



PUBLIC DISCLOSURE STATEMENT

**GOODMAN
PRODUCT CERTIFICATION (AS BUILT)**

Australian Government

Climate Active Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	BGA18 Pty Limited as Trustee for BGA11 Oakdale South Trust 2B
REPORT TYPE/ PERIOD	23 December 2022
DECLARATION	<p><i>To the best of my knowledge, the information provided in this public disclosure statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.</i></p> <p><i>Emma McMahon</i></p> <hr/> <p>Emma McMahon Head of Sustainability, Australia 23 December 2022</p>



Australian Government

Department of Climate Change, Energy,
the Environment and Water

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Version November 2022. To be used for FY20/21/CY2021 reporting onwards.

1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	10,682 tCO ₂ -e
THE OFFSETS BOUGHT	20% ACCUs 80% VCUs
RENEWABLE ELECTRICITY	0%
TECHNICAL ASSESSMENT	Deepali D Ghadge Date- 07-01-2023
THIRD PARTY VALIDATION	Deepali D Ghadge Date- 07-01-2023

2. CARBON NEUTRAL INFORMATION

Description of certification

The upfront carbon for the construction of warehouse/office buildings constructed at Oakdale South Horsley Park, is a carbon neutral building in accordance with the Climate Active Guideline: Building Upfront Carbon V1:2022.

The building includes warehouse, offices and amenities and services areas as follows,

- Warehouse 2B -1 (13435m²)
- Warehouse 2B -2 (12510 m²)
- Office 2B -1 2 levels - Office spaces / Amenities / Kitchen area (750m²)
- Office 2B -2 2 levels - Office spaces / Amenities / Kitchen area (750m²)
- Dock Office 2B -1 1 level - Office spaces / Amenities (75m²)
- Dock Office 2B -2 1 level - Office spaces / Amenities (75m²)
- Total Awnings: 2881m²

The carbon inventory includes emissions calculated for stages A1 – A5 of the base building.

The project has been designed in line with Green Star Design & As Built v1.3.

Product description

The construction commenced in September 2021 and practical completion was achieved in July 22. It is a one storey building with GFA of 30,476 sqm and 214 car parking spaces.

The functional unit of the building was chosen as one m² Gross Floor Area over its life span. The estimated design life of the building was assumed as 60 years in the LCA analysis.

The emissions intensity of each functional unit of the building, as at practical completion (As Built), is 0.3505 t CO₂-e.

The study is cradle to gate, where the gate is the delivery of the completed base building as the Guideline: Building Upfront Carbon provides coverage for all construction emissions treating the completed building as the product.

3. EMISSIONS BOUNDARY

Inside the emissions boundary

The emissions boundary includes product stages A1 to A5 as per EN15804.

Outside the emissions boundary

This certification excludes emissions related to tenant fit out activities, as this is outside of the control of the project Owner. The emissions related to the ongoing operation of the building are also excluded.

The emission sources in the boundary diagram below are as per the emissions categories in the emission summary table (in section 4).

Inside emissions boundary

Quantified

Embodied emissions in construction materials incorporated into the structure (A1-3)

Embodied emissions in materials used during construction (for example: permanent formwork)

Transport of materials to the construction site (A4)

Construction energy (A5):

- *Electricity*
- *Diesel*
- *Petroleum*

Construction waste (A5)

Non-quantified

bathroom fixers and kitchenette cabinets tested immaterial.

Optionally included

N/A

Outside emission boundary

Non-attributable

Tenancy fitout

Base building operations (B6)

