

ENVIRONMENTALLY SUSTAINABLE DESIGN STATEMENT

Introduction

This Environmentally Sustainable Design Statement has been prepared in support of the development application for a proposed warehouse and ancillary office development at Lot 822 Stirling Crescent, Hazelmere.

The purpose of this statement is to outline the sustainability measures that will be incorporated into the development. The statement is intended to assist the City in understanding the applicant's design intent and the ESD initiatives being pursued as part of the project.

For clarity, this statement is provided for the City's information only. **It is not intended to establish, invite or facilitate a condition of development approval requiring the implementation of each measure in a fixed or prescriptive manner.** The sustainability measures described in this statement must remain subject to refinement through the detailed design, documentation, procurement and construction stages.

This flexibility is necessary to ensure that the final design, delivery and occupation of the development can appropriately respond to applicable construction, structural, building, servicing, safety, operational, authority and statutory requirements. Accordingly, while the applicant is committed to achieving a practical and meaningful sustainability outcome for the site, the precise form, specification, extent and timing of individual measures may be adjusted as required during the design, construction and certification process.

ESD Initiative Summary

The development will target formal 5 Star Green Star certification under the Green Building Council of Australia rating framework. The proposal incorporates a focused suite of ESD measures appropriate to the industrial nature of the development and the operational requirements of the future tenant.

The ESD initiatives proposed for the development include the following measures:

- Targeting formal 5 Star Green Star certification under the Green Building Council of Australia rating framework which includes multiple ESD outcomes as per the attached Green Star requirements outline (**Attachment 1**);
- Installation of a 99kW rooftop solar photovoltaic system, subject to final electrical design, connection requirements and authority approvals;
- 100% of the construction CO2 footprint is offset (by purchased carbon credits).
- Planting of 133 trees across site plus other landscape works, to provide shade and soften the appearance of the built form and hardstand areas.
- Non-potable water provision and dual-flush fittings for the warehouse.
- Electric vehicle charging bays, with provision for future expansion.
- Use of translucent roof sheeting to part of the warehouse roof to increase natural light penetration and reduce reliance on artificial lighting during daylight hours;
- Light quality measures for excellent lighting levels suitable for typical office and workspace activities while avoiding glare.
- Acoustic comfort measures to support the functional use of occupied spaces and minimise acoustic nuisance from mechanical ventilation, air-conditioning and plant.
- Responsible construction practices, including diversion of at least 80% of construction waste from landfill.
- Water-sensitive site and landscape measures, including deep soil planting areas, tree canopy provision, native and drought-tolerant planting, mulching, soil amelioration and irrigation to landscaped areas.
- 20% reduction in upfront carbon against BaU reference case. At least 10% must be from material substitution (e.g. low-carbon concrete).
- Builder to comply with Hesperia Supplier Code of Ethical Conduct (Refer **Attachment 2**).
- Recycling of 90% of demolition materials, and 60% on site reuse of recycled materials
- Landscape species selection that avoids identified reproductive, preferred or susceptible hosts for polyphagous shot-hole borer.

These measures demonstrate the applicant's commitment to delivering a functional, efficient and environmentally responsive industrial development, while preserving the flexibility necessary to resolve final design, construction and authority requirements during the delivery phase.

Environmentally Sustainable Design Statement

The development will target formal 5 Star Green Star certification under the Green Building Council of Australia rating framework. This will provide a recognised benchmark for the sustainability performance of the proposal and guide the detailed design, documentation, construction and certification process. The specific credits pursued will be confirmed as the project progresses.

A rooftop solar photovoltaic system with a minimum capacity of 99 kW will be provided, subject to final structural, electrical and authority requirements. Translucent roof sheeting will also be incorporated to part of the warehouse roof to improve natural light penetration and reduce reliance on artificial lighting during daylight hours. Energy-efficient lighting, controls and building services will be considered through detailed design.

The development will incorporate measures to reduce construction-related carbon impacts, including consideration of lower-carbon materials, efficient structural design, recycled-content products and carbon offsets where practicable. The final approach will be determined through detailed design, procurement and the Green Star certification process.

Electric vehicle charging infrastructure will be provided for an initial number of bays, with conduit, electrical capacity and spatial allowance for future expansion. Provision will also be considered for future load-management equipment and battery energy storage infrastructure.

