

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: Oakdale West Estate - 2C & 2D

Project Address: 19 Emporium Avenue, Kemps 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).

Total emissions offset	7,344 tCO ₂ -e
Offsets bought	70% ACCUs, 30% VCU
Renewable electricity used in the construction of the building	Total renewables 0%
Technical Assessment	Completed
Third Party Validation	Completed

1. Carbon Neutral Information

Description of the certification

Goodman Group (ASX: GMG) is an integrated property group with operations throughout Australia, New Zealand, Asia, Europe, the United Kingdom, North America and Brazil. Goodman Group, comprised of the stapled entities Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited, is the largest industrial property group listed on the Australian Securities Exchange and one of the largest listed specialist investment managers of industrial property and business space globally.

Goodman's global property expertise integrated own+develop+manage customer service offering and significant investment management platform ensures it creates innovative property solutions that meet the individual requirements of its customers, while seeking to deliver long term returns for investors. Sustainability is an integral part of Goodman's business strategy, and this includes actions to reduce carbon emissions across its operations. As part of FY25 strategy, a carbon budget has been assigned per new development project, with the aim of reducing, measuring and offsetting all upfront embodied carbon emissions going forward. In line with our strategy, Goodman is targeting carbon neutral development for its new project at Craigieburn in Victoria

Project description

The object of the assessment is large warehouse facility, made up of 3 warehouse units and 3 adjoining office spaces split in two buildings, located at 19 Emporium Avenue, Kemps Creek, NSW 2178. The project also incorporates significant external works, consisting of yards, access roads, and car parking facilities.

Areas are made up as follows:

Warehouse Unit 2C-1:

- Warehouse 2C-1= 5,402m²
- Office 2C-1 (2 storeys) = 350 m²

Warehouse Unit 2C-2:

- Warehouse 2C-2= 4,965 m²
- Office 2C-2 (2 storeys) = 330 m²

Warehouse Unit 2D:

- Warehouse 2D= 5,378 m²
- Office 2C-2 (2 storeys) = 375 m²

The functional unit for the project is sqm of Gross Floor Area (GFA) and the emissions intensity (emissions per functional unit) for this development is 0.317 tonnes CO₂ - e/sqm.

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

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"> Green Star Buildings - Life Cycle Impacts 	<input type="checkbox"/>
The Responsible Entity has achieved either	<i>Green Star – Design & As-Built</i> rating and <ul style="list-style-type: none"> Credit 15 – Greenhouse Gas Emissions Credit 19A - Life Cycle Assessment 	<input 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 Energy Use - Minimum Expectations Energy Source – Exceptional Performance Other Carbon Emissions – Exceptional Performance 	<input checked="" type="checkbox"/>
Date of practical completion.	19/12/2024	

2. Emissions Boundary

Inside the emissions boundary

Quantified Emissions:

- 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 Emissions:

- Sundry fixtures below the materiality threshold

Outside the emissions boundary

Below Exclusions apply:

- 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.

Optionally Included emissions (Module A0, etc):

None

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)