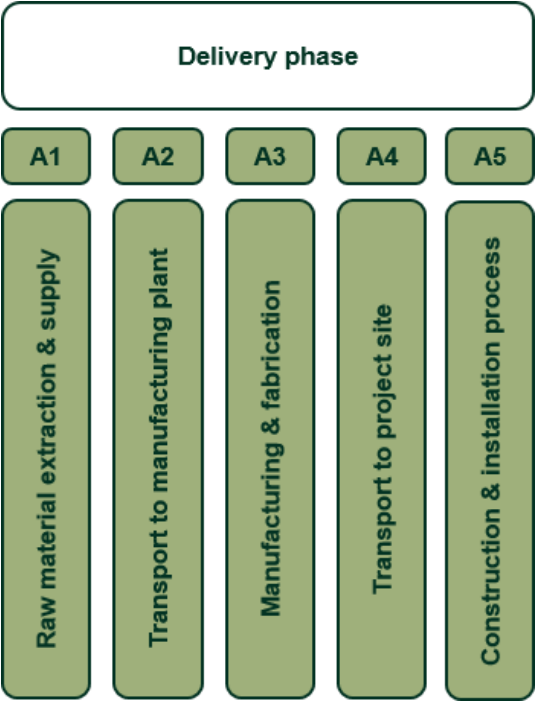
Tenancy operations (B6)

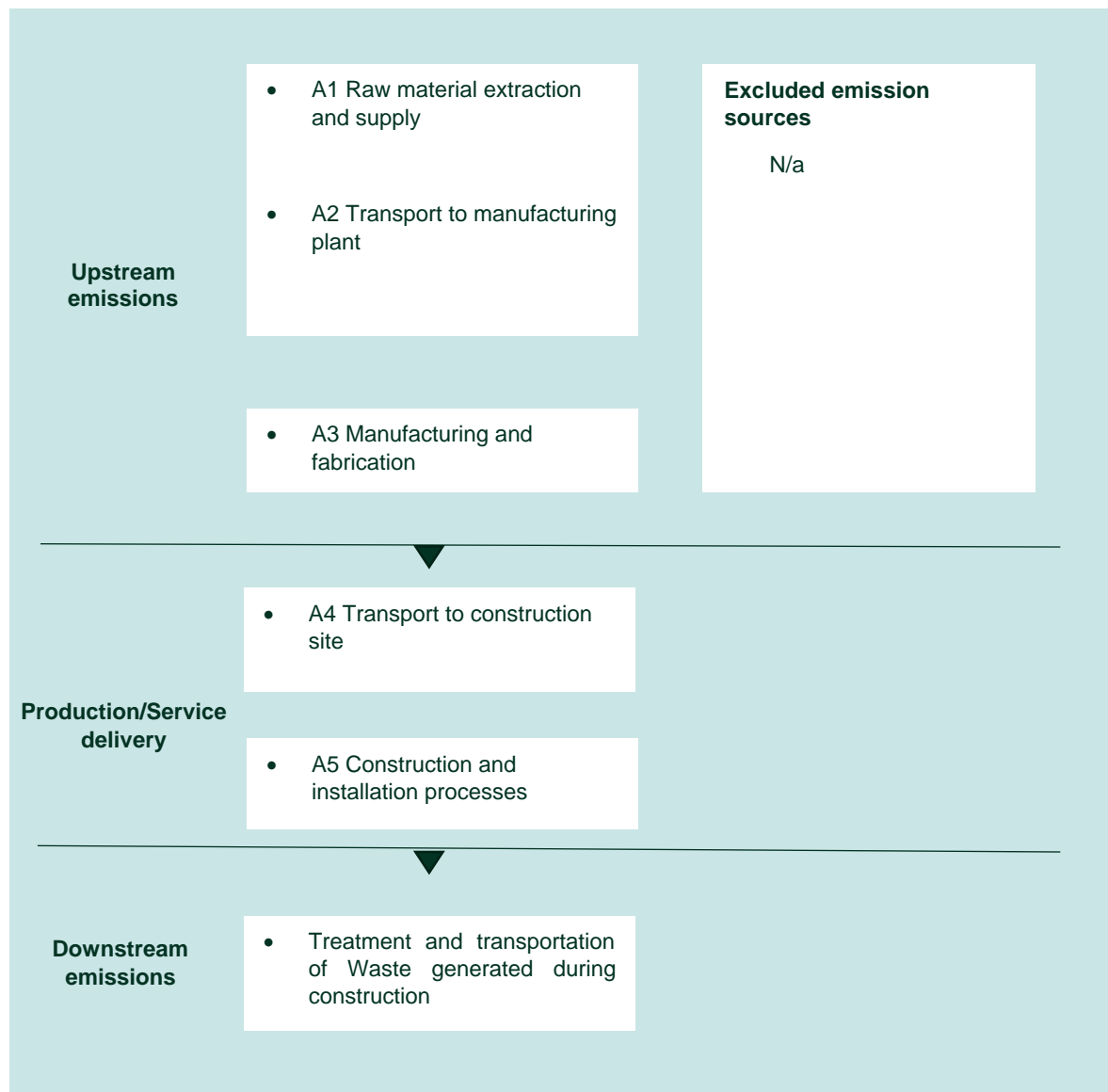
Building refurbishment or maintenance during operational lifetime (B1-7)

