

Australian Government

Carbon Neutral Program

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Certification Summary

Responsible Entity name: The GPT Group - GPT Funds Management 2 Pty Ltd

Building / Project Name: GPT Gateway, truganina (Stage 4/5)

Project Address: 24 Niton Drive Truganina, Victoria 3029

Certification Type: Certified carbon neutral for the upfront carbon emissions of the delivery phase of a building

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

Total emissions offset	9684 tCO2-e
Offsets bought	100% VCU
Renewable electricity used in the construction of the building	0
Technical Assessment	Completed
Third Party Validation	Completed

Carbon Neutral Information

Description of the certification

In addition to achieving 5 Star Green Star, GPT have a mandate for our buildings to achieve the Climate Active Upfront Carbon neutral certification.

Project description

27,000 sqm Industrial warehouse with 2 x 500 sqm of office space split over 2 levels. In addition the warehouse is serviced by male, female, and disabled amenities on all levels, 2 x dock offices, 8 recessed docks, and 18 ongrade docks.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	<input type="checkbox"/>
	Green Star rating (Legacy tools)	<input checked="" type="checkbox"/>
	Green Star Design & As-Built v1.3	
The Responsible Entity has achieved either	Green Star Buildings rating	<input type="checkbox"/>
	Green Star Homes rating and <ul style="list-style-type: none">Green Star Buildings - Life Cycle Impacts	<input type="checkbox"/>
	Green Star – Design & As-Built rating and <ul style="list-style-type: none">Credit 15 – Greenhouse Gas EmissionsCredit 19A - Life Cycle Assessment	<input checked="" type="checkbox"/>
	Green Star Buildings rating and all the below <i>Green Star Buildings</i> credits <ul style="list-style-type: none">Upfront Carbon Emissions – Minimum Expectations	<input type="checkbox"/>

-
- Energy Use - Minimum Expectations
 - Energy Source – Exceptional Performance
 - Other Carbon Emissions – Exceptional Performance
-

Date of practical completion.

20/12/2022

Emissions Boundary

Inside the 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), including electricity, diesel, petroleum
- Construction waste (A5)

Non-Quantified

- 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)

This certification is for a new development incorporating the base building of an office and warehouse. Future emissions, including by occupants in the use phase are excluded.

Inside emissions boundary

Quantified

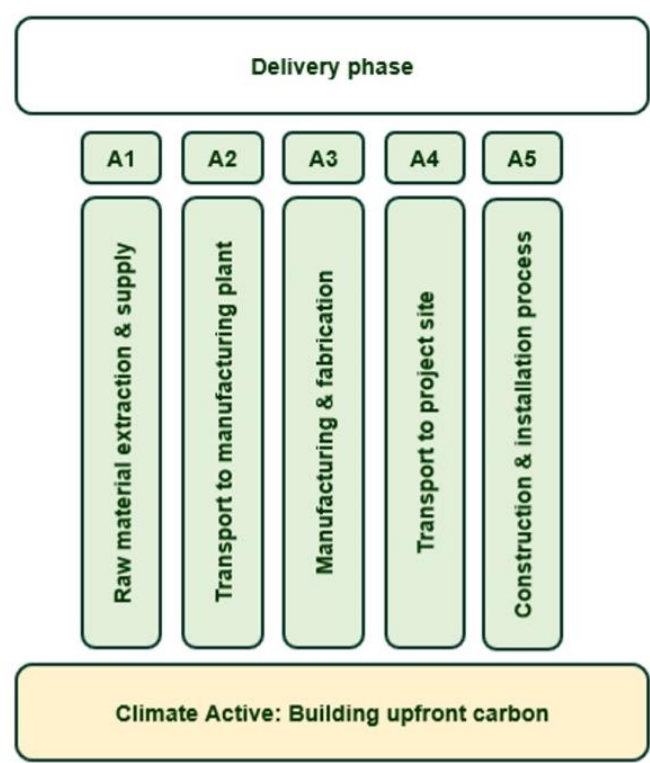
- Embodied emissions in construction materials incorporated into the structure (A1-3)
- Embodied emissions in materials used during construction (for example: permanent formwork)
- Transport of materials to the construction site (A4)
- Construction energy (A5), including electricity, diesel, petroleum
- Construction waste (A5)

