

# Australian Government Carbon Neutral Program Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

## Certification Summary

**Responsible Entity name:** BGMG 11 Pty Ltd as Trustee of BGMG 1 Oakdale West Trust

**Building / Project Name:** Building 5A & 5B, Oakdale West Industrial Estate

**Project Address:** 3 Tundra Close Kempas Creek NSW 2178

**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).

<b>Total emissions offset</b>	12,920 tCO <sub>2</sub> -e
<b>Offsets bought</b>	50% ACCUs 50% VCUs
<b>Renewable electricity used in the construction of the building</b>	N/A
<b>Technical Assessment</b>	Completed
<b>Third Party Validation</b>	Completed



sqm of Gross Floor Area (GFA) and the emissions intensity (emissions per functional unit) for this development is 0.334 tonnes CO2 - e/sqm.

The project is registered with the Green Building Council of Australia targeting 5 stars Green Star under Buildings v1.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	<input type="checkbox"/>
	Green Star rating (Legacy tools)	<input type="checkbox"/>
	Green Star Buildings rating	<input checked="" type="checkbox"/>
	Green Star Homes rating and <ul style="list-style-type: none"> <li>Green Star Buildings - Life Cycle Impacts</li> </ul>	<input type="checkbox"/>
The Responsible Entity has achieved either	<i>Green Star – Design &amp; As-Built</i> rating and <ul style="list-style-type: none"> <li>Credit 15 – Greenhouse Gas Emissions</li> <li>Credit 19A - Life Cycle Assessment</li> </ul>	<input type="checkbox"/>
	Green Star Buildings rating and all the below <i>Green Star Buildings</i> credits <ul style="list-style-type: none"> <li>Upfront Carbon Emissions – Minimum Expectations</li> <li>Energy Use - Minimum Expectations</li> <li>Energy Source – Exceptional Performance</li> <li>Other Carbon Emissions – Exceptional Performance</li> </ul>	<input checked="" type="checkbox"/>
Date of practical completion.	04/03/2025	

## Emissions Boundary

### Inside the emissions boundary

Quantified:

- Embodied emissions in construction materials incorporated into the structure (A1-A3)
- 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:

- Sundry fixtures below the materiality threshold

### Outside the emissions boundary

- 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 of warehouse as previously described. Emissions associated with future management of the building and use of the building by future occupants are excluded.

### Inside emissions boundary

#### Quantified

Embodied emissions in construction materials incorporated into the structure (A1-A3)

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

Sundry fixtures below the materiality threshold

### Outside emissions boundary

Tenancy fitout

Base building operations (B6)

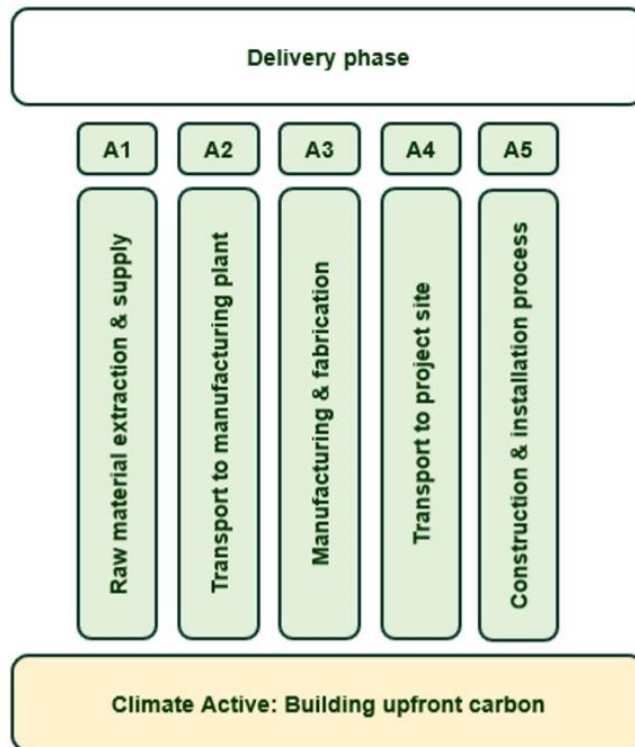
Tenancy operations (B6)