Demolition at end of life (C1-4)

Product process diagram

Cradle-to-gate where achievement of practical completion of the project marks the “gate”, lifecycle stages A1 to A5 as per EN15978.





Data management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

The design of Oakdale South 2A and 2B has been guided by the objective to minimise building lifecycle emissions recognising that decisions made to manage upfront emissions can influence operational emissions.

The upfront emissions reductions strategies include:

- Application of a project cost of carbon to provide a fair comparison of materials with varying carbon intensity;
- Dematerialisation by optimising structural and façade elements;
- Prioritising;
 - lower carbon emissions materials
 - Renewable materials
 - Recycled materials
 - Materials recognised by third party certification schemes and independent verification methods e.g. Environmental product declarations (EPDs)
- Blown in fiberglass insulation for the offices' walls and roof
- Local procurement of steel and concrete materials, where possible
- InfraBuild EPD was used to model reinforcing and structural steel
- Project diverted 95% waste from landfill
- Low impact EPD carpet
- Modularising elements of construction, where possible, to reduce waste and transport emissions

The operational emissions reductions include;

- Designed in line with a 5 star Green Star Design & As Built rating v1.3;
- Office designed in line with 5 star NABERS Energy requirements;
- Reduced HVAC and HWS operational energy consumption;
- Installation of 700 kW rooftop solar PV
- Water efficient tap fittings to reduce leaks;
- Landscape irrigation with smart meters installed to reduce consumption;
- Rainwater and GPT installed to recycle water; and
- LED lights with motion sensors installed to reduce electricity consumption

Climate Active carbon neutral products and services

Pangolin Associates Pty Ltd (Carbon neutral service) was engaged to conduct the Third-Party Verification and Technical Assessment of the project.

5. EMISSIONS SUMMARY

Emissions summary

This certification is for a completed development with emissions calculated from product specific emission intensity information for construction materials and the as built drawings and site plans. Emissions from electricity use and fuels used on the construction site have been modelled using hours of operation of different equipment used during construction with the emission factors embedded in e-Tool.

Stage	Stage Name	tCO ₂ -e
A1-A3	Product Stage	9,516
A2	Transport of Equipment and Materials	720
A3	Construction	446
TOTAL		10,682

Outline if any uplift factors were included in the emissions total.

Emissions intensity per functional unit (including any uplifts required) tonnes CO ₂ - e/sqm	0.3505
Number of functional units offset	30,476
Total emissions offset	$= 0.3505 \times 30,476$ $= 10,682 \text{ tCO}_2\text{e}$

6. CARBON OFFSETS

Offsets retirement approach

The following criteria have been considered in the selection of carbon credits purchased for this project;

- Nature-based solutions projects (reforestation, afforestation, and improved forest management)
- All units must have a vintage year later than 2016
- International offsets to include the following;
 - Certified Emissions Reductions (CERs), issued as per the rules of the Kyoto Protocol from Clean Development Mechanism projects
 - Removal Units (RMUs) issued by a Kyoto Protocol country based on land use, land-use change and forestry activities under Article 3.3 or Article 3.4 of the Kyoto Protocol
 - Verified Emissions Reductions (VERs) issued by the Gold Standard
 - Verified Carbon Units (VCUs) issued by the Verified Carbon Standard.

