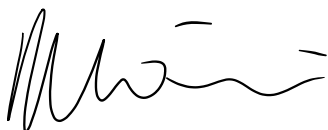


NET ZERO STATEMENT – GREEN SQUARE STAGE 3

Report Name	NET ZERO STATEMENT
Project	GREEN SQUARE STAGE 3
Author	Micha Middlebrook
Date	31/07/2026
Authorised	Matt Williams

I certify that the development is designed to operate fossil fuel-free from occupation and that the strategies outlined provide a pathway to net zero operational emissions for the non-residential component.



Matt Williams,

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Site Description

The site is located at 960A Bourke Street, Zetland and is located within the GSTC. It is situated within the Sydney Local Government Area (LGA) and is located approximately 3.5km south of the Sydney CBD and within immediate proximity of the Green Square Railway Station. The site forms the northern component of the Mirvac HDA proposal, consisting of one lot which is legally described as Lot 6, DP 1199427. An aerial photo of the site is shown at Figure 1 below.

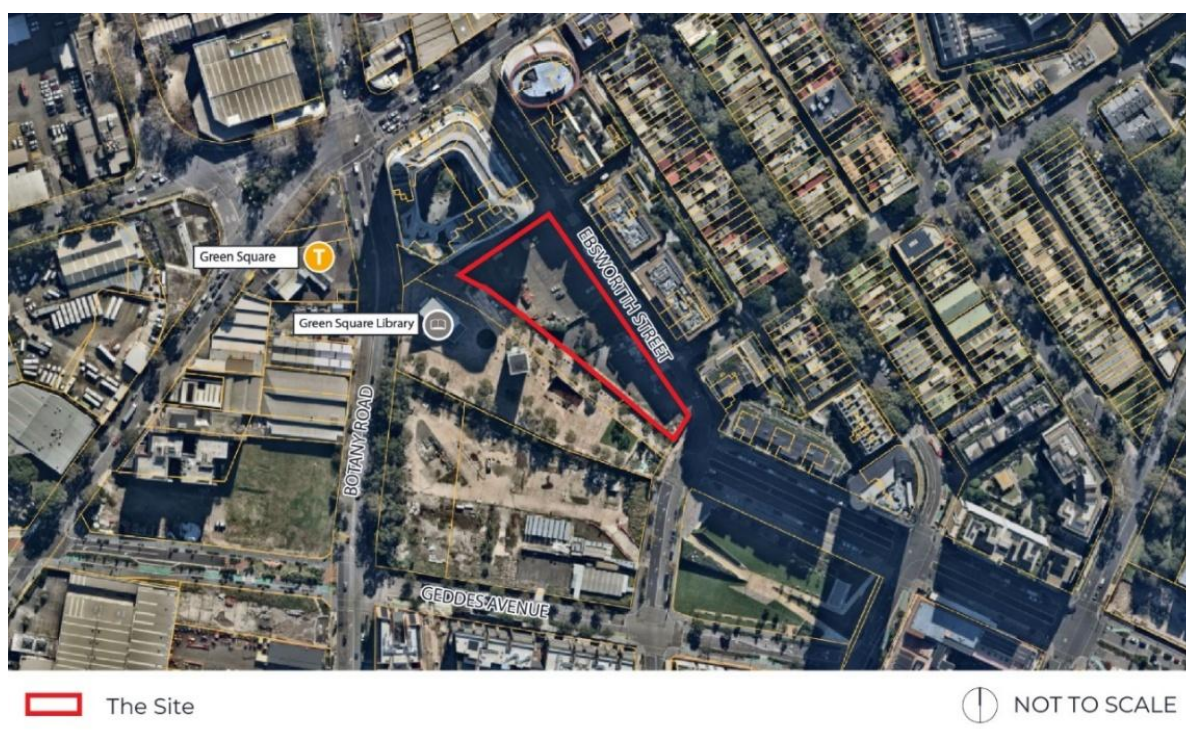


Figure 1 Sites 7, 17 and 18 Site Aerial, source: Nearmap, Colliers Urban Planning edits.

The proposed development seeks to deliver the construction of three BTR buildings which will integrate residential, retail, resident amenity and public domain uses. Specifically, the proposal seeks approval for:

- Excavation and enabling works.
- Construction of 3 mixed use BTR buildings up to 21 storeys in height, comprising:
 - 504 BTR dwellings including a variety of dwelling types including Studio, 1, 2 and 3-bedroom apartments, a portion of which will be affordable housing.
 - Shared internal and external residential amenity space.
 - Non-residential floor space including retail, food and beverage tenancies, BTR staff offices and BTR resident lobbies
 - A shared basement level, incorporating loading zones, waste collection and servicing.
 - Car parking and bike parking to service the proposed development.
- Public domain and landscaping improvements, including:
 - External pedestrian laneways, pathways and through-site links.
 - Tree removal, protection, new plantings and landscaping works.
- Utility and stormwater connections to support the new development.
- Concurrent amendments to the Sydney Local Environmental Plan (Green Square Town Centre) 2013 to facilitate the SSDA.

Scope of this Statement (Non-Residential Only)

In accordance with the Sustainable Buildings SEPP (2022), Chapter 3, a Net Zero Statement is required for the non-residential component. This statement therefore applies only to the Retail base build, Commercial/ Recreation Facility (indoor) tenancy and associated non-residential shared services. Residential apartments and residential common areas are addressed separately via BASIX/NatHERS and Green Star and are outside the scope of this Statement.

Net Zero Statement

This statement outlines a pathway for the non-residential component of Green Square Stage 3 to achieve Net Zero operational emissions, consistent with Section 35C of the EP&A Regulation and the Sustainable Buildings SEPP. Net zero operations are addressed for operational energy only (on-site fossil fuels and electricity consumption).