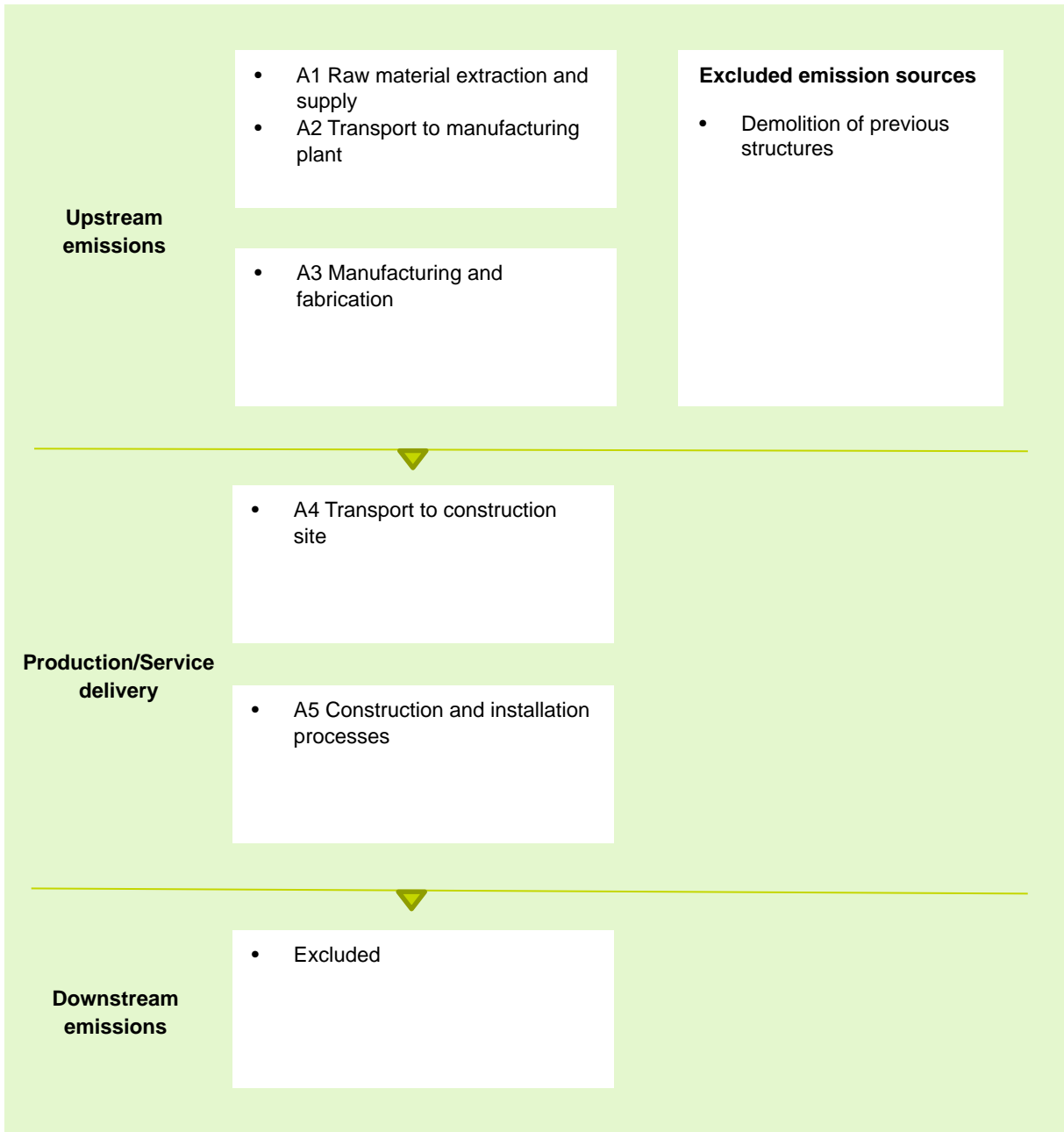
Building refurbishment or maintenance during operational lifetime (B1-7)

Demolition at end of life (C1-4)

This certification is for a new development of warehouse as previously described. Emissions associated with future management of the building and use of the building by future occupants are excluded.

## 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

The emissions strategy was to firstly avoid and reduce emissions by through design selections and an efficient building design. This included reducing upfront emissions by optimising the design and selecting low emission options in construction where possible, as well as installing specifying efficient systems to reduce operational emissions. Following this, the project has included renewable energy generation through installing PV system for the building's operation. Lastly, offsets were retired to cover remaining emissions associated with the construction of the project.

The project has targeted a 5 Star rating under Green Star - Buildings v1, using the reference building pathway, meaning that the project must demonstrate a set improvement on a standard practice building from the NCC to achieve the 5 star rating.

The operational emissions reduction strategies include:

- 800 kW Solar PV System
- Low GWP refrigerant HVAC systems
- No provisions for gas on site. This include no gas for cooking, space heating, or hot water
- Best practice building envelope, including double glazed windows, to improve heating/cooling efficiencies
- Environmental performance targets and metering and monitoring systems as per Green Star requirements to ensure the building continues to operate efficiently
- Daylight harvesting
- LED Lights
- Translucent sheeting to allow natural light ingress;
- Rainwater harvesting;
- Native drought resistant landscaping;
- 5% of car parks have Dual EV Charging Outlets.
- Low VOC Paints;
- Water sensitive urban design measures;
- Water efficient tap fittings.

