

Australian Government

Carbon Neutral Program

Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Certification Summary

Responsible Entity name: GPT Group

Building / Project Name: GPT 143 Foundation Road Truganina

Project Address: 143 Foundation Road, Truganina, VIC 3029

Certification type: Certified carbon neutral for building upfront carbon emissions (base building)

This building has been certified for the upfront carbon emissions of the carbon neutral (base building) by the GBCA against the Climate Active Guideline: Building Upfront Carbon under the Climate Active Carbon Neutral Standard for Products and Services (the Standard)

Total emissions offset	3860 tCO2-e
Offsets bought	100% VCUs
Renewable electricity used in the construction of the building	0
Technical Assessment	Completed
Third Party Validation	Completed

Carbon Neutral Information

Description of the certification

GPT is a global leader in environmental sustainability and climate response. GPT has delivered more carbon neutral certified floor space than any other Australian property owner. Considering the scientific imperative to cut emissions now, we are acting to measure and reduce upfront embodied carbon and offset residual emissions through nature-based solutions that have co-benefits for biodiversity. This delivers on our priorities of being carbon neutral now, nature positive next.

Project description

This project is a 9,900 sqm warehouse with attached 720 sqm two-storey office building. **The project has achieved a 5-star Design Review rating, and is targeting a 5 star As-Built rating under Green Star – Design & As Built v1.3.**

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	<input type="checkbox"/>
	Green Star – Interiors rating	<input type="checkbox"/>
	Green Star rating (Legacy tools) <i>Green Star - Design & As-Built v1.3</i>	<input checked="" type="checkbox"/>
	Green Star Buildings Rating	<input type="checkbox"/>
The Responsible Entity has achieved either	Green Star Homes rating and Green Star Buildings - Life Cycle Impacts	<input type="checkbox"/>
	<i>Green Star – Design & As-Built</i> rating and <ul style="list-style-type: none">Credit 19A - Life Cycle Assessment	<input checked="" type="checkbox"/>

		Green Star Buildings rating and all the below <i>Green Star Buildings</i> credits	<input type="checkbox"/>
		<ul style="list-style-type: none"> • Upfront Carbon Emissions – Minimum Expectations • Energy Use - Minimum Expectations • Energy Source – Exceptional Performance 	
		Other Carbon Emissions – Exceptional Performance	
		<hr/>	
The date when the building reached practical completion or was occupied	30/06/2022		
		<hr/>	
	Base Building; or	<input checked="" type="checkbox"/>	
The Responsible Entity has achieved a Carbon Neutral Certification for the	Whole Building.	<input type="checkbox"/>	
<hr/>			

Emissions Boundary

Inside the emissions boundary

The emissions boundary covers the upfront emissions of the project, including:

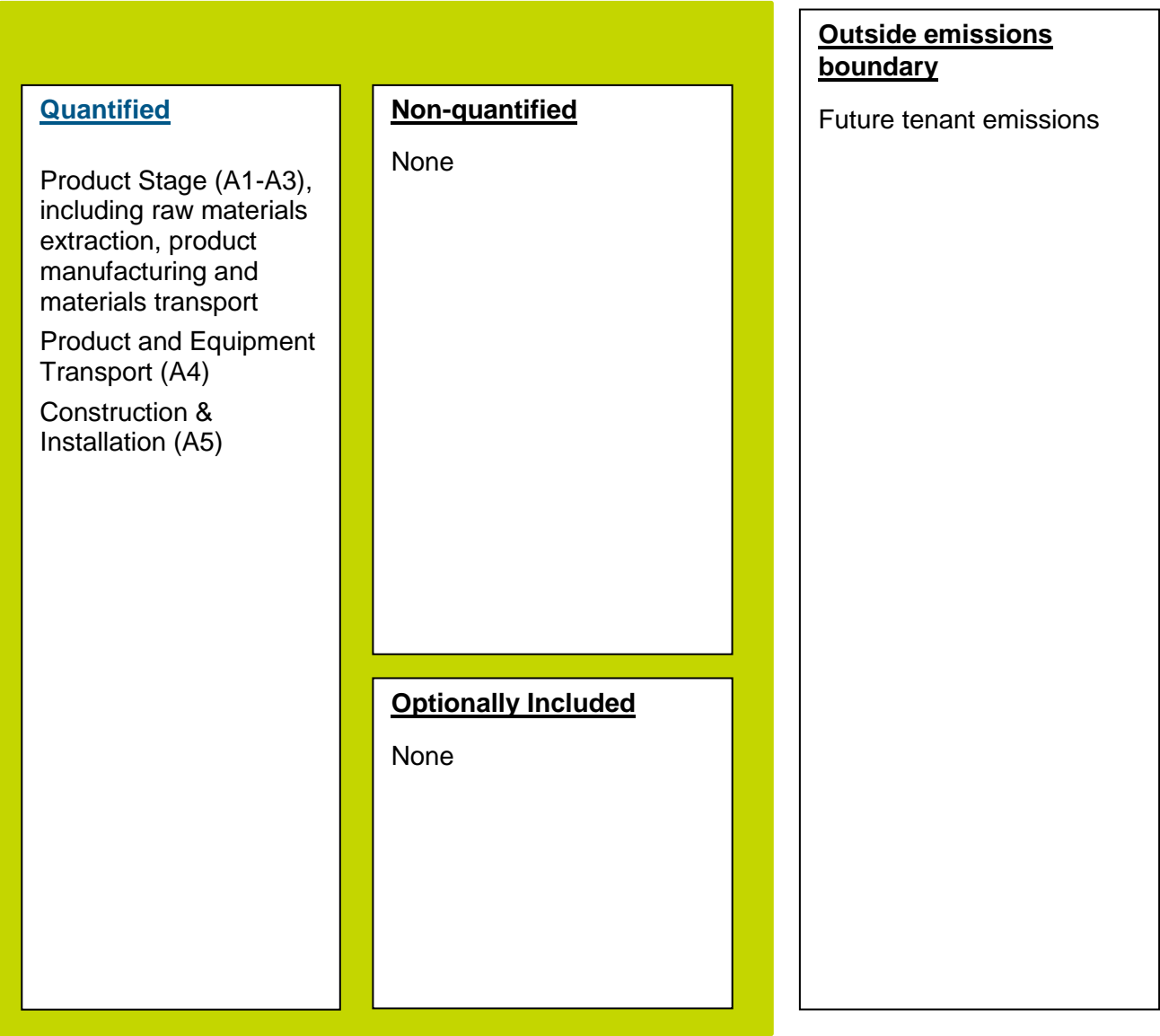
- Product Stage (A1-A3), including raw materials extraction, product manufacturing and materials transport
- Transport to site, including transport of equipment and products (A4)
- Construction & Installation (A5)

This includes works on the building's superstructure, substructure, external works, internal finishes, and services equipment.