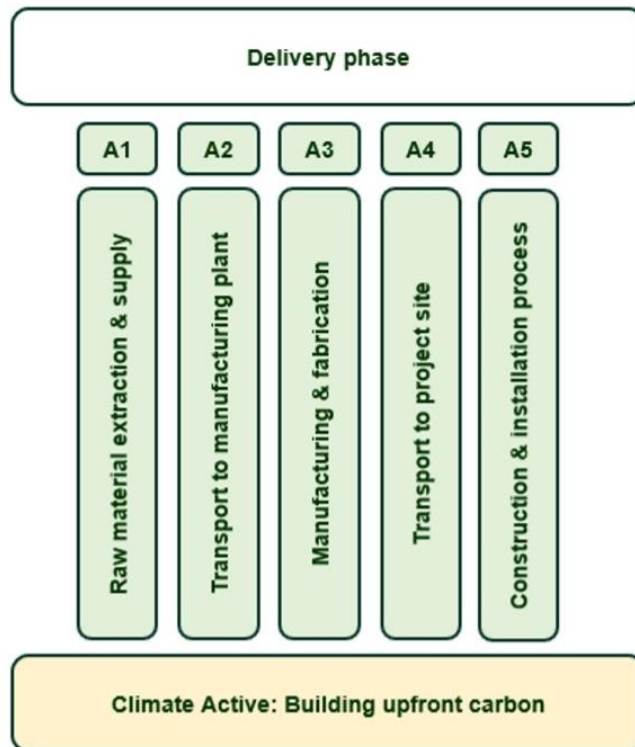
Non-quantified

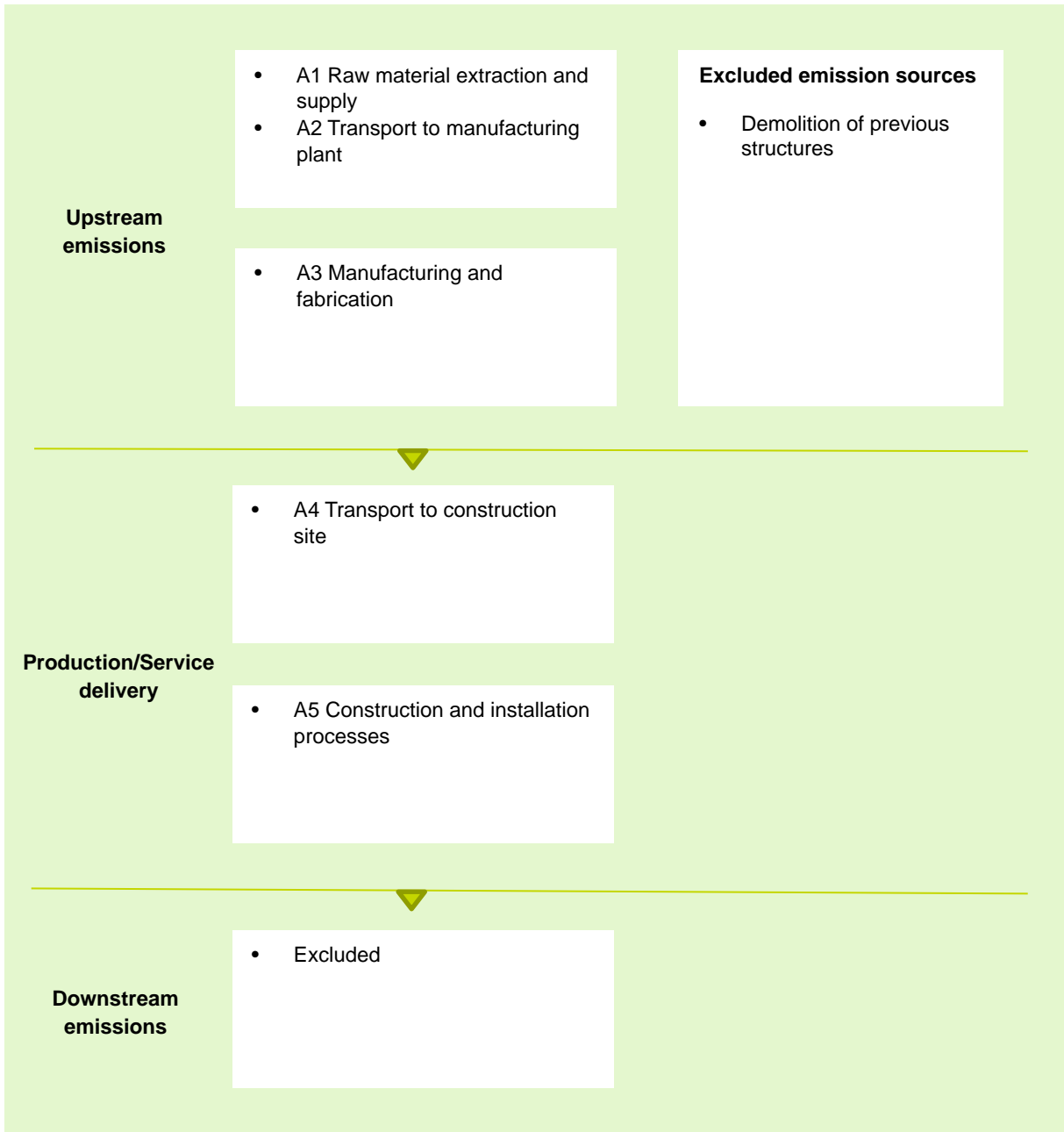
- Sundry fixtures below the materiality threshold

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)

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

3. 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.