The upfront emissions reductions strategies include:

- Dematerialisation by optimising structural and façade elements.
- Prioritising lower carbon emissions materials (i.e., low emission concrete mixes), renewable materials, recycled materials

- Requiring EPD's for all major building elements
- Modularising elements of construction to reduce waste and transport emissions
- Targeted the construction and demolition waste credit under Green Star, diverting 90% of construction waste from landfill
- Completed a full life cycle assessment, demonstrating a 14% reduction for modules A1-A5.

## Climate Active carbon neutral products and services

N/A

## Emissions Summary

### Summary

Stage	At Practical Completion (t CO2-e)
Hardstand & pavement	1438.09681
Warehouse floors	2380.15026
Retaining Wall	114.81439
Footings	332.73968
Precast Walls	610.79953
External Walls	203.34884
Roof	1939.67915
Columns & walls	321.53198
External works	110.17514
Refrigerants	3.76047
Solar	759.17313
Others	4581.26289

Stage	At Practical Completion (t CO2-e)
<b>Total Emissions</b>	12796
<b>Emissions intensity per functional unit</b>	0.334719715
<b>Please outline if any uplift factors were included in the emissions total</b>	N/A

The functional unit for the project is sqm of Gross Floor Area (GFA) which is 38,229sqm, and the emissions intensity (emissions per functional unit) for this development is 0.334 tonnes CO2 - e/sqm.

## Carbon Offsets Summary

### Co-benefits

#### Carbon Conscious Carbon Capture Project

- This Environmental Plantings project involves 5,700 hectares of reforestation, contained on 14 properties within the Central and Northern Agricultural Regions of Western Australia.
- From 2009 to 2010, over 6,000,000 native species mallee trees were planted on land previously cleared for dryland cropping and grazing, to reforest the area, with a permanence period of at least 100 years.

#### Katingan Peatland Restoration and Conservation Project

- In partnership with 34 local villages, the project aligns with sustainable development initiatives by building community capacity, increasing employment and education.
- By fostering inclusive partnerships and a culture of nature-connection and sustainability in local communities, the project serves to reduce poverty, enhance the well-being of communities, and reorient deforestation trends and their destructive environmental and climate impacts.

**Table 6. Offsets retired**

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Quantity	Eligible Quantity (tCO2 -e)	Eligible Quantity used in previous reporting periods (tCO2-e)	Eligible quantity banked for future reporting periods (tCO2-e)	Eligible Quantity used for this reporting claim	Percentage of total (%)
Carbon Conscious 1 Carbon Capture Project	Australian Carbon Credit Units (ACCU)	ANREU	27/02/2025	3,766,018,335-3,766,019,058 8,338,102,137-8,338,103,763	0	2017-18 2021-22	2351	2351	0	0	2351	18%
Katingan Peatland Restoration and Conservation Project Stapled to Wilderlands Coorong Biodiversity Project	Verified Carbon Units (VCUs) Biodiversity Units (BDU)	VERRA Vegetation Link	27/02/2025	6359-303335167-303341626-VCU-016-APX-ID-14-1477-01012017-31122017-1 NVS-2022/4004-182-17-529838-536297	6460	2017	6460	6460	0	0	6460	50%
Carbon Conscious 2 Carbon Capture Project	Australian Carbon Credit Units (ACCU)	ANREU	27/02/2025	8,344,779,122-8,344,783,230	0	2021-22	4109	4109	0	0	4109	32%
Total offsets retired this report and used in this report											12920	
											0	


Account Number	AU-3255
Account Name	Tasman Environmental Markets Australia Pty Ltd
Account Holder	Tasman Environmental Markets Australia Pty Ltd

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERE Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EQP100636					2017-18		3,766,018,335 - 3,766,019,058	724
AU	KACCU	Voluntary ACCU Cancellation			EQP100636					2021-22		8,338,102,137 - 8,338,103,763	1,627
AU	KACCU	Voluntary ACCU Cancellation			EQP100638					2021-22		8,344,779,122 - 8,344,783,230	4,109



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
01/01/2017	31/12/2017	6359-303335167-303341626-VCU-016-APX-ID-14-1477-01012017-31122017-1	6460	VCU	1477	Katingan Peatland Restoration and Conservation Project	Agriculture Forestry and Other Land Use	CCB-Biodiversity Gold, CCB-Climate Gold, CCB-Community Gold, CCB-Gold		Central Kalimantan	Indonesia (ID)	Tasman Environmental Markets Australia Pty Ltd	Retirement for Person or Organization	BGMG 11 Pty Ltd	Retired on behalf of BGMG 11 Pty Ltd as Trustee of BGMG 1 Oakdale West Trust, at 3 Tundra Close, Kemps Creek, NSW 2178, for Green Star Buildings v1 certification.	27/02/2025

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Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
ACCUs	6460	50%
VCUs	6460	50%

#### Renewable Energy Certificate (REC) summary

N/A. No RECs were surrendered for the construction of the building.

## Appendix A: Offset Retirement

— Report end —