Paroo River Native Forest Regeneration, QLD

Re-establishing native forests and sequestering carbon on degraded agricultural land in the South West Darling Downs region of Queensland.

Located near Cunnamulla in South West Queensland, the Humeburn Station straddles the Paroo River and assists to support the regeneration of native forest growth which has been suppressed by livestock grazing and feral animals. A portion of the project area is on land over which the Budjiti people have a native title interest, and through the project, have regained access to their traditional lands for cultural, heritage and bush tucker purposes. The Budjiti people also share in the project revenues.

Nyaliga Fire Project, Western Australia

Reducing emissions through traditional Indigenous bushfire management.

The Nyaliga Fire Project was registered in 2017 by Nyaliga Aboriginal Corporation as the Traditional Owners of the land now known as the Karunjie and Durack River Pastoral Stations in the East Kimberley of Northern WA. The project involves controlled early dry season burning – aerial and on-ground – carried out by Nyaliga Traditional Owners, including the Nyaliga indigenous ranger team. The sale of ACCUs from the project will constitute the first income for Nyaliga Aboriginal Corporation, with all revenue re-invested into fire management and the social, cultural, and economic benefits it entails for the community.

Kariba Forest Protection, Zimbabwe

Since its launch in 2011, the Kariba project has prevented more than 3.5 million tonnes of carbon dioxide from emission into the atmosphere each year by preventing deforestation and land degradation of 785,000 hectares of forest. This is achieved primarily through promoting regional sustainable development, and the independence and wellbeing of local communities.

Miaoling Afforestation Project, China

The project is located within Qiandongnan Miao and Dong Autonomous Prefecture, Guizhou Province of China. 30,169 hectares of forest was planted on barren lands in Qiandongnan Miao and Dong Autonomous Prefecture which used to be poor sustainable ecological environment and karst rocky desertification. The project aims to plant native species on barren lands for GHG removal whilst contributing to local sustainable development goals.

The project activity aims to: - Sequester greenhouse gas and mitigate climate change; - Enhance biodiversity conservation by increasing the connectivity of forests; - Improve soil and water conservation in the Karst region; - Generate income and job opportunities for local communities.

There is no natural renewal and reforestation before the project, and all sites were covered by the barren hill and degraded lands. The main objective species are China fir, Masson pine and Pinus yunnanensis which are native species according to the baseline survey.

The implementation of the project is expected to reduce the GHG emissions amounting to 13,753,471 tCO₂e in 30 years, with an average annual GHG emission removal of 458,449 tCO₂e.

Arrears	
1. Total emissions footprint to offset for this report	= 10,682 tonnes CO₂-e
2. Total offsets retired in design (commitment) PDS	= 0
3. Total offsets required for this report	= 10,682 tonnes CO₂-e

Co-benefits

Paroo River Native Forest Regeneration, QLD

- Alternative income streams generated for landholders and Traditional Owners through the sale of carbon credits
- Youth support group hosting at risk Indigenous youth on the property
- Partnerships forged between non-Indigenous Australians and Traditional Owners for social, environmental, and economic outcomes.

Nyaliga Fire Project, Western Australia

- Carbon credits create additional revenue streams for Indigenous communities
- Partnerships forged between non-Indigenous Australians and Traditional Owners for savanna fire management.

Kariba Forest Protection, Zimbabwe

- USD 249,000+ generated for community members from beekeeping, moringa tree and community garden sales
- 18 nutritional gardens are increasing food security
- 14 health clinics supported with safe drinking water
- 18,000+ people benefiting from workshops on project-related activities, such as nutritional gardening
- USD 57,000+ spent on supporting health clinics and schools
- 22 permanent jobs created thanks to the project
- International partnerships between local communities, national and international organisations, and carbon experts.

Miaoling Afforestation Project, China

- The implementation of the project activity has provided 18,355 jobs for local villagers, among which 60 percent are women.