Water efficiency will be addressed through water-efficient fixtures, including dual-flush sanitary fittings, together with investigation of non-potable water opportunities. This may include rainwater harvesting and reuse for irrigation, toilet flushing or other suitable purposes, subject to final hydraulic design and demand requirements.

Stormwater will be managed through an onsite treatment and detention system within the north-eastern portion of the site. The first 15 mm of hardstand runoff will be retained and treated within a landscaped biofiltration area, with larger events managed through detention and controlled, diffuse overland flow toward the Helena River. The system will incorporate vegetated drainage areas and erosion-control measures to protect downstream water quality and the adjoining foreshore environment.

The landscape design provides substantial tree planting, deep-soil areas and native, drought-tolerant vegetation across the site. Planting will be concentrated along Stirling Crescent, within the car park, around the office and staff outdoor area, along site boundaries, within the drainage basin and at the Helena River interface. The concept plan identifies approximately 135 new trees, together with shrubs, groundcovers, reeds, sedges and dampland species. Plant selection will avoid identified reproductive host species for polyphagous shot-hole borer.

Built form and operational areas are located outside the defined foreshore boundary. The Helena River interface will be retained as a landscaped and revegetated edge, providing separation from development and improving the ecological and visual condition of the currently degraded area.

Wastewater will be managed through an approved onsite Aerobic Treatment Unit and land-application system. The proposed warehouse is a relatively low wastewater-generating use, with wastewater primarily associated with staff amenities and office facilities rather than industrial processes or trade waste.

Bicycle parking will be provided near the office entry, and the internal pedestrian layout will provide clear connections between the car park, office and staff access points while maintaining separation from heavy-vehicle circulation areas.

Light quality and acoustic comfort will be addressed through detailed design. This will include appropriate lighting levels for office and warehouse activities, glare control, use of natural light and suitable selection and location of mechanical plant. The acoustic assessment confirms that the development can operate in compliance with applicable noise requirements.

Responsible construction practices will include waste separation and recycling, diversion of construction waste from landfill where practicable, efficient material procurement, erosion and sediment controls, protection of the

Helena River interface and procurement practices consistent with the applicant's broader sustainability and ethical supply-chain objectives.

The development will also be future-proofed through provision for additional EV charging, load-management infrastructure, future battery storage, renewable energy expansion and adaptable building and servicing arrangements.

Conclusion

The proposed development provides an appropriate and site-responsive environmentally sustainable design outcome for a contemporary warehouse and ancillary office facility.

The development will target formal 5 Star Green Star certification and incorporates renewable-energy generation, energy-efficient design, carbon-reduction measures, EV charging and future energy infrastructure, water-efficient fixtures, potential non-potable water reuse, water-sensitive stormwater management, onsite wastewater treatment, tree planting, deep-soil landscaping, drainage-basin planting and foreshore revegetation.

The proposal also addresses light quality, acoustic comfort, active transport and responsible construction practices.

Together, these measures will improve the operational efficiency, carbon performance, environmental responsiveness and long-term adaptability of the development, while recognising the industrial nature of the proposal and its sensitive interface with the Helena River.

The precise form and extent of individual initiatives will be resolved through detailed design, procurement, construction and certification. The overall approach nevertheless demonstrates the applicant's commitment to delivering a practical, efficient and environmentally responsible industrial development.

5 Star Green Star

- > Seven categories comprising 41 unique credits with varying points awarded
- > Achieving 4 Star demonstrates “Best Practice”
- > Achieving 5 Star demonstrates “Australian Excellence”
- > **5 Star requires 35 points** in total **AND** achieving all Minimum Expectations.
- > Achieving the 5 Star Minimum Expectations will yield 15 points. The remaining points must be achieved from the credits shown on the next page.

