Australian Government

Carbon Neutral Program

Public Disclosure Statement

An Australian Government Initiative

Climate Active

Green Building Council Australia

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Certification Summary

Responsible Entity name: The GPT Group

Building / Project Name: Berrinba Site 3 - Wembley Business Park

Building Owner (if different from Responsible Entity): The GPT Group

Project Address: 2-22 Wattlebird Court, Berrinba, Queensland, 4117

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

This GPT Berrinba 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	6702 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. With operational emissions being addressed, upfront embodied carbon becomes the most material emissions source within our control. 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

Warehouse facility comprising two tenancies with a total of 21,000 sqm warehousing and 830 sqm single-storey office buildings.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	☐
	Green Star rating (Legacy tools)	☐
	Green Star Buildings rating	☐
The Responsible Entity has achieved either	Green Star Homes rating and • Green Star Buildings - Life Cycle Impacts	☐
	Green Star – Design & As-Built rating and • Credit 15 – Greenhouse Gas Emissions • Credit 19A - Life Cycle Assessment	☒
	Green Star Buildings rating and	☐

	all the below *Green Star Buildings* credits • Upfront Carbon Emissions – Minimum Expectations • Energy Use - Minimum Expectations • Energy Source – Exceptional Performance • Other Carbon Emissions – Exceptional Performance
Date of practical completion.	19/12/2022