Eligible offsets retirement summary

Offsets cancelled for Climate Active Carbon Neutral Certification											
Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Staple quantity	Eligible quantity (tCO ₂ -e)	Eligible quantity used for previous reporting periods	Eligible quantity banked for future reporting periods	Eligible quantity used for this reporting period	Percentage of total (%)
Paroo River, QLD	ACCUs	ANREU	20 December 2022	8,330,658,279 – 8,330,660,701	2021-22		2,423*	0	0	1,495	14%
Nyaliga Fire Project, WA	ACCUs	ANREU	20 December 2022	8,331,527,258 – 8,331,528,296	2021-22		1,039*	0	0	642	6%
Kariba REDD+ Project, Zimbabwe	VCUs	VCS	15 December 2022	12743-432026387-432035560-VCS-VCU-352-VER-ZW-14-902-01072016-31122016-1	2016		9,174*	0	0	5,661	53%
Miaoling Afforestation Project, China	VCUs	VCS	15 December 2022	12554-415770707-415775380-VCS-VCU-1310-VER-CN-14-2378-01012020-31122020-1	2020		4,674*	0	0	2,884	27%
Total offsets retired this report and used in this report										10,682	
Total offsets retired this report and banked for future reports									0		

*Total eligible offsets cancelled are for Warehouse project 2A and project 2B at Oakdale South. Refer also to Oakdale South 2B PDS.

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCUs)	2,137	20%
Certified Emissions Reductions (CERs)	0	0
Removal Units (RMUs)	0	0

Verified Emissions Reductions (VERs)	0	0
Verified Carbon Units (VCUs)	8,545	80%



7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) Summary


N/A

APPENDIX A: ADDITIONAL INFORMATION

The retirement certificate for purchased Carbon credit projects are provided below.

20% Australian Carbon Credit Unit (ACCUS)-

Paroo River, QLD and Nyaliga Fire Project, WA



Australian Government

Climate Change

Australian National Registry of Emissions Units

Account Holder

Accounts

Unit Position Summary

Projects

Transaction Log

CER Notifications

Public Reports

My Profile

Transaction Details

Transaction details appear below.

Transaction ID

Current Status

Status Date

Transaction Type

Transaction Initiator

Transaction Approver

Comment

AU23537

Completed (4)

2022-12-20 15:55:21 AEDT
2022-12-20 04:56:21 GMT

Cancellation (X)

Mason, Stephanie

Zhou, Ten Yi Shang

Ratified on behalf of BG49 Pty Limited as Trustee for BG41 Oakdale South Trust, at Oakdale South Industrial Estate, Oakdale Road, Kemps Creek, NSW 2175, for Climate Active Uplifted Carbon for Buildings verification

Transferring Account

Account Number

Account Name

Account Holder

AU23777

South Pole Australia Financial Services Pty Ltd

South Pole Australia Financial Services Pty Ltd

Acquiring Account

Account Number

Account Name

Account Holder

AU23538

Australian Voluntary Cancellation Account

Commonwealth of Australia

Transaction Blocks

Facile

Date

Transaction Type

Original CP

Current CP

EMU Project ID

NGBR Facility ID

NGBR Facility Name

Safeguard

Waste Project #

Volume

Expiry Date

Serial Number

Quantity

AU

14/02/2022

Voluntary ACOG Cancellation

EMU23538B

2021-12

6,331,658,279 - 6,331,661,701

2,423

AU

14/02/2022

Voluntary ACOG Cancellation

EMU23538C

2021-12

6,331,521,258 - 6,331,526,296

1,039

Transaction Status History

Status Date

Status Code

2022-12-20 15:55:21 AEDT
2022-12-20 04:56:21 GMT

Completed (4)

2022-12-20 15:55:21 AEDT
2022-12-20 04:56:21 GMT

Proposed (1)

2022-12-20 15:55:21 AEDT
2022-12-20 04:56:21 GMT

Account Holder Approved (37)

2022-12-14 09:20:38 AEDT
2022-12-14 09:20:38 GMT

Awaiting Account Holder Approval (35)

