

18th September 2024



Penrith City Council
Dharug Country
601 High St
Penrith NSW 2750

COPE Sensitive Freight Warehouse

22-227 Luddenham Road, Orchard Hills NSW

Dear Lord Mayor and councillors,

At HB+B Property, we are dedicated to achieving a sustainable, net zero future. We understand the importance of transparency and accountability in addressing climate change, which is why we provide the following information regarding our emissions, transition plans, and sustainable infrastructure initiatives:

Estimated Scope 1 and 2 Emissions up to 2050:

Estimated energy consumption and GHG emissions data is not yet available for the project.

In the next stage of design, detailed predictive energy modelling will be undertaken to both demonstrate compliance with the energy efficiency provisions of the code and to inform the design and estimate the quantity of emissions (both direct and indirect) to be offset using solar photovoltaic systems or other measures.

Following this assessment, clear targets and strategies will be established to reduce these emissions in alignment with our commitment to achieving net-zero greenhouse gas emissions.

Confirmation of Adequate Infrastructure for Fossil-Fuel Independence by 2035:

The project is designed to operate without fossil fuels from the moment it's occupied, demonstrating our commitment to sustainability and minimising environmental impact. It is anticipated that any fossil fuels used would only be for specialist tenant loads or, for emergency power which will account for less than 1% of the total buildings energy consumption and be offset for the first ten years of operation.

Onsite Renewables and Sustainable Infrastructure:

We recognise the importance of onsite renewables, passive design, and other sustainable infrastructure in improving energy performance and reducing emissions. As part of our sustainability efforts, we have implemented the following initiatives:



- **Onsite Renewable Energy:** We have invested in onsite renewable energy systems, such as solar panels to generate clean, renewable electricity to power our operations. This system contributes to reduce utility grid supplied electricity consumption and decreasing our carbon footprint.
- **Passive Design:** Our buildings are designed with passive design principles and material selection to ensure thermal comfort is achieved without relying solely on mechanical means. Passive design strategies such as performance glazing, shading and use of insulation will reduce demand on the mechanical air conditioning systems leading to lower energy consumption and greenhouse gas emissions. Implementing cool roofs will help to reduce the impact of the urban heat island effect.
- **Infrastructure Improvements:** We have implemented infrastructure improvements, such as energy-efficient equipment and lighting systems, to enhance energy performance and reduce overall energy consumption.

Conclusion:

At HB+B Property, we are committed to transparency, accountability, and action in our journey towards achieving net zero emissions. By addressing our scope 1 and 2 emissions, transitioning away from fossil fuels, and investing in onsite renewables and sustainable infrastructure, we are working towards a more sustainable future for generations to come.

Kind Regards,

Natalie Richardson
Design Manager
Mobile: 0477 012 026
Email: nrichardson@hbbproperty.com.au
Website: hbbproperty.com.au



"This document is endorsed by Ray Chung, Senior Sustainability Consultant at Northrop Consulting Engineers.

Ray is a chartered mechanical engineer on National Engineer Register (CPEng, NER, EA ID: 592456), qualified Building Services Engineer, Green Star Accredited Professional (GSAP), NABERS Assessor, CBD Assessor and Climate Active (Carbon Neutral) Assessor with over 30 years of experience across a wide range of projects.

Signature of endorsing engineer:

Ray Chung
Senior Sustainability Consultant"