Fossil Fuel-Free Development:

The base build (non-residential) will be fully electric, with no gas services provided to Retail, Commercial/ Recreation Facility (indoor) or common non-residential areas. This aligns with the decarbonisation trajectory of the NSW electricity grid and ensures the development can operate fossil-fuel-free from occupation. Electrified tenant fit-outs are enabled but remain tenant responsibilities.

Operator Procurement: The operator will procure 100% renewable electricity (e.g., GreenPower or equivalent) for operator-metered common non-residential loads. Retail tenants cannot be mandated to procure renewable electricity; however, electrified fit-outs and renewable procurement will be encouraged through design guidelines and lease engagement.

Key strategies

Electrification of Building Services:

- **Retail Tenancies:** Provision of adequate electrical capacity, metering/sub-metering and services pathways to enable fully electrified tenant fit-outs, including induction cooktops (tenant supply) and efficient DHW via electric systems (tenant design).
- **Commercial/Recreation Facility (indoor) Tenancy:** Provision of base building mechanical ventilation and electrical infrastructure to support an electrified tenancy fit-out, including space conditioning and equipment loads.
- **Common Amenities (Non-Residential):**
 - Space conditioning via separate FCUs for each common area, sized to efficient design duty.
 - Provision will be made to support an all-electric domestic hot water system for common areas, with the final hot water system configuration to be confirmed during detailed design.

Passive Design Integration:

The design incorporates passive measures to reduce energy consumption, including:

- High-performance glazing and insulation to minimise heating and cooling loads.
- Maximised natural daylight and ventilation to reduce reliance on artificial lighting.
- Airtightness strategies across façades and penetrations to limit unwanted infiltration.

Energy Efficiency and Technical Features:

- **Battery Storage Readiness:** Electrical infrastructure will allow for future integration of battery storage systems (provision only).
- **LED lighting** with occupancy/daylight controls in common non-residential areas.
- **Sub-metering** of major end uses serving non-residential components (HVAC, lighting, lifts, central plant as applicable).
- **Remote monitoring/analytics** capability to support continuous commissioning, tuning and optimisation.
- **Offsets for Residual Emissions:** Refrigerant-related emissions for the base building will be offset. Future mechanical equipment replacements will prioritise low global warming potential (GWP) refrigerants.

Annual Energy Consumption & Emissions (Indicative)

All figures presented below are assumptions only, based on the maximum allowable hourly regulated energy consumption under NCC J1P1 Energy Use. Whole-building energy consumption calculations are not yet available, as the project has not reached the level of design required for comprehensive modelling.

Based on the maximum regulated hourly energy intensity of:

- 80 kJ/m²-hr for Retail, and
- 43 kJ/m²-hr for the Commercial/Recreation Facility (indoor),

and a total GFA of approximately 3,544.8 m² (comprising ~558.5 m² Retail and ~2986.3 m² Commercial/ Recreation Facility (indoor)), the estimated annual energy consumption for the non-residential component is approximately ~421,188 kWh/year.

This results in approximately ~382.4 tCO₂-e/year across Scope 1, 2, and 3 emissions. This assumes approximately ~19.1 tCO₂-e from refrigerant leakage (Scope 1), ~325 tCO₂-e from electricity use (Scope 2), and ~38.2 tCO₂-e from transmission and distribution losses (Scope 3).

The emissions intensity is approximately ~107.9 kgCO₂-e/m²-year, with an energy intensity of approximately ~427.7 MJ/m²-year.

These values are based on NCC J1P1 regulated energy allowances and are indicative only; actual operational energy may vary, particularly for the Commercial/Recreation Facility (indoor) where tenant equipment loads are not captured.

Table 1: Summary Metrics

Item	Value
Estimated Annual Energy Consumption	421,000 kWh/year
Energy Intensity	428 MJ/m ² -year
Emissions Intensity (Scope 1, 2 and 3)	108 kgCO ₂ -e/m ² -year
Estimated Emissions – Scope 1, 2 and 3 (before offsets)	382.4 tCO ₂ -e/year
Estimated Emissions – Scope 1 and 2 (before offsets)	344.2 tCO ₂ -e/year

Pathway to Net Zero operational emissions

- **Fossil Fuel Elimination** - No on-site fossil fuel systems in non-residential base build (no gas to retail/common areas).
- **Efficiency First** - Passive envelope measures, efficient HVAC (FCUs per common area), LED + controls.
- **100% Renewable Electricity Procurement**
 - Operator to procure 100% renewable electricity for operator-metered non-residential loads.
 - Tenants encouraged (not mandated) to procure 100% renewable electricity via lease guidance.
- **Residual Offsets** - Verified carbon offsets will cover residual Scope 1 emissions for the base building only (e.g., refrigerants).
- **Performance Assurance** - Sub-metering, analytics, and a building tuning/commissioning regime to maintain low-energy operation and track performance over time.

Table 2: Emissions Breakdown and Offset Pathway

Stage	Scope 1 (tCO ₂ -e)	Scope 2 (tCO ₂ -e)	Scope 3 (tCO ₂ -e)	Total (tCO ₂ -e)
Before Offsets	19.1	325	38.2	382.4
After 100% Renewable Electricity	19.1	0	0	19.1
After Carbon Offsets (Net Zero)	0	0	0	0

These measures ensure the non-residential component is designed to enable Net Zero operation, aligning with NSW Net Zero Strategy, Sustainable Buildings SEPP requirements, and best-practice sustainability principles.

As the design progresses, detailed energy modelling and optimisation will be undertaken to refine system selections, minimise operational demand, and support the building in aligning with NSW Net Zero Strategy.