Accessibility

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Privacy

Logged in as: Stephanie Mason | Industry User

Change Password

Contact Us

Log Out

80% Verified Carbon Units (VCUs)

Kariba REDD+ Project, Zimbabwe

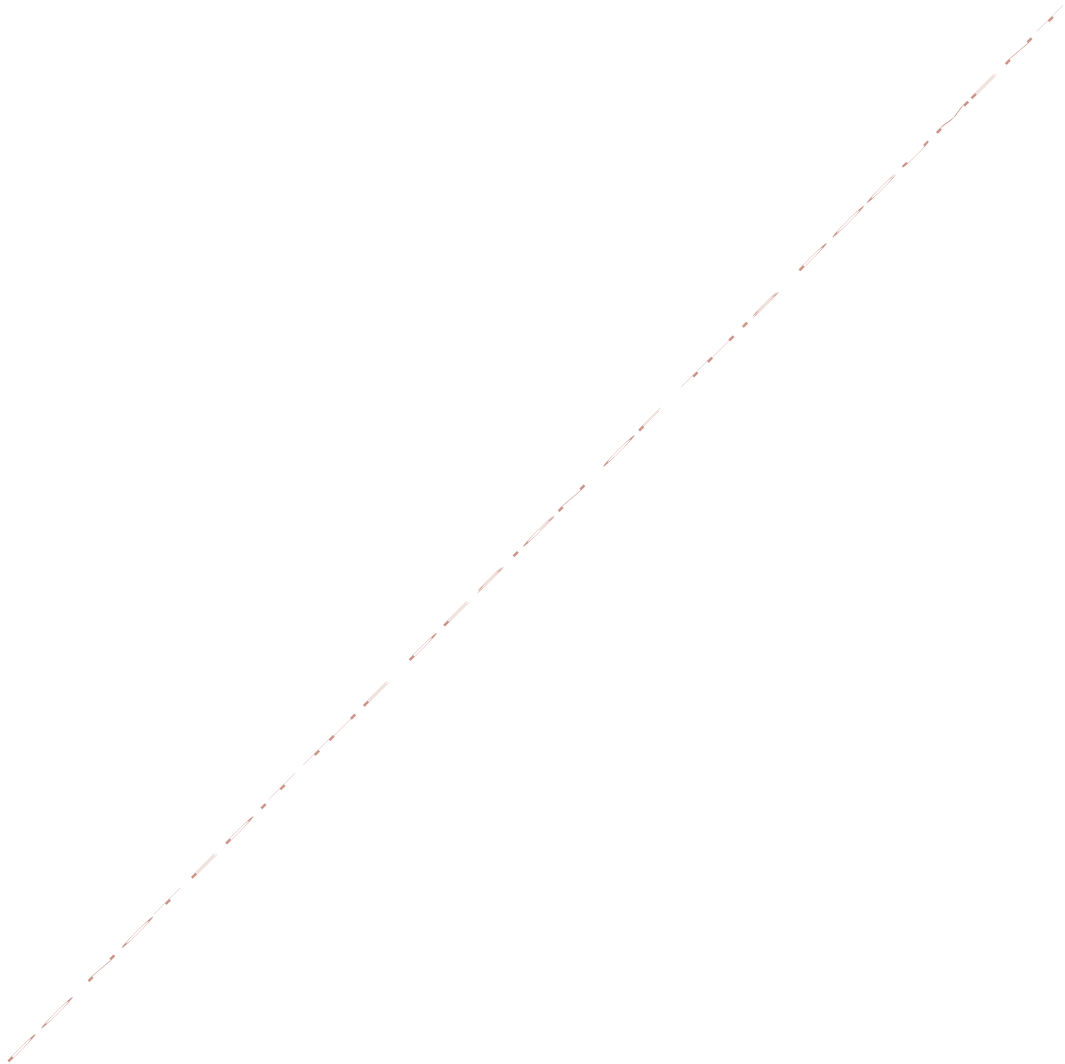
Link to [Verra Registry](#)