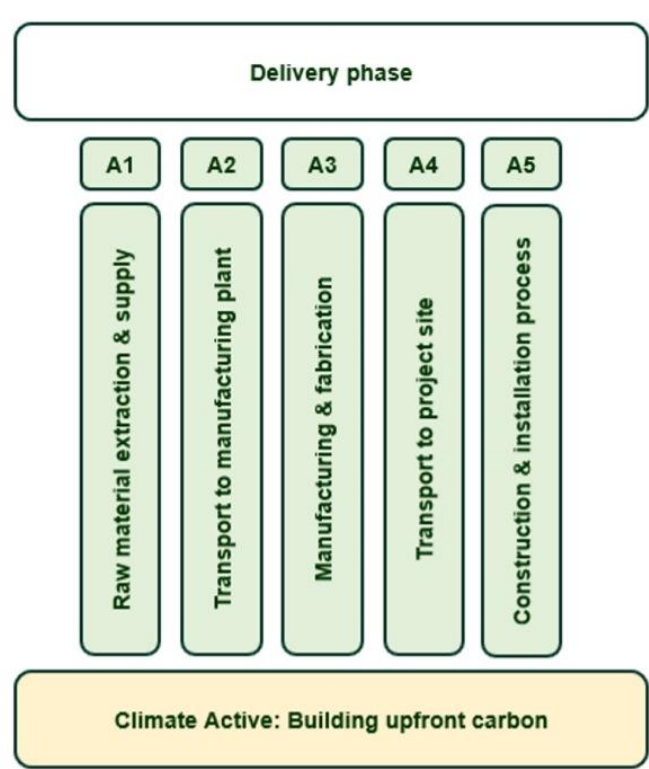
Outside the emissions boundary

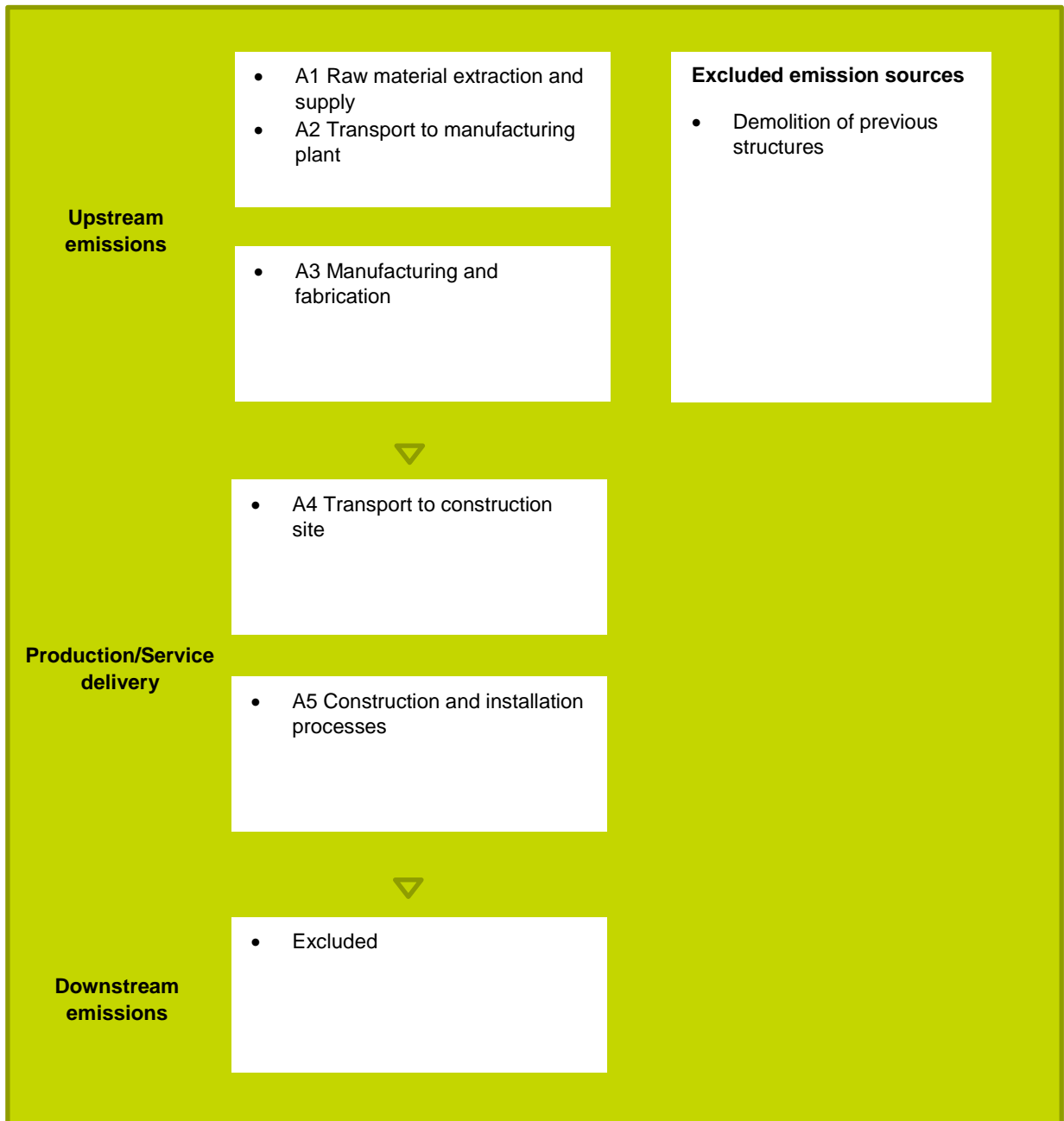
Future tenant emissions

Emissions Boundary Diagram



Product Process Diagram





Data management plan for non-quantified sources

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

Emissions Reductions

Emissions Reduction Strategy

To reduce upfront emissions, the following features were applied to the project:

- Low emission concrete mixes with up to 30% ground-granulated blast-furnace slag (GGBFS) content have been used on site.
- Reduction of reinforcing steel for WH slab using steel fiber reinforcement. This has reduced the amount of steel needed and allowed to reduce the slab thickness, thus, used concrete by approximately 30%.

To reduce emissions over the operational life of the project, the project has achieved a 5 Star *Green Star – Design & As-Built* design rating and is on track to achieve a 5 Star *Green Star – Design & As-Built* rating and includes features such as:

- No use of gas on-site for hot water heating or space heating
- Rainwater tank
- 99kW Solar PV system
- High efficiency HVAC system with low GWP refrigerants
- Heat pump hot water systems
- High efficiency LED lighting
- Water efficient fixtures
- Skylights
- Diverted construction waste from landfill by 90%
- Demonstrated a 2% reduction in construction emissions
- On-site shower facilities to encourage low emissions mode of transport to the building.
- Evaluated the feasibility to use renewable energy for construction activates and will be explored for future projects.
- Completed life cycle assessment, demonstrating reduction in energy consumption in comparison to a reference building, and reduction in greenhouse gas emissions in comparison to a reference building. Furthermore, the life cycle assessment has demonstrated a cumulative impact reduction from all modules by 230%.

Climate Active carbon neutral products and services

None.

Emissions Summary

Summary

Stage	At Design Stage (t CO ₂ -e)	At Practical Completion (t CO ₂ -e)
<i>A1-A3 Product Stage</i>	4375.44	3270.96
