glazing)
- J3- Building Sealing (i.e. how well parts of a building are sealed to ensure comfortable indoor environments are efficiently maintained)
- J4 - Air Movement (i.e. the provision of air movement for free cooling, in terms of opening and breeze paths)
- J5 - Air Conditioning and Ventilation Systems (i.e. the efficiency and energy saving features of heating, ventilation and air-conditioning systems)
- J6 - Artificial Lighting and Power (i.e. power allowances for lighting and electric power saving features)
- J7 - Hot Water Supply (i.e. the efficiency and energy saving features of hot water supply)
- J8 - Access for Maintenance (i.e. access to certain energy efficiency equipment for maintenance purposes)

3.2 Secretary's Environmental Assessment Requirements (SEARs)

The SEARs of the COSTCO depot in Precinct 4 of the proposed Oakdale South Industrial Estate (SSD 6917) states:

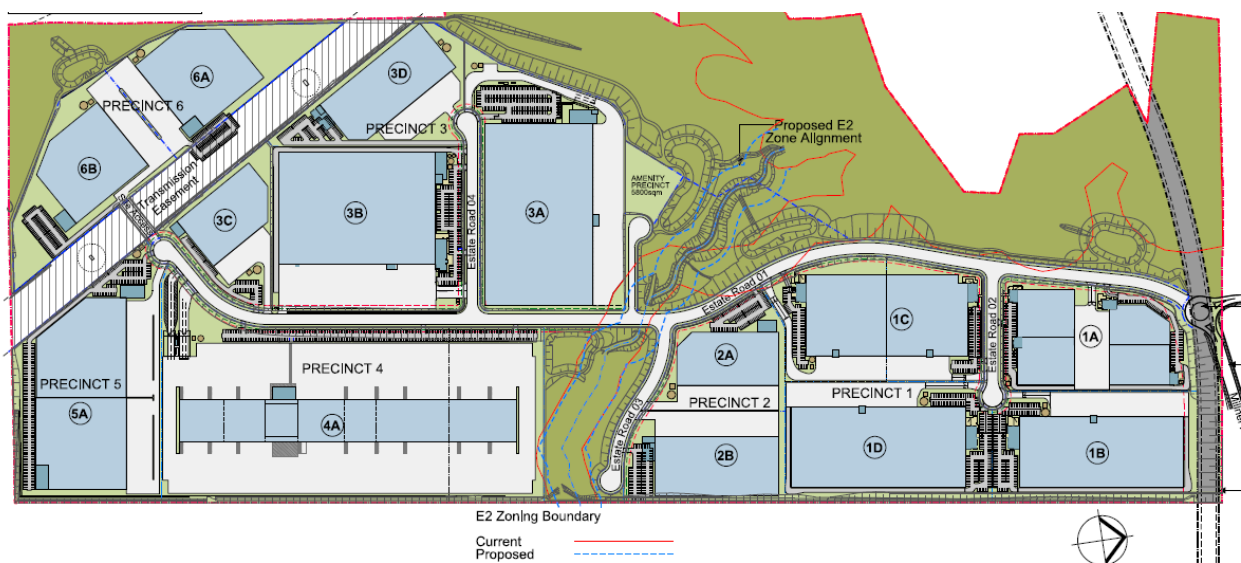
- **Greenhouse Gas and Energy Efficiency** – *including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure the proposal is energy efficient.*
- **Ecologically Sustainable Development** – *including an assessment of how the development will incorporate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

4 PROJECT DESCRIPTION

The Development Site is situated within an approved Concept Plan area (Oakdale South Concept Plan), which forms part of the broader Oakdale Industrial Precinct. There are six (6) industrial precincts are proposed to be developed as new warehouse, distribution and freight transport centres between Milner Avenue and Estate Road. The OS master plan is shown in **Figure 1**.

This report has been prepared to inform a State Significant Development Application (SSDA) for the staged development of the COSTCO Depot (distribution depot and storage warehouse) in Precinct 4. The current study covers the sustainability management plan and greenhouse gas reduction for the distribution depot and storage warehouse.