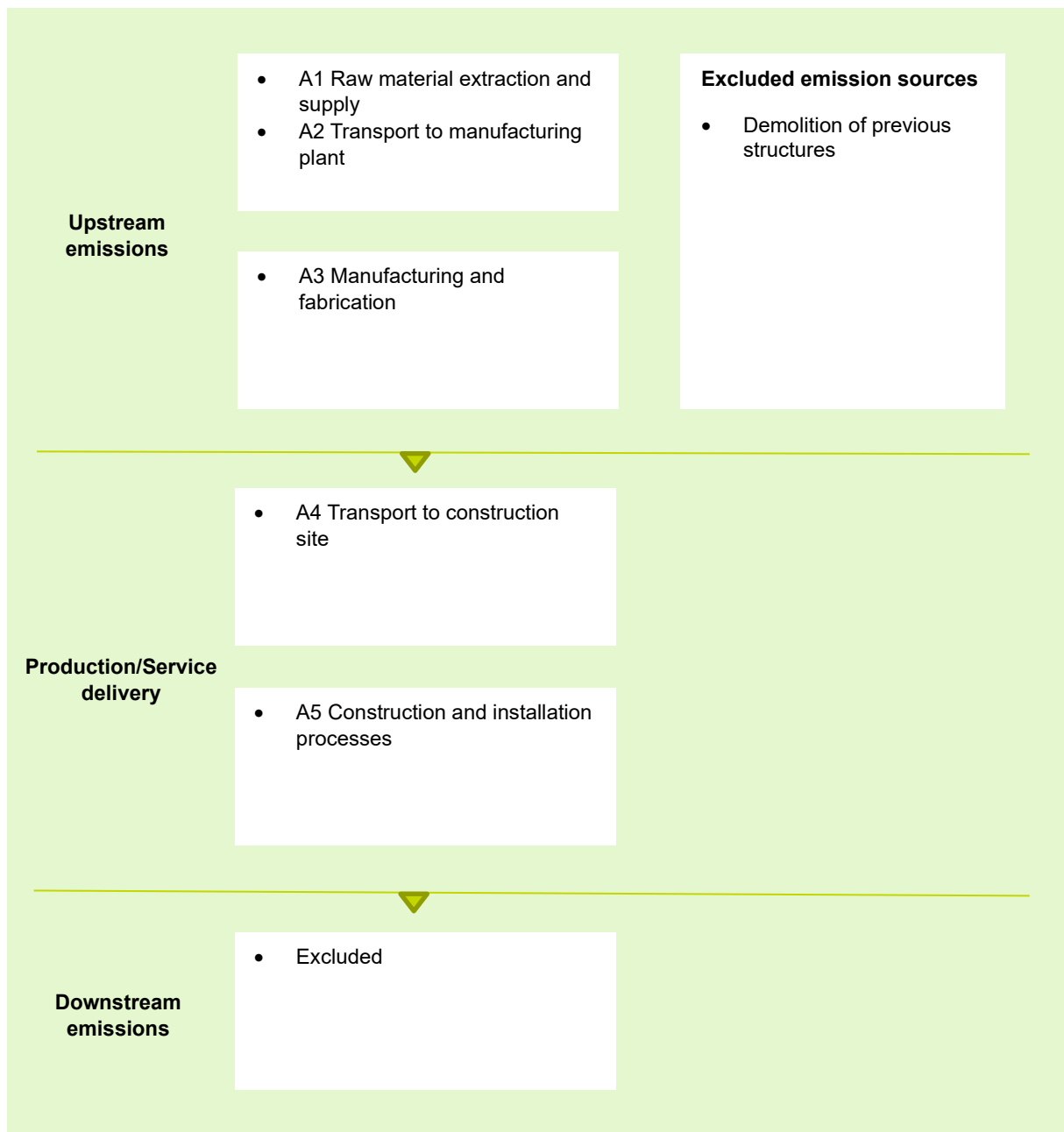
Non-quantified

- 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)

Outside emissions boundary

Product Process Diagram





Data Management plan for non-quantified sources

Sundry below materiality threshold.

Emissions Reductions

Emissions Reduction Strategy

The emissions strategy was three-fold.

Firstly; upfront (modules A1-A5) emissions were reduced through improved material selection and optimisation of the building design. Particular focus was given to concrete and steel uses, as well as construction waste.

Secondly, a solar PV system was included in the development in order to allow for renewable energy generation, offsetting a portion of the buildings emissions in the use phase.

Thirdly, offsets were purchased in order to cover the remaining emissions associated with the construction of the project.

Climate Active carbon neutral products and services

N/A

Emissions Summary

Summary

Stage	Estimated at Design Stage (t CO2-e)	At Practical Completion (t CO2-e)
A1-A3: Product Stage		7524.2492
A4: Transport of Equipment and Materials		1061.0551
A5: Construction		1098.5901
Total Emissions		9683.8944
Emissions intensity per functional unit		0.3559
Please outline if any uplift factors were included in the emissions total		

Carbon Offsets Summary

Co-benefits

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Quantity	Eligible Quantity (tCO ₂ – e) (total quantity retired)	Eligible Quantity used in previous reporting periods	Not relevant, as a one-off certification only. No future reporting will occur.	Eligible Quantity used for this reporting claim	Percentage of total (%)
Renewable Solar Power Project by Shapoorji Pallonji.	(VCUs)	Verra	15/12/2023	13274-487148746-487158429-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.verra.org/module/rpt/myreport.asp?r=206&h=227758				9684	0	0	9684	100%

Table 6. Offsets retired

Total offsets retired this report and used in this report		9684
Total offsets banked for use future years: (if any)		0

Appendix A: Electricity Summary

N/A

— **Report end** —