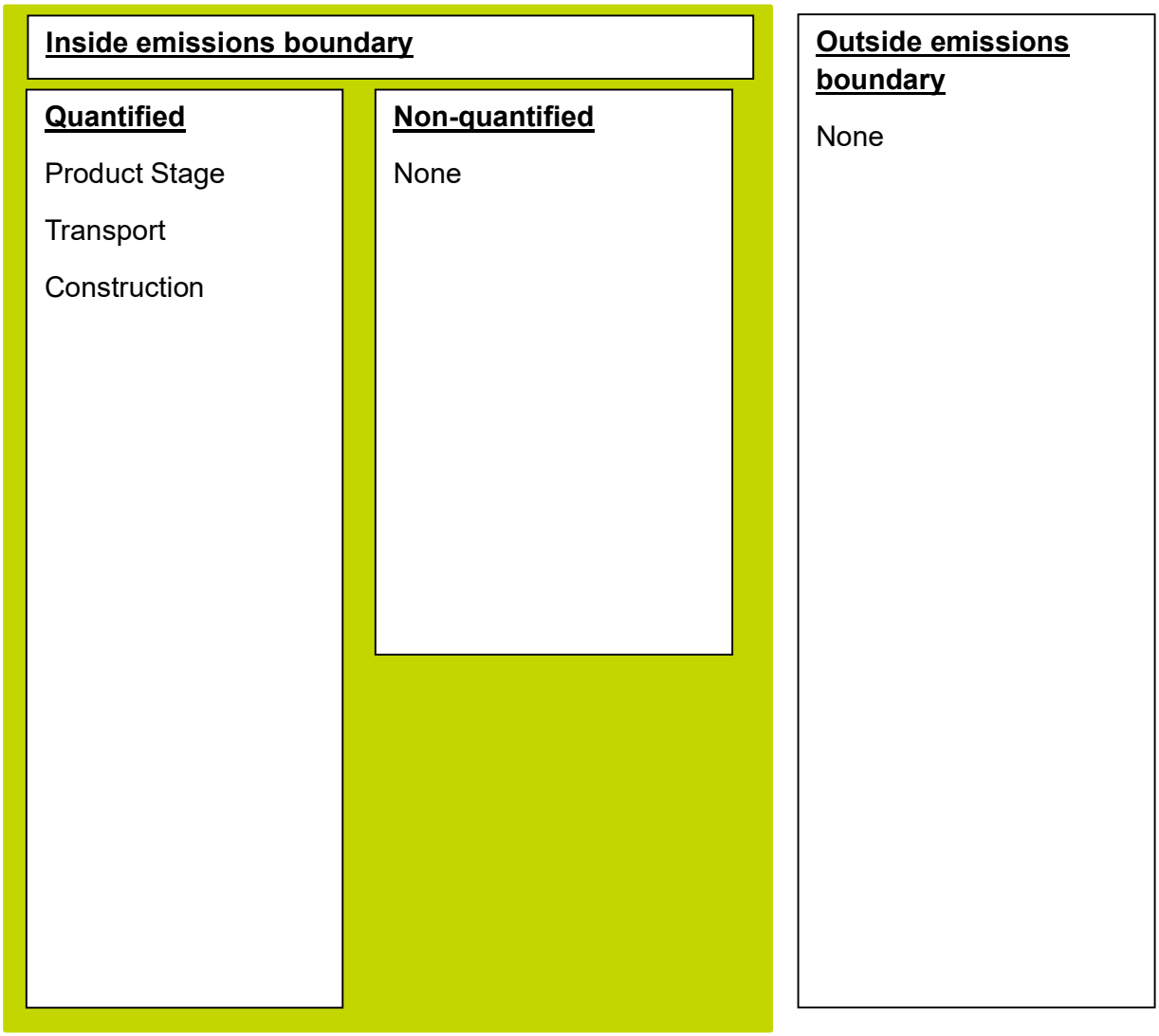
Emissions Boundary

Inside the emissions boundary

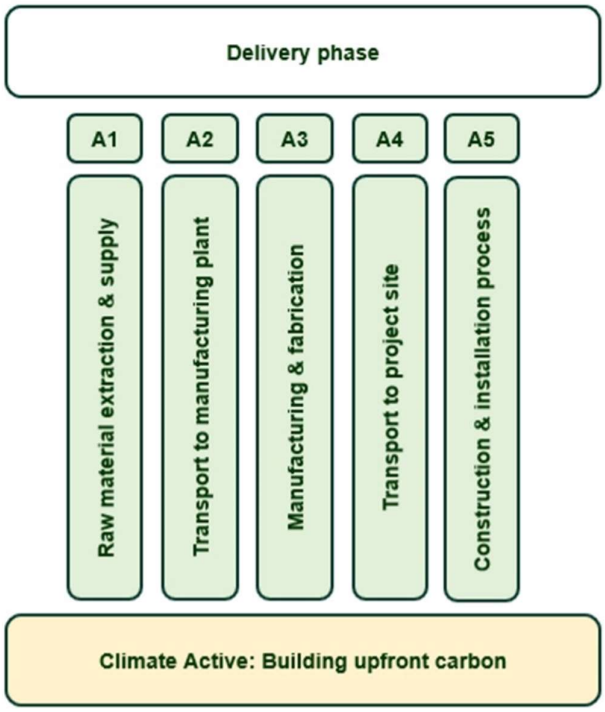
Product Stage, Transport, Construction

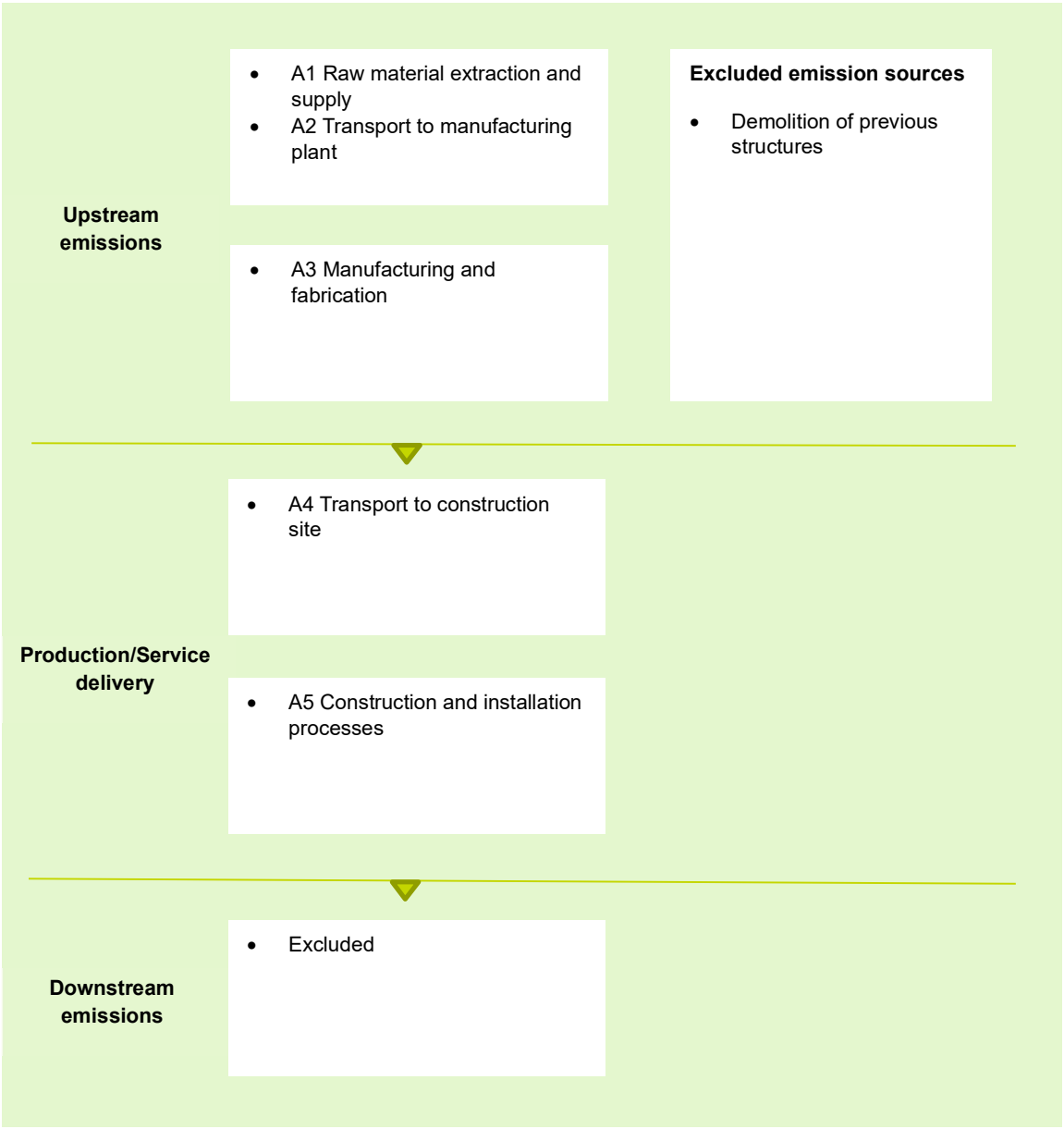
Outside the emissions boundary

None



Product Process Diagram





Data Management plan for non-quantified sources

None

Emissions Reductions

Emissions Reduction Strategy

Low emission concrete mixes with 25% fly ash (FA) content have been used on site.

The warehouse slab has been reinforced using steel fibres instead of rebar. This has reduced the amount of steel needed and allowed to reduce the slab thickness, thus, used concrete by approximately 30%.

The project achieved a 5 Star Green Star Design & As Built v1.3 rating representing Australian excellence.

To reduce operational emissions:

- All scope 1 emissions have been eliminated with the building being an all-electric building. No fossil fuels are burned on site to generate electricity, heating or cooling.
- Refrigerant emissions have been reduced by using low GWP refrigerants (R32) for the HVAC system as far as practical.
- Two 99kW solar PV systems have been installed, one for each tenancy, and each connected to a 14kWh battery system to store unused power for later use by the building.
- Warehouse lighting has been designed to achieve significant improvements over the NCC 2019 DTS requirements. Office lighting and HVAC also achieve further improvements over DTS requirements.
- Hot water to site is assisted by two solar heating units that provide a significant improvement over DTS energy use.

To reduce upfront carbon emissions:

- Tapered sections in lieu of universal beams have been used in the warehouse structure, significantly reducing the amount of structural steel used.
- For the warehouse slab, standard reinforcement has been replaced by steel fibre reinforcement, resulting in a reduction in slab thickness down to 160mm from 230mm if using a conventional slab design and mesh reinforcement. In addition, 25% of Portland cement in the warehouse slab concrete mix has been substituted using fly ash.
- Soil fills have been reused from soil cuts generated on site minimising transport and use of virgin material.
- Where possible, construction elements have been prefabricated and brought to site, to reduce construction waste and element thickness/ material. A Construction Waste Management ensured effective management of all waste generated during the construction on site.
- Where possible, construction materials and products have been sourced locally to minimise transport emissions.

- Construction program and practices have been optimised in advance to minimise construction times and subsequently, emissions during construction.
- The use of renewable energy during construction had been considered but was not implemented.

Climate Active carbon neutral products and services

None

Emissions Summary

Summary

Stage	Estimated at Design Stage (t CO2-e)	At Practical Completion (t CO2-e)
A1-A3 Product Stage	5766.32	5060.24
A4 Transport of Equipment and Materials	659.008	644.298
A5 Construction	1103.25	997.338
Total Emissions	7529	6702
Emissions intensity per functional unit	0.255914344	0.227804215
Please outline if any uplift factors were included in the emissions total	None	None

The functional unit is sqm of GFA, equating to 29,420sqm.