Figure 1 Oakdale South Masterplan



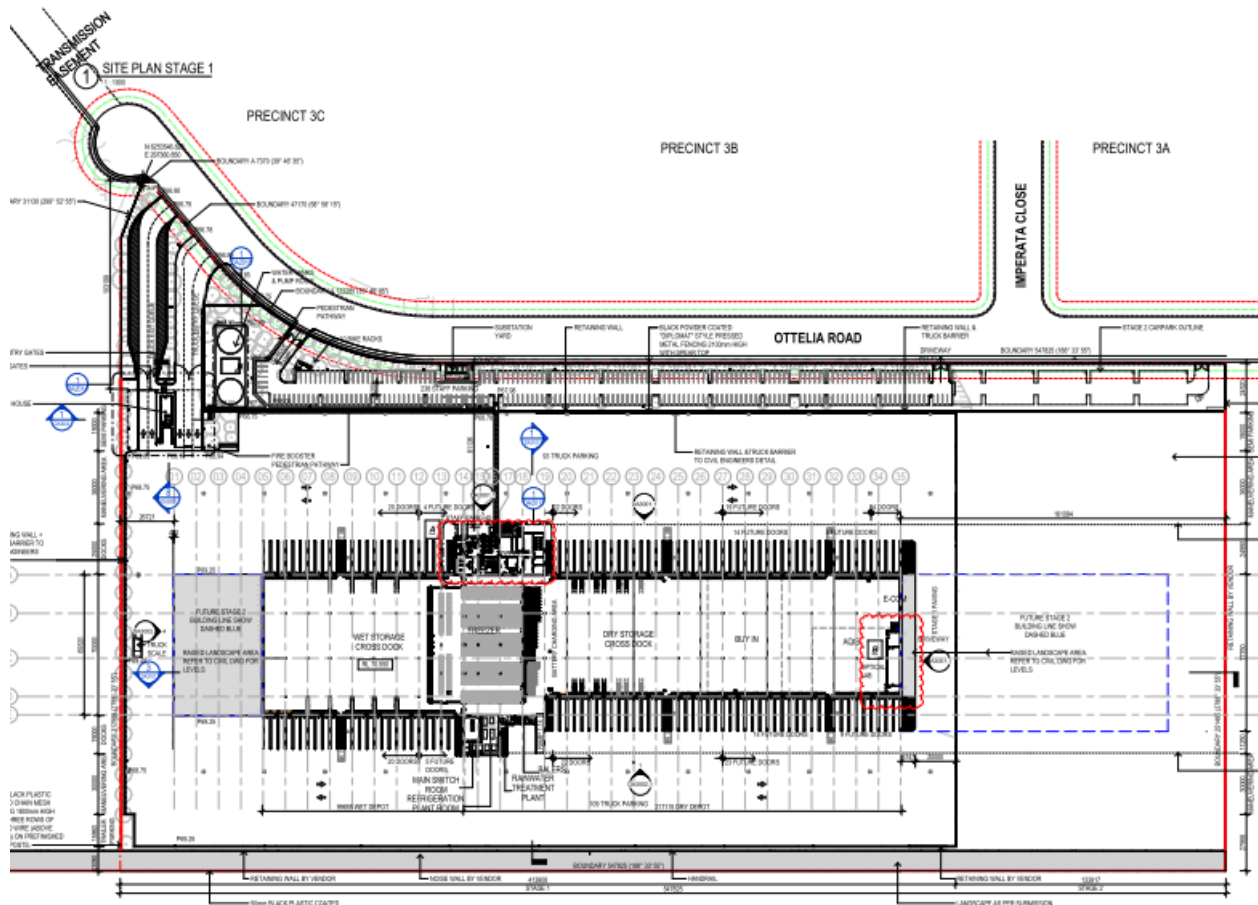
When completed the COSTCO Depot will consist of:

- Stage 1 Dry Depot of 11942 m²;
- Stage 1 Wet Depot of 8631 m²;
- Dry storage cross Dock 6086 m²;
- Wet storage cross Dock 6081 m²;
- Stage 1 Guard House of 84 m²;
- Stage 1 Office of 827 m²;
- Stage 1 Refrigeration plant room of 198 m²;
- Stage 1 Switch room of 119 m²;
- Buy In 2240 m²;
- E-Com 2086 m²;
- AQIS 1269 m²;
- Freezer 2550 m²;
- Stage 1 Staff parking 238
- Stage 1 Hardstand 66375 m²; and

- Stage 2 Future Development area including dry and wet area, staff parking and hardstand.

The development site is illustrated in **Figure 2** to **Figure 4**.