5 STAR MINIMUM EXPECTATIONS

Category	Credit	Outcome
Positive	Responsible Construction	The site must have an environmental management plan. The builder must have an environmental management system (large builders will need to be ISO14001 accredited). 80% of Construction and demolition waste must be
	Verification and Handover	The building must be commissioned and tuned. Appropriate metering must
	Responsible Resource Management	The building must have appropriate spaces for waste management and an appropriately sized loading dock.
Healthy	Clean Air	The ventilation system must have appropriate filtration. Point source pollutants must be exhausted directly outside (printers, kitchens). The building must be provided with an adequate amount of outside air.
	Light Quality	Glare must be managed. Light fittings must be of good quality. Lighting levels must be appropriate. A daylight strategy must be developed.
	Acoustic Comfort	Internal noise levels from services and the outside are limited through an acoustic comfort strategy.
	Exposure to Toxins	All the paints, adhesives, sealants, and carpets must have low levels of Volatile Organic Compounds. Engineered wood must be low formaldehyde. There must be no lead, asbestos, and PCBs in the building.
Resilient	Climate Change Resilience	The project has done a pre-screening assessment to identify climate-related risks facing the building.
Positive	Upfront Carbon Emissions	The building's upfront carbon emissions are at least 20% less than those of a reference building.
	Other Carbon Emissions	The building owner eliminates emissions from refrigerants OR The building owner offsets emissions from refrigerants.
	Energy Use	The building's energy use is at least 20% less than a reference building.
	Energy Source	The building provides a Zero Carbon Action Plan and 100% of the building's energy comes from renewables.
	Water Use	The building has at least a 10% or 15% reduction in potable water usage when compared to a reference building (depending on building class) or has installed water efficient fixtures and appliances.
Places	Movement and Place	There are showers, lockers, and change rooms in the building (not applicable to class 2 buildings).
People	Inclusive Construction Practices	There are provisions for providing gender appropriate facilities and personal
Nature	Impact to Nature	Ecologically sensitive sites are protected.

No#	Credit	Brief Description
Responsible		
1	Industry Development	The development facilitates industry transformation through partnership, collaboration, and data sharing.
2	Responsible Construction	The builder's construction practices reduce impacts and promote opportunities for improved environmental and social outcomes.
3	Verification and Handover	The building has been optimised and handed over to deliver a high level of performance in operation.
4	Responsible Resource Management	Operational waste and resources can be separated and recovered in a safe and efficient manner.
5	Responsible Procurement	The procurement process for key products, materials, and services for the building's design and construction follows best practice environmental and social principles.
6	Responsible Structure	The building's structure is comprised of responsibly manufactured products.
7	Responsible Envelope	The building's envelope is comprised of responsibly manufactured products.
8	Responsible Systems	The building's mechanical, hydraulic, transportation and electrical systems are comprised of responsibly manufactured products.
9	Responsible Finishes	The building's internal finishes are comprised of responsibly manufactured products.
Healthy		
10	Clean Air	Pollutants entering the building are minimised, and a high level of outdoor air is provided to ensure levels of indoor pollutants are maintained at acceptable levels.
11	Light Quality	The building provides good daylight and its lighting is of high quality.
12	Acoustic Comfort	The building provides acoustic comfort for building occupants.
13	Exposure to Toxins	The building's occupants are not directly exposed to toxins in the spaces they spend time in.
14	Amenity and Comfort	The building provides internal amenities that improve occupant experience of using the building.
15	Connection to Nature	The building fosters connection to nature for building occupants.
Resilient		
16	Climate Change Resilience	The building has been built to respond to the direct and indirect impacts of climate change.
17	Operations Resilience	The building can respond to acute shocks and chronic stresses that can affect its operations over time.
18	Community Resilience	The building contributes to improving the resilience of the community.
19	Heat Resilience	The building reduces its impact on heat island effect.
20	Grid Resilience	The building contributes to the functioning of the grid as it transitions to a higher level of renewable energy capacity.
Positive		
21	Upfront Carbon Emissions	The building's upfront carbon emissions from materials and products have been reduced and offset.
22	Energy Use	The building has low energy consumption.
23	Energy Source	The building's energy comes from renewables.
24	Other Carbon Emissions	The building's emissions from refrigerants, upfront carbon, and remaining carbon sources are eliminated or offset.
25	Water Use	The building has low water use.
26	Life Cycle Impacts	The building has lower environmental impacts from resource use over its lifespan than a typical building.
Places		
27	Movement and Place	The building's design and location encourage occupants and visitors to use active, low carbon, and public transport options instead of private vehicles.
28	Enjoyable Places	The building provides places that are enjoyable and inclusive.
29	Contribution to Place	The building's design makes a positive contribution to the quality of the public environment.
30	Culture, Heritage and Identity	The building reflects local culture, heritage, and identity.
People		
31	Inclusive Construction Practices	The builder's construction practices promote diversity and reduces physical and mental health impacts.
32	Indigenous Inclusion	The building celebrates Aboriginal and Torres Strait Islander people, culture, and heritage.
33	Procurement and Workforce Inclusion	The building's construction facilitates workforce participation and economic development of disadvantaged and under-represented groups.
34	Design for Inclusion	The building is welcoming to a diverse population and is welcoming to their needs.
Nature		
35	Impacts to Nature	Ecological value is conserved and protected.
36	Biodiversity Enhancement	The building's landscape enhances the biodiversity of the site.
37	Nature Connectivity	Wildlife movement is facilitated within and adjacent to the site.
38	Nature Stewardship	Biodiversity is restored beyond the building site.
39	Waterway Protection	Local waterways are protected, and the impacts of flooding and drought are reduced.