Carbon Offsets Summary

Co-benefits

Stapled carbon offsets with renewable solar power generation and tree planting due to offsets being procured through Greenfleet.

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Quantity	Eligible Quantity (tCO2 –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	Percent age of total (%)
Renewable Solar Power Project by Shapoorji Pallonji	Verified Carbon Units (VCUs)	VERRA	02/04/2025	13274-487235844-487242545-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	6702	26/06/2019 - 31/12/2019	6702	6702	0	NA	6702	100%
	Total offsets retired this report and used in this report										6702	
	Total offsets banked for use future years: (if any)									0		

*Appendix A: Screenshot of Offsets

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Emissions Reductions (VERs)	6702	100%

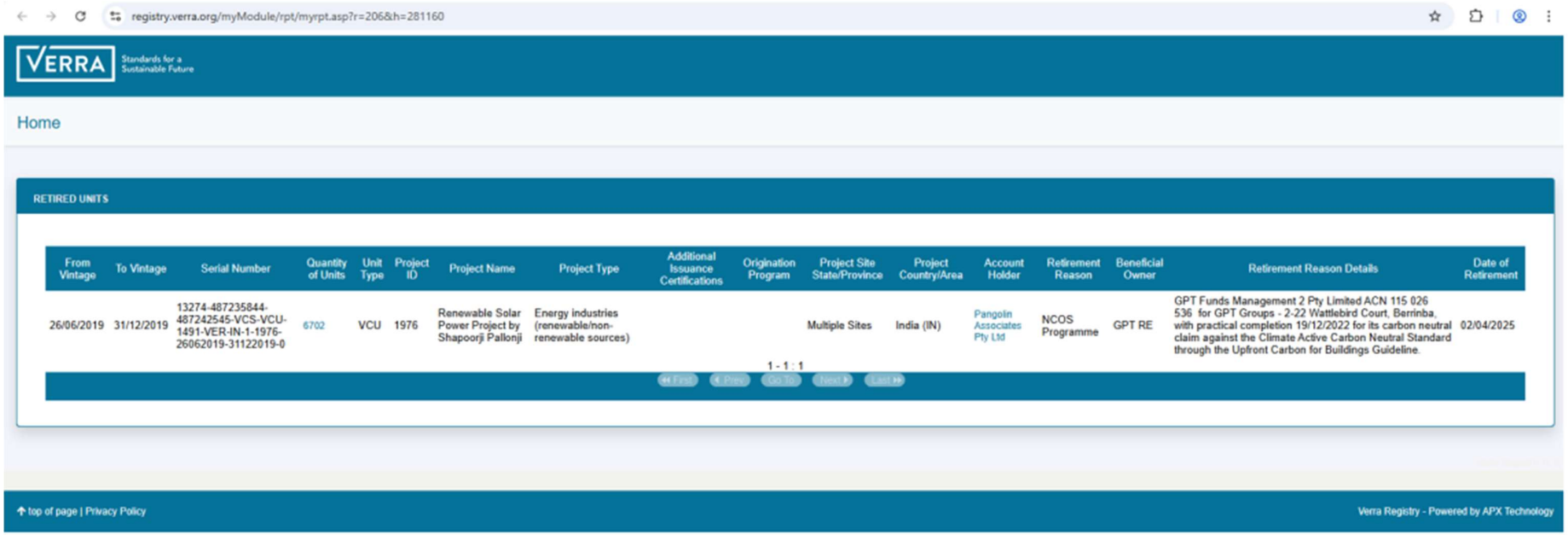
Table 7. Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification (N/A if not required)

Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (tCO2-e)	Purpose of cancellation
NA	NA	NA	NA	NA	NA	NA	NA

Renewable Energy Certificate (REC) summary

N/A. No renewable energy certificates were retired for the construction of this project.

Appendix A: Screenshot of Offsets



registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=281160

VERRA Standards for a Sustainable Future

Home

RETIRED UNITS

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
26/06/2019	31/12/2019	13274-487235844-487242545-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	6702	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GPT RE	GPT Funds Management 2 Pty Limited ACN 115 026 536 for GPT Groups - 2-22 Wattlebird Court, Berrinba, with practical completion 19/12/2022 for its carbon neutral claim against the Climate Active Carbon Neutral Standard through the Upfront Carbon for Buildings Guideline.	02/04/2025

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