Figure 2 Costco Depot Development Site



Source: Group GSA, 09/08/ 2018

The development provides a new logistics warehouse with ancillary office to house their spare parts division. Operational activities are Monday to Saturday 24 hours and include the following:

- Unloading and loading of goods (parts and accessories) via trucks, forklift and shipping containers;
- Main switch room, refrigeration plant room and refrigeration switch room;
- Dry and wet storage cross dock; and freezer

Figure 3 Ground Level Plan – Office

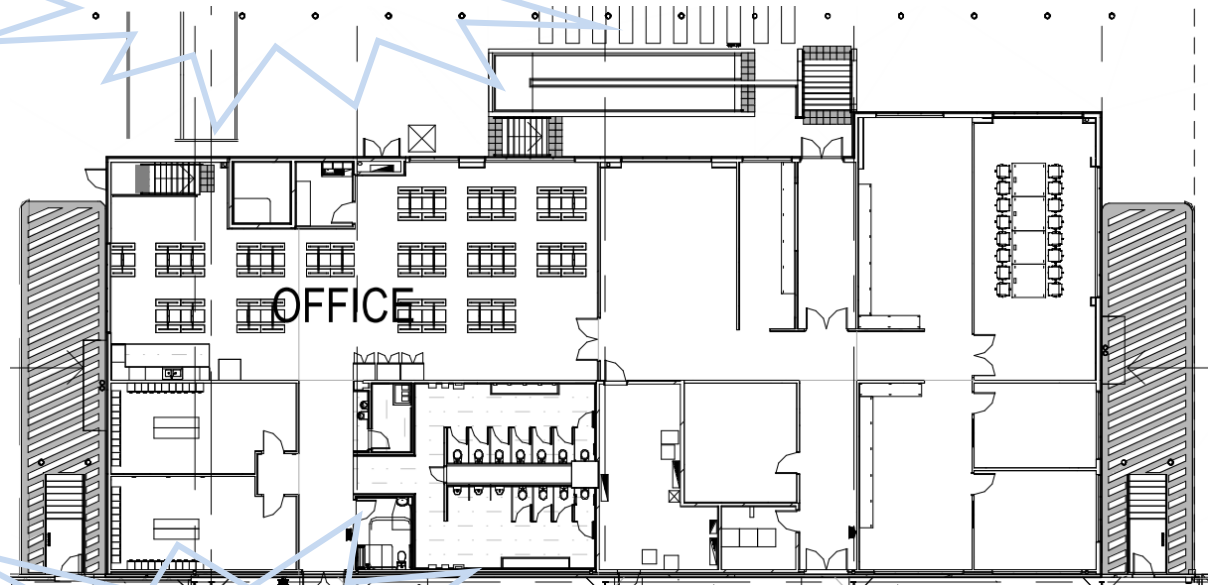
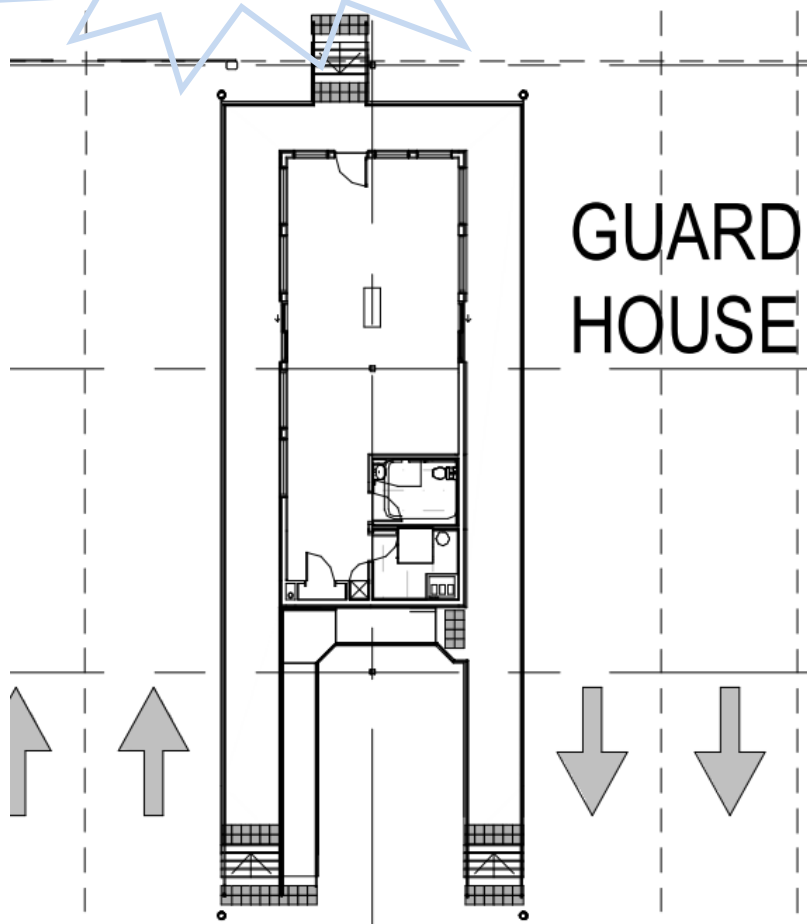