Miaoling Afforestation Project, China

Link to [Verra Registry](#)

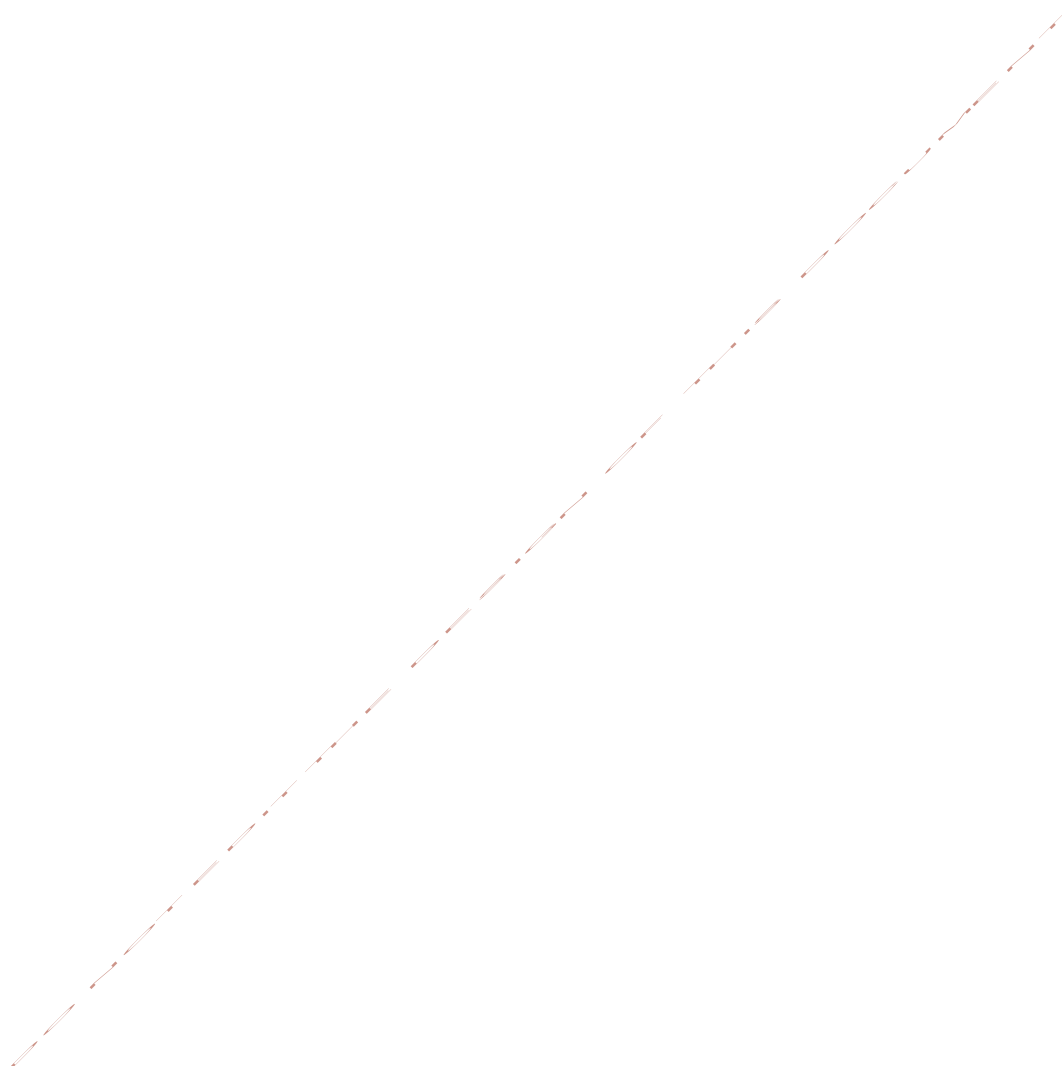
APPENDIX B: ELECTRICITY SUMMARY

Not applicable as electricity is calculated through Etool LCA software.



