

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Mirvac

Building / Premises name: Axle (Building 1)

Building Address: 5-7 Central Avenue, EVELEIGH, NSW 2015

Corresponding NABERS Energy Rating number OF52216

This building Axle (Building 1) has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the rating period 01/5/2025 to 30/4/2026 The carbon neutral certification is valid until 02/7/2027.

Total emissions offset	359 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Axle (Building 1) has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 2nd of July 2027

Reporting Year Period	
The rating period / reporting year	1/05/2025
12 consecutive months of data used to calculate the NABERS Star rating.	to
	30/04/2026

1. Carbon Neutral Information

1A Introduction:

South Eveleigh is set to become a state-of-the-art work and lifestyle destination that welcomes, celebrates and enriches the lives of its communities, pioneering new standards in workplace and precinct design. In an industry first, Mirvac partnered with CBA to develop the original tender for the site, seeing the companies collaborate on each step of the development planning, leading to a powerful shared vision that both organisations are working towards together.

After setting out our carbon goals through our PLANET POSITIVE PLAN, we reached our net positive carbon goal in Scope 1 and 2 emissions in 2021. This was achieved by maximising energy efficiency, going all-electric, buying 100% renewable electricity, and investing in a small amount of high-quality, community focused carbon offsets. We have now released our NET POSITIVE CARBON PLAN to achieve net positive in scope 3 emissions by 2030. We will reduce our carbon emissions using our internal design and construction capabilities, and then invest in high-quality, nature-based, Australian offsets for remaining emissions from FY30.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	☒
	Whole Building.	☐
The Responsible Entity has defined a set building’s emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources	Scope 1: Refrigerants, Gas/Fuels	
	Scope 2: Electricity	
	Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.	

Table 2. Declaration of excluded emissions

All emissions sources within the geographic boundary of the building that are excluded from the emissions boundary of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
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2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		0.0
Scope 1: Natural gas		164.7
Scope 1: Diesel		6.1
Scope 2: Electricity		0.0
Scope 3: Natural gas		41.9
Scope 3: Diesel		1.5
Scope 3: Electricity		0.0
Scope 3: Waste		109.5
Scope 3: Water and Wastewater		34.6
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		359

*The emissions associated with these Products and Services have been offset on their behalf. A list of these can be found on the Climate Active website:

<https://www.climateactive.org.au/buy-climate-active/certified-brands>

3. Carbon Offsets Summary

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO2 –e) (total quantity retired) ***			
The Kasigau Corridor REDD Project - Phase II The Community Ranches	VCU	Verra Registry	14-08-2026	12137-387540441-387540628-VCS-VCU-259-VER-KE-14-612-01012020-31122020-1	01/01/2020 - 31/12/2020	188	188	0	188	52.4%
				See screenshot in Appendix D						
The Kasigau Corridor REDD Project - Phase II The Community Ranches	VCU	Verra Registry	14-08-2026	12137-387540270-387540440-VCS-VCU-259-VER-KE-14-612-01012020-31122020-1	01/01/2020 - 31/12/2020	171	171	0	171	47.6%
				See screenshot in Appendix D						
TOTAL Eligible Quantity used for this reporting period claim									359	
TOTAL Eligible Quantity banked for future reporting periods								0		

* If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

** Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible offsets. Therefore the quantity of the Yarra Yarra credits could be entered here, however 0 would be put in the eligible quantity column.

*** Eligible Quantity is the total Climate Active eligible quantity purchased. For all eligible offsets, this is the same number as per the quantity cell.

4. Renewable Energy Certificate (REC) Summary

Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

1. Large-scale Generation certificates (LGCs)*	0
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* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

Table 6. REC information											
Project supported by REC purchase	Eligible units	Registry	Surrender date	Certificate serial number	Accreditation code (LGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
Total LGCs surrendered this report and used in this report								0			

5. Minimum energy efficiency requirements not met (please refer to section 4.2.2 & 4.2.3 of the NABERS Carbon Neutral Technical Guidance Document for more details)

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment can be made -

0

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment cannot be made -

a) Why the minimum NABERS Energy rating cannot be achieved.

0

b) Why a commitment cannot be made to achieve the rating within three (3) years.

0

c) What the building’s emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

0

Amount of renewable electricity to be purchased to bring carbon emissions intensity (kgCO2e/sqm) of the rated energy to the equivalent of the minimum NABERS Energy rating requirement

0 kWh

Evidence of purchase of this renewable electricity –

0

Appendix A: Electricity Summary

Electricity emissions are calculated using market-based approach

Market-based method

The market-based method provides a picture of a business’s electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

Marked Based Approach		
Total renewables (onsite and offsite) (cell D45)	1,806,063	kWh
Mandatory * (RET) (cell D32)	320,266	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	1,429,366	kWh
Onsite renewable energy consumed (cell D41+D43)	56,431	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-16,589	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-15,261	kgCO2-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	1,213,130	kgCO2-e

Note

* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERSpathway, the quality of waste data is evaluated to determine the accuracy and integrity of the calculated emissions from the building's waste. Waste data quality is categorised into one of five tiers ranging from poor to excellent.

Emissions from waste make up 30.51% of this claim’s total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
Basic
Poor

Appendix C: Refrigerant assessment details

Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building’s airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 – Estimation based on a default annual leakage rate

Method 2 – Approximation based on records of top-ups”

Refrigerant emissions make up 0.00% of this claim’s total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	0.00
Method 2	0.00
Total	0.00

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VERIFIED CARBON STANDARD PROGRAM (VCS)

The VCS Program allows certified projects to turn their greenhouse gas (GHG) emission reductions and removals into tradable carbon credits. Launched in 2002, the VCS Program has grown into the world's leading GHG crediting program. VCS projects cover dozens of technologies and measures which result in GHG emission reductions and removals, including renewable energy, forest and wetland conservation and reforestation, transport efficiency improvements, and many others.

Reports

Projects | Investments | Holdings | **Repayments** | Cancellation | Refunds

	Repayment Date	Project ID	Serial Number	Project Name	Vintage	Repayment QTY	Repayment Details
	14 Aug 2026	602	T02T-38P5-6A4C-38P5-6A4B-VCS-VOL-28N-VEN-ME-14-A0-09072020-3102200-1	The Kaguja Corridor REDD Project - Phase II The Community Benefits	2020	388	Ones awarded for 388 CO ₂ e (Scope 1 & 2) to achieve Climate Action Carbon Neutral certification
	14 Aug 2026	602	T02T-38P5-6A7B-38P5-6A4B-VCS-VOL-28N-VEN-ME-14-A0-09072020-310220-	The Kaguja Corridor REDD Project - Phase II The Community Benefits	2020	371	Ones awarded for 371 CO ₂ e (Scope 1) to achieve Climate Action Carbon Neutral certification (Phase I)

Project:

5,264

Issued Units:

1,431,464,198

Active Units:

477,836,802

____Report end____

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