Figure 4 Guard House Floor Plan



5 OPERATIONAL ENERGY MANAGEMENT

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

Effective energy management is achieved through the implementation of an SMP for the operational life of the Project.

5.1 Identified Major Energy Use Components

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).
- Industrial refrigeration plant

5.2 Energy Sources

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

6 PROPOSED SUSTAINABLE MEASURES

The following documentations are used in this report.

Document Type	Document Number	Issue Date
Architecture plans	Construction Issue	20/08/2018
EIS-Costco wholesale	Draft V1	20/03/2017
BCA 2016 report	R02_020317	02/03/2017

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

Table 1 Summary of Assessment

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Design and Management <ul style="list-style-type: none"> Documentation of design intent and expected outcomes. Appropriate commissioning. 	<ul style="list-style-type: none"> Communicate sustainability initiatives and operation to building users. Commissioning and building tuning required by contractors and reviewed for 12 months after completion. 	<ul style="list-style-type: none"> Provision of Building Users Guide. e.g. Operation and maintenance manual. Investigate costs and viability of commissioning and building tuning requirements and appointing an independent commissioning agent. This is to ensure all building services operate to their full potential and as designed. Independent consultant to perform quarterly tuning of fire, mechanical, electrical, hydraulic services. 	<p>✓</p> <p>✓</p> <p>✓</p>	<p>SLR recommends the preparation of Building User Guide that enables building users to optimise the building's environmental performance.</p> <p>An ICA will be engaged to do quarterly tuning in accordance with the operations and maintenance manuals for the 12 month defects liability period.</p>
Façade Performance <ul style="list-style-type: none"> Optimised façade performance. 	<ul style="list-style-type: none"> Achieve minimum performance requirements under NCC Section J1 and J2. Reduce heat gain through the warehouse façade. 	<ul style="list-style-type: none"> Meet or exceed NCC Section J1 and J2 façade performance for conditioned spaces. Light coloured roofing with high reflectivity and appropriate insulation to reduce solar heat gain into the warehouse. Performance glazing in office spaces appropriate to the window size and orientation. 	<p>✓</p> <p>✓</p> <p>✓</p>	<p>SLR recommends minimum BCA requirements,</p> <p>Warehouse external walls and roof to have a minimum R1.5 Insulation.</p> <p>Office roof to have a minimum minimum BCA requirement.</p> <p>Office external walls to have a minimum minimum BCA requirements</p> <p>Colourbond roof sheeting which has a higher solar reflectivity is proposed</p> <p>SLR recommends a minimum BCA requirements</p>

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Social sustainability <ul style="list-style-type: none"> Consider design with due regard to occupant satisfaction in accessibility, usability, Indoor air quality and public space utility. 	<ul style="list-style-type: none"> High level of occupant satisfaction. Provide external as well as internal comfort. 	<ul style="list-style-type: none"> Flexibility of space for potential future configurations. Promote Passive Solar design. Use of Low VOC paints, carpets and sealants Warehouse in precinct 4 - Consider using dense planting to screen the outdoor areas from the docks to increase visual and acoustic amenity. Consider occupant user control e.g. A/C systems, glare reducing strategies, lighting etc. 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ ✓ 	<p>The design incorporates office, including open office, conference rooms, restroom, locker room and managers office- Refer Architectural Drawings</p> <p>The guard house incorporated a canopy over the main entry and a canopy - Refer Architectural Drawings</p> <p>Low VOC paints, carpet and sealant will be used</p> <p>Selection of endemic and low maintenance landscaping species</p> <p>AC and lighting control is provided to offices. Lighting control is provided to warehouses.</p>