<i>A4 Transport of Equipment and Materials</i>	356.832	329.22
<i>A5 Construction</i>	265.5	259.128
Total Emissions	4997.8	3859.3
Emissions Intensity per functional unit (t CO₂-e/m²)	0.47	0.36
Please outline if any uplift factors were included in the emissions total	None	None

Carbon Offsets Summary

Co-benefits

GPT's goal is to be nature positive and so purchases and invests into Australian-based reforestation projects which remove carbon into the future, providing water and biodiversity environmental co-benefits in addition to collaboration with Traditional Owners. GPT advocates within the industry for the uptake of nature-based solutions due to dual scientific imperatives of reducing total carbon dioxide equivalent in the atmosphere and addressing biodiversity loss. To comply with Climate Active's current offset requirements, GPT additionally purchases offsets which avoid ongoing emissions through energy transition projects. This arrangement acts as a two-for-one basis, with the avoidance offsets contributing to reducing overall emissions release in addition to GPT's nature-based solutions that actively remove carbon into the future.

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Stapled Quantity	Eligible Quantity (tCO ₂ -e) (total quantity retired)	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting claim	Percent age of total (%)
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	9/08/2022	13274-487109909-487113768-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.verra.org/myModule/report/myrpt.asp?r=206&h=171194	26/06/2019-31/12/2019		3860	0	0	3860	100

Table 6. Offsets retired

Total offsets retired this report and used in this report			3860
Total offsets banked for use future years: (if any)			0
Type of offset units	Quantity (used for this reporting period claim)	Percentage of total	
Verified Carbon Units (VCUs)	3860	100%	

Appendix A: Electricity Summary

Electricity emissions associated with the construction of the project have been considered within the life cycle assessment through Module A5.

— **Report end**