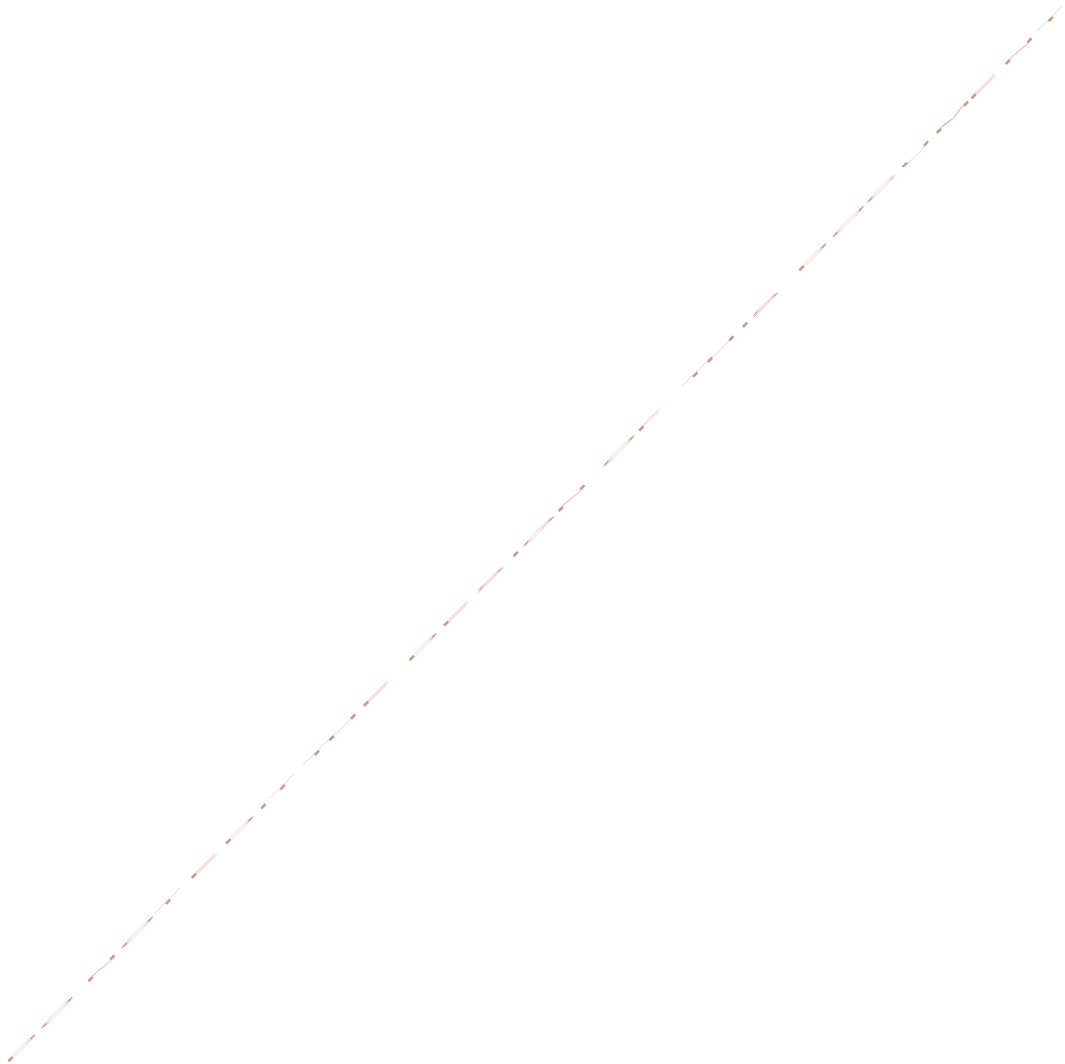
APPENDIX C: INSIDE EMISSIONS BOUNDARY

Emissions as described earlier within the boundary of phases A1 to A5 of the building construction project.



APPENDIX D: OUTSIDE EMISSION BOUNDARY

The Emissions associated with future management of the building and use of the building by future occupants are excluded.





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