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Minimising Transport Impact <ul style="list-style-type: none"> Consider location with links to public transport and employee services. Consider location to reduce operational transport. Consider the impact of industrial trucks on local traffic. 	<ul style="list-style-type: none"> Provide alternatives to single-occupancy vehicles. Reduce operational fuel consumption through close proximity to major arterial roads Reduce the impact of operational traffic on local communities. 	<ul style="list-style-type: none"> The site is located within close proximity (<5km) to both the M7 and M4 motorways. The roads linking the site to the motorways are predominantly used for industrial traffic; as such the traffic is unlikely to impact on local areas. 	<p>✓</p> <p>✓</p>	<p>Due to the location of the site, it is considered that staff bicycle riding will be unlikely, although if staff surveys indicate a preference for cycling, consider appropriate amenities.</p> <p>Car park numbers and provision for disabled parking are provided be in accordance with Consent Authority requirements</p>

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Optimising IEQ <ul style="list-style-type: none"> Optimise natural light to work environment. Optimise fresh air ventilation. Consider Thermal Comfort of occupants. Consideration of noise transference in space planning. Minimise use of materials that emit volatile organic compounds. Create a pleasant working environment. 	<ul style="list-style-type: none"> Practical measures to reduce energy consumptions Thermal comfort: 95% of office areas have PMV levels between -1 and +1 for 98% of the year; Warehouse spaces include passive thermal comfort strategies. Finishes: 95% of all paints, adhesives & sealants and all carpet and flooring to be low-VOC finishes; use low-formaldehyde wood products. Electric lighting levels: 95% of GLA has a lighting system that is flicker free and has a maintained illuminance of no more than 25% above those recommended in AS1680.2.4, 2.1 and 0.1. Reduce visual glare. 	<ul style="list-style-type: none"> Daylight: rationalised glazing to offices; high performance glass. Occupancy sensors have been specified in each space to turn lighting off when areas are unoccupied to significantly reduce energy consumptions. Thermal comfort: Office envelope, Workshop, Plant rooms and HVAC system designed to meet thermal comfort requirements; Spaces are designed to comply with the Council of Australia Office Rating Matrix Warehouse considers whirly birds and fans for heat reduction. Provide R1.5 roof insulation to the warehouse and consider insulation to the inside face of the warehouse walls. Finishes: Specify and track correct finishes and wood products. Lighting: Good light fixtures and well-designed layout. Provide sufficient shading with rationalised glazing for visual and thermal comfort. 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ 	<p>Glazing in accordance with BCA Section J Requirements to all offices</p> <p>Refer Mechanical Engineering Design</p> <p>Refer Section 6.3.1 of this report for proposed set up temperatures</p> <p>The facility will have internal fans - potential for night purging of warehouse</p> <p>Warehouse external walls and roof to satisfy NCC Section J requirements.</p> <p>LED lighting to warehouse and lighting controls to warehouse and offices</p> <p>Architectural Drawings (6 m Overhang protecting windows to the West façade of the office and 550 mm overhang protecting windows to the north).</p>

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Minimising Energy Use <ul style="list-style-type: none"> Consider passive design to minimise energy use such as orientation, ventilation, shading and floor plate design. Appropriate sizing of plant and equipment in heating and cooling, lighting, control systems, Building management systems and renewable energy sources. Reduce reliance on connection to grid electricity and gas. 	<ul style="list-style-type: none"> Target a 20% reduction in Greenhouse gas emissions. Energy sub-metering for all major uses greater than 100kVa; linked to monitoring system. High efficiency warehouse lighting and controls. Reduce energy for water heating. Integrated building management. Consider renewable energy generation for a portion of energy consumption and/or consider future-proofing the building for future installation. Reduce urban heat island effect and heat load through the roof by providing a highly reflective roof. Optimise insulation for energy and thermal comfort. 	<ul style="list-style-type: none"> West facing office, consider additional shading or solar controlled glazing to reduce heat transfer into the office space. Allow high-level ventilation openings to warehouse spaces. Consider alternative passive exhaust options such as wind or solar assisted whirly birds to improve thermal comfort. Provide energy efficient lighting, with zoning and automatic controls where reasonable. Consider LED lighting strategies and advanced controls. Consider a solar PV system Sub-metering: install appropriate metering; develop metering and tracking strategy to allow for self-assessment, problem solving and ongoing improvements during operations Use roofing material that has a high Solar Reflective Index Investigate current insulation design and determine proposed options. 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ 	<p>Architectural Drawing</p> <p>The facility will have internal fans - Potential for night purging</p> <p>Design brief sets the temperature - Refer Section 6.3.1 of this report</p> <p>LED lighting to warehouse and lighting controls to warehouse and offices</p> <p>PV solar systems are considered for the project. SLR recommends the installation of minimum 100 kW PV solar installation.</p> <p>Sub meters for office, warehouse and external areas.</p> <p>Colourbond roof sheeting which has a higher solar reflectivity is proposed</p> <p>Warehouse external walls and roof to have a minimum R1.5 Insulation</p> <p>Office roof to have a minimum R3.2 insulation,</p> <p>Office external walls to have a minimum R2.8 insulation</p>