Hesperia Supplier Code of Ethical Conduct

Version Number	1.1
Applicable Parties	All applicable Hesperia Projects
Prepared By	Sustainability Lead
Effective Date	22 August 2024
Next Review Date	29 April 2027

Overview

In our operations and delivery of projects, Hesperia has impacts that are environmental, social and economic. Hesperia will take a range of actions to optimise these impacts – reducing negative impacts and emphasising positive – including seeking support from our supply chain.

By agreeing to work with Hesperia under the agreement containing this Code of Ethical Conduct, suppliers and contractors agree to abide by its intent and the specific considerations contained.

Compliance

All suppliers of Hesperia must comply with all laws and regulations relevant to their business. This includes but is not limited to:

- Laws and regulations on bribery, corruption, and prohibited trade and business practices.
- Anti-corruption laws.
- Local and national laws and regulations with regard to employment practices, benefits, health and safety and anti-discrimination practices.
- Complying with all relevant local and national laws and regulations regarding work, health and safety, and the provision of health-related benefits to employees.

Disclosure

Suppliers are to inform Hesperia of the nature of, and resolution to any controversies that may have reputational implications for Hesperia or its projects. Controversies that should be disclosed include, but are not limited to the following:

- Severe environmental damage.
- Child or forced labour, including in the company's supply chain.
- Terrorism.
- Supplying controversial weapons to UNSC-sanctioned entities.
- Corruption, fraud, money laundering and other forms of professional misconduct.

Avoidance of Financial Crimes

Parties working on behalf of Hesperia in any way must take any measures necessary to mitigate the risk of financial crime. Considerations in this regard include, but are not limited to:

On Anti-Corruption/Bribery

- **Prohibition of Corrupt Inducements:** No direct or indirect corrupt payment or reward is to be offered or made to business counterparties or other third parties (not limited to public officials). Requests for or receipt of such corrupt inducement is similarly prohibited.
- **Gifts and Hospitality:** There should be no acceptance of any gift or hospitality that is likely to conflict with our duties to, or the interest of the company. Similarly, there should be no inappropriate or extravagant gift or hospitality offered or provided to business counterparties or other third parties.
- **Political and Charitable Contributions:** Direct or indirect political contributions are prohibited, whilst charitable contributions are subject to prior approval of senior management.

On Sanctions Compliance

- **Sanctions Screening:** Due diligence checks are performed to ensure that our business counterparties and investee companies are not sanctions targets.

On Anti-Money Laundering/Countering of Financing of Terrorism

- **Due Diligence of Counterparties:** Relevant counterparties, investee companies and transactions are subject to risk-based due diligence, identification checks and monitoring. Where appropriate, contractual undertakings are also obtained from our business counterparties and investee companies.
- **Suspicious Transaction Reporting:** Suspicious transactions that have been identified must be reported to the relevant local authorities.

Ethical Commitment

Suppliers are expected to:

- Conduct their business in accordance with the highest ethical standards.
- Have effective and transparent allocation of responsibilities between Board and management, where an applicable management structure exists.
- Have effective processes in place to prevent or immediately disclose a conflict of interest or the perception of a conflict of interest related to its relationship with Hesperia.

Hesperia's procurement practices align to ISO 20400 and seek to address the key considerations of the standard:

- The environment.
- Human rights.



- Labour practices.
- Community involvement and development.
- Fair operating practices.
- Consumer issues.