Targets Set for Energy Efficiency

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.

Considerations to Avoid or Reduce Future Operations Emissions

The operational emissions reduction strategies include:

- 420 kW Solar PV System
- Low GWP refrigerant HVAC systems
- No provisions for gas on site. This includes 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

Optimisation of Material Use and Volume to Reduce Upfront Carbon Emissions

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 cumulative impact reduction of 43% for all modules and a 10.43% reduction for modules A1-A5.

Climate Active carbon neutral products and services

N/A

4. Emissions Summary

Stage	At Practical Completion (t CO2-e)
Warehouse Ground Floor Slab	1250
Dock Leveller Slab on ground	50
Footpath	24
Office Ground Floor Slab	53
Office First Floor Slab	40
Footings	208
Masonry	10
External Hardstand	795
External Works	1546
Precast Walls	395
Staircase	5
Services	831

Stage	At Practical Completion (t CO2-e)
Internal Finishes	163
Roof Elements	347
Walls	363
Structural Steel	1070
Others	40
Total Emissions	7190
Emissions intensity per functional unit (tCO2-e/sqm)	0.317
Number of functional units offset	22,678
Please outline if any uplift factors were included in the emissions total	No uplift factors were included as a full life cycle assessment was completed (i.e., the project is not using the GBCA Upfront Emissions Calculator, so no uplift is required to account for A4-A5)

The functional unit is sqm of Gross Floor Area (GFA).

Estimated upfront emissions A1 to A5= 22,677.70 sqm GFA * 0.317 tCO2e/sqm = 7,190 tonnes CO2e

5. 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.

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

Offsets Retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Eligible Quantity (tCO2 – e) (total quantity retired)	Eligible Quantity used in previous reporting periods	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting claim	Percentage of total (%)
Carbon Conscious Carbon Capture Project	Australian Carbon Credit Units (ACCU)	ANREU	14/11/2024	8,344,993,991-8,344,995,338*		2021-22	1348	0	0	1348	18%
Katingan Peatland Restoration and Conservation Project Stapled to Wilderlands	Verified Carbon Units (VCUs)	VERRA	13/11/2024	12730-431179574-431181156-VCS-VCU-263- VER-ID-14-1477- 01012020-31122020-0*	See below	2020	1583	0	0	1583	22%
Coorong Biodiversity Project	Biodiversity Units (BDU)	Vegetation Link	15/11/2024	NVS-2022/4004/182-7- 203098-204680*	1583	-	-	-	-	-	-
Lussvale Regeneration Project	Australian Carbon Credit Units (ACCU)	ANREU	04/12/2024	9,010,165,032-9,010,168,647*		2023-24	3616	0	0	3616	49%
Paroo River North Environmental Project	Australian Carbon Credit Units (ACCU)	ANREU	22/10/2024	8,336,721,102-8,336,721,261*		2021-22	160	0	0	160	2%

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Eligible Quantity (tCO2 – e) (total quantity retired)	Eligible Quantity used in previous reporting periods	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting claim	Percentage of total (%)
Miaoling Afforestation Project	Verified Carbon Units (VCUs)	VERRA	14/10/2024	12554-415805592-415805706-VCS- VCU1310-VER-CN- 14-2378-01012020- 31122020-1*		2020	115	0	0	115	2%
The Serra do Amolar REDD+ Project	Verified Carbon Units (VCUs)	VERRA	14/10/2024	16643-784430240-784430280-VCS- VCU1290-VER-BR- 14-2566-01012017- 31122017-1 & 16676- 788062820-788063300-VCS- VCU1290-VER-BR- 14-2566-01012017- 31122017-1*		2017	522	0	0	522	7%
Total offsets retired this report and used in this report										7,344	

* Evidence of retirement is attached as appendix A.

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCUs)	5124	70%
Verified Carbon Units (VCUs)	2220	30%

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
N/A							

6. Renewable Energy Certificate (REC) summary

N/A. No renewable energy certificates were retired for this carbon neutral claim.