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Choosing Materials <ul style="list-style-type: none"> With consideration to energy inputs in manufacture. Consequential impacts – rain forest timbers. Regional or local manufacturer employment support. 	<ul style="list-style-type: none"> Reduce steel and cement in internal slab (10% reduction in embodied energy). Reduce embodied energy in concrete and plasterboard elements. Consider 95% of timber to be AFS or FSC certified. Reduce emissions associated with insulation and refrigerant. 	<ul style="list-style-type: none"> Re-use material during the construction stage. Engineer warehouse slab for reduced reinforcement Zero ODP for refrigerant 	<ul style="list-style-type: none"> ✓ ✓ ✓ 	<p>The warehouse slab has been engineered for a significant reduction in conventional reinforcement.</p> <p>There is no timber products nominated for the project</p> <p>Refrigerant will have zero ODP.</p>

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Minimising Waste <ul style="list-style-type: none"> By clever design. Contracted to builder as a requirement on site for construction waste. During the life of the building. And in dealing with building end of life options. 	<ul style="list-style-type: none"> Reduce construction waste going to landfill by 90%. Reduce operational waste going to landfill. Consider a design that can be disassembled at the end of the building's life. 	<ul style="list-style-type: none"> Contractor is to develop and implement a Waste Management Plan and track all waste going offsite to show that 90% of all construction waste is re-used or recycled. Waste storage and recycling facilities to be provided for different operational recycling streams such as paper, glass, plastics, metals, food waste etc. Consider operational waste plans and training for staff to provide incentive to reduce waste. 	<p>-</p> <p>-</p>	<p>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.</p> <p>The following waste avoidance measures are recommended in the Waste Management Plan for the Project:</p> <ul style="list-style-type: none"> - Provision of take back services to clients to reduce waste further along the supply chain; - re-work/re-packaging of products prior to local distribution to reduce waste arising; - review of packaging design to reduce waste but maintain 'fit for purpose'; and - Investigating leased office equipment and machinery rather than purchase and disposal.

Objective	Proposed Target	Proposed Strategy	Project Implementation	Comments
Water Conservation and Reuse <ul style="list-style-type: none"> Monitoring of meters to track the use. Timely maintenance of fixtures and fittings. Water sensitive landscape design. Source potable water alternatives such as rain water harvesting, grey and black water treatment. 	<ul style="list-style-type: none"> Reduce potable water in internal fixtures. Reduce potable water for irrigation. Water efficient operation of appliances. Utilise rainwater and/or recycled water. 	<ul style="list-style-type: none"> Water efficient sanitary taps and toilets. Water efficient and drought tolerant landscaping. Water and energy efficient dishwasher. Rainwater collection for irrigation and toilets flushing. 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ 	<p>Low flow fixtures and fitting including taps and shower heads</p> <p>Selection of endemic and low maintenance landscaping species</p> <p>SLR recommends water efficient dishwashers with minimum 4 star to be used for the project.</p> <p>SLR recommends 450 kL rainwater tank for rainwater harvesting and re-use for landscape irrigation and flushing of toilets.</p>
Land Use and Ecology Impact <ul style="list-style-type: none"> Consider local biodiversity impacts of flora and fauna. Look to specialist advice on land in development. 	<ul style="list-style-type: none"> Encourage biodiversity. Reduce light pollution from the site. Consider reducing impact of stormwater flows off the site into the natural watercourses including Ropes Creek adjacent to the site. 	<ul style="list-style-type: none"> Install indigenous planting appropriate to the area and the adjacent biodiversity lots. Design external lighting to avoid emitting light into the night sky or beyond the site boundary. Consider integrated stormwater management to minimise the impact on receiving waters of flow volumes and pollution content, e.g. bioswales, bio retention, OSD tanks and treatment. 	<ul style="list-style-type: none"> ✓ - - 	<p><i>Selection of endemic and low maintenance landscaping species</i></p> <p><i>SLR recommends using LED light, carefully sized and positioned to limit the impact</i></p> <p><i>The warehouse of precinct 4 sustainability objectives include:</i></p> <ul style="list-style-type: none"> - Reduce the impact of stormwater runoff and improve quality of stormwater run off - Achieve best practice stormwater quality outcomes - Incorporate water sensitive urban design principles