The Environment

Suppliers are to minimise the environmental impact of their operations. Suppliers should support and encourage others to also minimise their environmental impacts. Where there is a product, the upstream and downstream impacts of the production of this product are part of the environmental impact of the supplier.

All required environmental permits and registrations associated with any work on Hesperia projects are to be kept current.

Product Certification

Hesperia recognises the importance of purchasing responsibly source products whose provenance is verified by an independent third party. Suppliers are expected to:

- Commit to purchasing ethically sources product which are approved by a standardised certification scheme (where available) such as Climate Active's Carbon Neutral Product or Service, Good Environmental Choice Australia Certification (GECA), Forest Stewardship Council (FSC), Program for the Endorsement of Forest Certification (PEFC) Certification and GreenTag Certification.
- Seek to have their product or service certified by a widely recognised certifying organisation.

Climate Change and Energy

Hesperia aspires to identify and respond to climate change risks and opportunities in managing our assets and work towards carbon neutrality in our operations, development and business activities. Suppliers are expected to:

- Seek to reduce their greenhouse gas emissions in areas within their control.
- Preference carbon neutral products and services in their supply chain.
- To seek to improve energy efficiency and to provide Hesperia with low energy and low carbon options whenever they are available.

Resource Recovery

Hesperia aspires to utilise resources optimally for maximum lifecycle and disposal or recycling of waste without environmental harm. Suppliers are expected to:

- Commit to maximising the reuse and recycling of materials while minimising waste volumes with an aim to minimising the quantity and environmental impact of waste going to landfill.
- Commit to utilise resources optimally for maximum lifecycle with a preference for a closed loop approach, and to only use what is needed.



Biodiversity

Hesperia aspires to positively contribute to sustainable and resilient communities and ecosystems through the protection of biodiversity. Suppliers are expected to, wherever possible:

- Make a positive contribution to biodiversity, in relation to the products and services they provide.

Water

Hesperia aspires to employ best practice approaches to sustainable use and management of water resources. Suppliers are expected to:

- Commit to sustainable use and management of water resources in all areas that it has control over, and to support and encourage others where it can meaningfully do so.

Human Rights

Human rights are rights inherent to all human beings, regardless of race, sex, nationality, ethnicity, language, religion, or any other status. Human rights include the right to life and liberty, freedom from slavery and torture, freedom of opinion and expression, the right to work and education, and many more. Everyone is entitled to these rights, without discrimination.

People and Labour Practices

Hesperia is committed to creating diverse, inclusive and safe workplaces, and providing equal opportunity in all aspects of employment. We believe that the unique skills, perspectives and experience that our employees possess promote greater creativity and innovation that better reflect and serve the needs of our diverse customer base, leading to improved business performance.

Human Rights & Modern Slavery

Hesperia is committed to creating and supporting a culture and work environment in which all people are treated with respect and have equal opportunities to do their best work. Suppliers are expected to:

- Provide a workplace free of any form of harassment with a focus, and proactive management of, fair treatment and equality of opportunity.
- Not use any form of forced, bonded, indentured or prison labour. All work must be voluntary, and workers shall be free to leave work or terminate their employment with reasonable notice. Wages and benefits paid must satisfy at a minimum, national legal standards. Suppliers should ensure that they do not allow any aspect of their supply chain to contravene this principle.
- Describe their steps taken to eradicate modern slavery within their business.
- Hold their supply chain to account, and implement appropriate due diligence processes, to eradicate the potential for, and identify instances of modern slavery.
- Strive to support the principles in the UN Global Compact Principles.



- Establish an effective grievance procedure to ensure that anyone working within their business or supply chain can submit a grievance without suffering any prejudice or retaliation of any kind.

Diversity & Inclusion

Hesperia is committed to encouraging diversity in the workplace and the provision of a work environment that is free from discrimination and promotes equal opportunity to all. Suppliers are expected to:

- Promote an inclusive workplace where employee differences in areas including sexual orientation, sex, gender identity, race, beliefs, age, or abilities are valued.
- Strive to provide a workplace that is free of direct or indirect discrimination, harassment or bullying e.g. no discrimination in hiring, compensation, access to training, promotion, termination or retirement.
- Have effective grievance mechanisms for concerns to be freely raised and effectively and consistently addressed.
- Base decisions relating to suppliers, customers, contractors and other stakeholders on merit or other non-discriminatory considerations.