Appendix A: Evidence of retirement

GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED
14 NOVEMBER 2024

TEM CARBON OFFSET TIREMENT



A product by TEM

Tasman Environmental Markets Australia Pty Ltd (TEM) is an authorised representative (ABN 97 659 245 011, CAR 001297708) of TEM Financial Services Pty Limited (ABN 58 142 268 479, AFSL 430036). TEM is authorised to provide financial services to wholesale clients (within the meaning of the Corporations Act 2001)

CERTIFICATE NO. GOODA-1024B
GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED

TEM RETIREMENT REPORT

Retired on behalf of BGMG 11 Pty Ltd ACN 616 276 076 as Trustee of BGMG 1 Oakdale West Trust, at 19 Emporium Avenue, Kemp's Creek, NSW- 2178 ,for Green Star Buildings v1 certification



REF NO.	PROJECT NAME	SERIAL NO.	COUNTRY	PROJECT ID	TYPE	VINTAGE	DATE	UNITS
1	Carbon Conscious 2	SN 8344993991 8344995338	Australia	EOP100638	Reforestation	2022	15/11/2024	1,348
2	Katingan REDD+	12730-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0 431179574 431181156	Indonesia	VCS1477	REDD	2020	15/11/2024	1,583
							TOTAL	2,931

E X T R A O R D I N A R Y I M P A C T

OFFSET PROJECT CATEGORY OVERVIEW

This Environmental Plantings project involves 11,007 hectares of reforestation, contained on 21 properties within the Central and Northern Agricultural Regions of Western Australia.

From 2009 to 2012, over 13,000,000 native species mallee trees were planted on land previously cleared for dryland cropping and grazing, to reforest the area, with a permanence period of a 100 years.

According to the Australian Government Clean Energy Regulator, increasing the number of native trees on farms has benefits including:

Providing income for farmers

Improving conditions of stock and pastoral productivity by providing shelter and pastures for livestock

Restoring degraded land

Protecting soils from wind erosion by reducing wind speeds

Improving ecosystem health

Improving water quality through reduced pesticide and fertiliser runoff

The projects meet the following Sustainable Development Goals



E X T R A O R D I N A R Y I M P A C T

OFFSET PROJECT CATEGORY OVERVIEW

The largest programme of its kind, the Katingan Mentaya Project protects vital peatland in Central Kalimantan Indonesia from being destroyed. These wetlands store large amounts of carbon naturally, and by conserving them, we prevent carbon dioxide from being released to the environment.

This also secures vital habitat for five critically endangered species including the Bornean Orangutan, Proboscis Monkey and Southern Bornean Gibbon. In partnership with 34 local villages, the project also builds community capacity and sustainable development through employment and education. By fostering inclusive partnerships and a culture of sustainability in local communities, the project serves to reduce poverty, enhance the well-being of communities and eliminate drivers of deforestation.



RAINFOREST RESCUE
- INDONESIA -

The projects meet the following Sustainable Development Goals



E V I D E N C E

RETIREMENT CONFIRMATION

OFFSET REF 1:
[LINK TO REGISTRY](#)
SN8344993991 - 8344995338



Australian National Registry of Emissions Units

Logged in as: Annabelle Gurney / Industry User

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Transaction Details

Transaction details appear below.

Transaction ID	AU37207
Current Status	Completed (4)
Status Date	14/11/2024 11:37:53 (AEDT) 14/11/2024 00:37:53 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Gurney, Annabelle
Transaction Approver	Dobbs, Ian Alexander
Comment	Retired on behalf of BGMG 11 Pty Ltd ACN 616 276 076 as Trustee of BGMG 1 Oakdale West Trust, at 19 Emporium Avenue, Kemps Creek, NSW- 2178, for Green Star Buildings v1 certification.

Transferring Account

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

Acquiring Account

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	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EOP100638					2021-22		8,344,993,991 - 8,344,995,338	1,348



E V I D E N C E

RETIREMENT CONFIRMATION

OFFSET REF 2:
[LINK TO REGISTRY](#)

12730-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0431179574 - 431181156

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
01/01/2020	31/12/2020	12730-431179574-431181156-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	1583	VCU	1477	Katingan Peatland Restoration and Conservation Project	Agriculture Forestry and Other Land Use			Central Kalimantan	Indonesia (ID)	Tasman Environmental Markets Australia Pty Ltd	Retirement for Person or Organization	BGMG 11 Pty Ltd ACN 616 276 076 as Trustee of BGMG 1 Oakdale West Trust	Retired on behalf of BGMG 11 Pty Ltd ACN 616 276 076 as Trustee of BGMG 1 Oakdale West Trust, at 19 Emporium Avenue, Kemps Creek, NSW- 2178, for Green Star Buildings v1 certification	13/11/2024