6.1 Baseline and Proposed Energy Consumption

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

- Motion sensor controlled LED lighting for the warehouse and offices instead of metal halide, resulting in a considerable energy reduction and reduced maintenance.
- Provide internal fans to the warehouse, potential for night purging of warehouse exhaust fans.
- High efficiency glazing and shading for the offices.
- High efficient air conditioning system.
- Minimum of 100 kW PV solar system will be installed.

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

6.2

Artificial Lighting

In Section J6 of the BCA, the requirement for the total lighting power load within the proposed spaces of a building is to be no greater than a maximum illumination power load, measured in Watts (W). The maximum allowable building illumination power load is based on the total illumination power load calculated for each space. The maximum illumination power density for each space will be dependent on the purpose of the space within the building (refer to Table J6.2a of BCA 2016 Volume One).

For artificial lighting, the aggregate design illumination power load must not exceed the sum of the allowances. This may be obtained by multiplying the area of each space by the maximum illumination power density (as found in Table J6.2a of the BCA 2016 Volume One). The maximum illumination density for a storage warehouse is 10 W/m² as per Table J6.2a of the BCA 2016 Volume One. The energy load (in MWh) is estimated by multiplying the power load by the hours of consumption (24hrs/day).

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

Office lighting

- Provide LED fitting for offices.
- Occupancy sensors to low occupancy areas e.g. office, toilets and kitchens.
- Lighting will be dimmable up to 10% when area is vacated.

Warehouse lighting

- Provide LED fitting for warehouse.
- Occupancy sensors to low occupancy areas.
- Lighting will be dimmable to 10% when area is vacated.

Outside lighting

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

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

By implementing above energy efficiency measures, the project is likely to achieve a 45% lighting energy reduction when compared with BCA reference building. Detailed calculation is shown in Appendix A.

6.3 Mechanical Air-Conditioning and Ventilation

The design of the Mechanical air conditioning and ventilation systems was not developed at this stage.

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

6.3.1 Air-conditioning Temperature Control and Set point

Table 2 AC Units Temperature Control Range

Space Type	Temperature Control Range (°C)
Office	22.0±2°C BD
Cool Room	5±3°C BD

6.3.2 Air-conditioning Energy Efficiency Requirements

2016 BCA Section J5.2e has specified the minimum energy efficiency ratios requirements for package air conditioning equipment.

Table 3 BCA Unitary Plant Requirement

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

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

6.3.3 Warehouse Ventilation Strategy

Table 4 Warehouse Ventilation

Space Type	Air intake/ Makeup air	Air outlet/Exhaust	Control strategy
Warehouse	Combination of roller shutter door and weatherproof louvres	Internal/exhaust fans and passive roof ventilators	Time clock with night purge facility

When the air flow rate of a mechanical ventilation system is more than 1000L/s, the system must have a fan motor power to air flow rate ratio in accordance with BCA 2016 Section J5.2a below.

Table 5 Maximum Fan Motor Power to Air Flow Ratio – General Mechanical Ventilation Systems

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

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

6.4 Building Fabric requirements

Part J1 to J3 of the 2016 BCA Section J contains the requirements of the Deemed-to-Satisfy compliance of the building fabric. The purpose of this subsection is to ensure that the building fabric will provide sufficient thermal insulation to minimise heating and cooling loads placed on the building and the commensurate energy consumption HVAC systems servicing internal building spaces.

All building fabrics of the proposed warehouse of precinct 4 shall comply with 2016 BCA Section J. A compliance report will need to be submitted with the application for a Construction Certificate.

6.5 Domestic Hot Water (DHW)

The BCA specifies the thermal efficiency for hot water systems to be at least 80%. With the installation of water efficient fixture, the hot water consumption will be decreased and thus the domestic hot water usage will also decrease. Therefore, there will be less energy consumption for DHW.