Learning & Development

Hesperia is committed to supporting the career development of its employees through continuous learning, by providing opportunities to develop skills and experiences, assisting them to achieve their career goals. Suppliers are expected to:

- Commit to the provision of relevant training, learning and development opportunities for all of their employees.
- Commit to the provision of mandatory training for all of their employees to ensure they appropriately skilled.

Workplace Health & Safety

Hesperia is committed to a zero-harm approach for the health and safety of our employees, contractors, tenants and visitors to our assets. Suppliers must support and demonstrate their commitment to:

- Having safe and healthy working facilities and appropriate precautionary measures to protect employees from work-related hazards and potential dangers in the workplace.
- Preventing anyone at our assets being exposed to potential safety hazards.
- Having documented safety and health policies and standards, with processes in place to monitor the implementation of these policies.
- Providing employees regular health and safety training; and
- Having a documented system to record, investigate and reduce work-related injury and illness.

Community Engagement and Development

Hesperia aims to make a net positive contribution to our communities, people and environment. Suppliers are expected to:

- Commit to contribute to the local communities with which the supplier interacts, and to support their sustainable development.



- Support Hesperia's commitment to Reconciliation with First Nation's Peoples, for example through the adoption of a Reconciliation Action Plan that best suits their business.

Social Procurement

Social procurement leverages an organisation's buying power to deliver social value, above and beyond the value of the goods or services being procured. It builds diversity into the supply chain and creates job opportunities for under-represented groups, reinvigorating marginalised communities. Suppliers should, as Hesperia does, seek to support the following schemes and disadvantaged groups through procurement decisions:

- Youth employment schemes
- Disadvantaged youth employment schemes
- Mature age worker employment
- Long term unemployment
- Work experience opportunity
- People with a disability
- Migrant workers
- Gender balance and equality
- Suppliers are expected to support Hesperia's commitment to social procurement that best suits their business.

Fair Operating Practices

Hesperia regards good corporate governance as being of critical importance to all aspects of the business. Hesperia's Board strives to ensure that high standards of governance are in place across all operations. Suppliers are expected to:

- Conduct their business in accordance with the highest ethical standards.
- Have effective and transparent allocation of responsibilities between Directors and management, where an applicable management structure exists.
- Have effective processes in place to prevent or immediately disclose a conflict of interest or the perception of a conflict of interest related to its relationship with Hesperia as soon as possible to Hesperia.

Consumer Issues

Consumers of goods and services may include Hesperia staff, our contractors and subcontractors, and any end users of our assets. Suppliers are to consider the following:

- Fair marketing, factual and unbiased information, fair contractual practices.
- Protection of consumers' health and safety.
- Consumer service and support, and complaint and dispute resolution.
- Consumer data protection and privacy.



Cyber Security and Privacy

Hesperia recognises the necessity to adapt to the rapidly changing cyber environment and maintain an information security system and relevant protocols that are no less rigorous than accepted industry standards to protect any Personal Information and Confidential Information obtained in the course of acquiring services, from unauthorized access, disclosure or misuse.

Suppliers are expected to:

- Develop a Cyber Security Management Plan.
- Immediately notify Hesperia after becoming aware of a Security Incident and comply with all directions issued by Hesperia in connection with the Security Incident.
- Ensure all agreements and other supply chain arrangements the supplier enters into and which may allow or cause access to Hesperia assets and data are governed by the Cyber Security Management Plan;
- Immediately notify Hesperia (including providing full details) of a Privacy Incident or any breach of the Cyber Security Management Plan.

Management and Reporting of Information

Suppliers should make available upon request any compliance, governance or sustainability performance information, data or reports which may be required by Hesperia. These may include copies of certificates, accreditations and other product information.

For Information

Hesperia has a confidential, external, and independent whistleblower mechanism which suppliers are permitted to use to report any breaches against this Code of Ethical Conduct. The contact information is listed below:

Telephone: 1300 790 228

Email: disclosures@yourcall.com.au

Web: www.hesperia.relyplatform.com/home



Supplier Acknowledgement

Attribute	Detail
Company Name	
Company ABN or ACN	
Name	
Position	
Signature	
Date Signed	

Version History

No.	Date	Variations
1.0	22 August 2024	Initial Implementation
1.1	29 April 2026	Updated for clarity