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This certificate verifies that

Goodman Property Services (Aust) Pty Ltd

has protected

1,583m²

of critical habitat for biodiversity by purchasing and retiring
1,583 Biological Diversity Units

14/11/2024

Date of Issue



Registrar Certification

Biodiversity Units supplied by



WILDERLANDS

Our vision is a world where people value earth's natural ecosystems and work together to nurture biodiversity so that future generations can continue to be enriched, enlightened and inspired by Nature.

wilderlands.co

Certificate Details

Units purchased and retired by: Goodman Property Services (Aust) Pty Ltd

Number of units: 1,583

Registrar: Vegetation Link Pty Ltd

Units supplied by: Wilderlands

VegetationLink Order ID: 62745009-8a93

Date and time of issue: 14/11/2024 09:51 AM AEST

Serial number(s):

Wetlands Unit(s):
NVS-2022/4004/182-7-203098-204680

Retired on behalf of BGMG 11 Pty Ltd ACN 616 276 076 as Trustee of BGMG
1 Oakdale West Trust, at 19 Emporium Avenue, Kemp's Creek, NSW- 2178,
for Green Star Buildings v1 certification

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Transaction Details

Transaction details appear below.

Transaction ID	AU37731
Current Status	Completed (4)
Status Date	04/12/2024 15:45:22 (AEDT) 04/12/2024 04:45:22 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Wynne, Thomas
Transaction Approver	Green, Steven John
Comment	Retired on behalf of BGMG 11 Pty Ltd as Trustee of BGMG 1 Oakdale West Trust 19 Emporium Avenue Kemps Creek NSW 2178 for the purpose of Green Star Buildings v1 certification

Transferring Account

Account Number	AU-3402
Account Name	MULGA AG CO PTY LTD
Account Holder	MULGA AG CO PTY LTD

Acquiring Account

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	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF180914					2023-24		9,010,165,032 - 9,010,168,647	3,616

Transaction Status History

Status Date	Status Code
04/12/2024 15:45:22 (AEDT)	Completed (4)
04/12/2024 04:45:22 (GMT)	
04/12/2024 15:45:22 (AEDT)	Proposed (1)
04/12/2024 04:45:22 (GMT)	
04/12/2024 15:45:22 (AEDT)	Account Holder Approved (97)
04/12/2024 04:45:22 (GMT)	
04/12/2024 14:59:54 (AEDT)	Awaiting Account Holder Approval (95)
04/12/2024 03:59:54 (GMT)	

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Transaction Details

Transaction details appear below.

Transaction ID	AU36553
Current Status	Completed (4)
Status Date	22/10/2024 14:13:55 (AEDT) 22/10/2024 03:13:55 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Dornonville de la Cour, Danielle
Transaction Approver	Doan-Lockyer, Jenny
Comment	Retired on behalf of BGMG 11 Pty Limited as Trustee for BGMG 1 Oakdale West Trust

Transferring Account

Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial Services Pty Ltd

Acquiring Account

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	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF104646					2021-22		8,336,721,102 - 8,336,721,261	160

Transaction Status History

Status Date	Status Code
22/10/2024 14:13:55 (AEDT) 22/10/2024 03:13:55 (GMT)	Completed (4)
22/10/2024 14:13:55 (AEDT) 22/10/2024 03:13:55 (GMT)	Proposed (1)
22/10/2024 14:13:55 (AEDT) 22/10/2024 03:13:55 (GMT)	Account Holder Approved (97)
17/10/2024 11:49:31 (AEDT) 17/10/2024 00:49:31 (GMT)	Awaiting Account Holder Approval (95)



Certificate of Verified Carbon Unit (VCU) Retirement



Project Name

VCU Serial Number

Additional Certifications



Certificate of Verified Carbon Unit (VCU) Retirement



Project Name

VCU Serial Number

Additional Certifications



Certificate of Verified Carbon Unit (VCU) Retirement



Project Name

VCU Serial Number

Additional Certifications