7 POTABLE WATER CONSUMPTION

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

- Rainwater reuse and reticulation system
 - 450 kL rainwater will be harvested from the roof and reuse for irrigation system. The reticulation will be a separate system to the domestic cold water with domestic water top up in the event of insufficient rainfall.
- Use of water saving plumbing devices.
- Water sensitive landscape design.

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

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

By installing 4 star rated toilets, urinals and taps and the proposed rainwater harvesting facility the proposed development will reduce its potable water demand by more than 30%.

8 MONITORING AND REPORTING

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

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

8.1 Energy Review and Audit

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

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

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

An energy audit and management review will be undertaken by a third party energy auditor on a yearly basis until all energy savings procedures are correctly applied. Where audits show that energy savings procedures are not carried out effectively, additional employee training should be undertaken and signage and procedures re-examined.

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

8.2 Energy Metering and Monitoring

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

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

An effective Building Users' Guide is recommended to ensure that:

- 1 Facility managers understand in detail their responsibilities for the efficient operation of the facility and any additional building tuning necessary to continuously improve energy management.
- 2 Maintenance contractors understand how to service the particular systems to maintain reliable operations and maximum energy efficiency.
- 3 Employees understand energy minimisation procedures and working limitations required to maintain design performance for energy efficiency.
- 4 Future fit-out / refurbishment designers understand the design basis for the building and the systems so that these are not compromised in any changes.

8.3 Roles and Responsibilities

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

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

9 CONCLUSION

SLR Consulting Australia Pty Ltd (SLR Consulting) has been engaged by Costco Wholesale to prepare an updated Sustainability Management Plan (SMP) for the proposed COSTCO Depot (distribution depot and storage warehouse) in Precinct 4 of the Oakdale South Estate (OSE) on Estate Road, Eastern Creek (the Development site).

The SMP has been prepared in accordance with the State Significant Development – Secretary's Environmental Assessment Requirements (SEARs) Section 78A(8A) of the Environmental Planning and Assessment Act 1979 – Reference SSD 6917.

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

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

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

- Controlled LED lighting for the warehouse and offices instead of metal halide, resulting in a considerable energy reduction and reduced maintenance;
- The project is committed to install PV Solar system;
- Internal and exhaust fans to the warehouse with the potential for night purging of warehouse;
- Warehouse wall cladding with a minimum R1.5 insulation;
- Colourbond roof sheeting which has a higher solar reflectivity with a minimum R1.5 insulation;
- Office roof with a minimum R3.2 insulation;
- Double glazing to all offices or a minimum BCA requirements;
- Passive solar design for internal and external outdoor areas;
- High efficient air conditioning system;
- Power sub-metering to enable continued review of power consumption for the main office, warehouse, dock office and external areas;
- Selection of endemic and low maintenance landscaping species;
- 450kL rainwater tank for rainwater harvesting and re-use for landscape irrigation and toilet flushing;
- Low flow fixtures and fittings including taps and shower heads;
- Low VOC paints, carpet and sealant and
- Other measures and recommendations are detailed in this report.

By implementing the recommended energy efficiency measures in **Section 6.2**, the project is likely to achieve a 45% lighting energy reduction when compared with BCA reference building.

By installing 4 star rated toilets, urinals and taps and the proposed rainwater harvesting facility the proposed development will reduce its potable water demand by more than 30%.

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

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

10 CLOSURE

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

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

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

LIGHTING CALCUATION

BCA Lighting Requirements Warehouse of Precinct 4 (COSTCO depot)								
BCA Comply Building	BCA Requirements		Area	Operating Hrs	Lighting Control			Total Annual Energy Consumption (kWh)
	Dry and wet depot W/m2	10	20574	Monday to saturday 24 hours	Motion Detector	0.9	1	1386523
	Dry and wet storage dock W/m2	10	8631	Monday to saturday 24 hours	Motion Detector	0.9	1	581660
	Offices W/m2	9	917	Monday to saturday 24 hours	Motion Detector	0.9	1	55619
	Guard house W/m2	9	84	Monday to saturday 24 hours	Motion Detector	0.9	1	5095
	Store (Buy In, E-com, AQIS) W/m2	10	5856	Monday to saturday 24 hours	Motion Detector	1	1	438497
	Freezer W/m2	10	2550	Monday to saturday 24 hours	Motion Detector	1	1	190944
	Warehouse amenity (switch and plant	9	343	Monday to saturday 24 hours	Motion Detector	1	1	3115
			38955				Total	2681454
							kWh/m2	68.83