



PUBLIC DISCLOSURE STATEMENT

THE TRUSTEE FOR PAC PROPERTY GROUP
UNIT TRUST (TRADING AS BODRIGGY
BREWING COMPANY)

ORGANISATION CERTIFICATION
FY2023–24

Australian Government

Climate Active Public Disclosure Statement

BODRIGGY



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	The Trustee for PAC Property Group Unit Trust (trading as Bodriggy Brewing Company)
REPORTING PERIOD	1 July 2023 – 30 June 2024 Arrears report
DECLARATION	<i>To the best of my knowledge, the information provided in this public disclosure statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.</i> <i>Peter Walsh</i> Peter Walsh Founder & Managing Director 7 July 2026



Australian Government

Department of Climate Change, Energy,
the Environment and Water

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Version 9.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	543 tCO ₂ -e
CARBON OFFSETS USED	100% VCUs
RENEWABLE ELECTRICITY	23.55%
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	24/10/2023 Pangolin Associates Next technical assessment due: 30/06/2025

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2.CERTIFICATION INFORMATION

Description of organisation certification

This organisation certification is for the business operations of The Trustee for PAC Property Group Unit Trust, trading as Bodriggy Brewing Company, ABN 95 611 491 046.

This certification is in conjunction with a product certification for Bodriggy's brewed products, linked [here](#).

Organisation description

Bodriggy Brewing Company (ABN 95 611 491 046) is a space culminating in a brewery, brewpub, restaurant, cocktail bar and bottle shop/front bar. Abbotsford, born and bred, we seek to engage through unique drinking experiences, creativity, culture and music.

At Bodriggy we live and breathe quality. From our dedicated brewers working around the clock to deliver the freshest and most innovative brews, to the talented artists we support and the integral values we hold.

The operational boundary has been defined based on an operational control test, in accordance with the principles of the National Greenhouse and Energy Reporting Act 2007. This assessment includes the following location:

- 245 Johnston Street, Abbotsford, VIC, 3067

3.EMISSIONS BOUNDARY

Inside the emissions boundary

All emission sources listed in the emissions boundary are part of the carbon neutral claim.

Quantified emissions have been assessed as relevant and are quantified in the carbon inventory. This may include emissions that are not identified as arising due to the operations of the certified entity, however are **optionally included**.

Non-quantified emissions have been assessed as relevant and are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

Outside the emissions boundary

Excluded emissions are those that have been assessed as not relevant to an organisation's operations and are outside of its emissions boundary or are outside of the scope of the certification. These emissions are not part of the carbon neutral claim. Further detail is available at Appendix D.

Inside emissions boundary

Quantified

Accommodation and facilities
Cleaning and chemicals
Climate Active carbon neutral products and services
Construction materials and services
Electricity
Food
Horticulture and agriculture
ICT services and equipment
Machinery and vehicles
Office equipment and supplies
Postage, courier and freight
Products
Professional services
Refrigerants
Stationary energy
Transport (air)
Transport (land and sea)
Waste
Water
Working from home

Non-quantified

N/A

Outside emission boundary

Excluded

N/A

4.EMISSIONS REDUCTIONS

Emissions reduction strategy

Bodriggy commits to reduce total scope 1, 2 and 3 emissions from the business by 30% by FY2030 compared to a FY2022 baseline. This will be achieved through the following measures:

We aim to address scope 1 emissions by:

- Natural gas is currently a key requirement for our brewing process. Bodriggy will monitor developments in this space and research more efficient uses of natural gas and/or transition to low and no natural gas machinery.
- Investigate insulating the for piping for steam lines and hot liquor lines to improve gas use.

We aim to address scope 2 emissions by:

- We have investigated GreenPower electricity options, and it is our plan to incorporate this and by 2030 we would aim to be 100% green power.
- Implementing energy efficiency measures on site to reduce electricity consumption below current consumption level of 390kWh/ litre of beer.
- Educating employees and key stakeholders on sustainable behaviours to increase buy-in and reduce emissions.

We aim to address scope 3 emissions by:

- Partnerships with Reground to reduce soft plastics waste.
- Increasing water efficiencies throughout the brewing process to below 7.1 litres of water per litre of beer.
- Researching increased share of vegan and vegetarian meals on the menu at the BrewPub.
- Researching composting of food waste from the BrewPub.
- Closing the loop with grain supplier resulting in less packaging waste.
- Analysis of key suppliers and moving to suppliers who are carbon neutral / have reduction strategies where commercially viable.
- Analysis of our Brewery location and more efficient/sustainable use of space (e.g. kitchen gardens, water tanks, better storage to reduce freight etc).

Investigate installing grain silos by 2027, thereby reducing grain deliveries.

Emissions reduction actions

- We have utilised all available space on the roof at Bodriggy for solar panels; this produces approximately 20.90 MWh per calendar year, weather-dependent.
- We have installed a cardboard compactor all cardboard is collected from the venue to be recycled and reused.
- We have installed a Compressor/Refrigeration Software in August 2024 that will allow us to reduce our energy output per brew.
- We have spoken to the team at ewater about installing an ewater system. This would decrease our chemical use by approximately 70%.
- Packaging and warehousing logistics have been tightened up to ensure no double ups of stock being delivered back and forth from the brewery to our warehousing site.

5.EMISSIONS SUMMARY

Emissions over time

Emissions since base year			
		Total tCO ₂ -e (without uplift)	Total tCO ₂ -e (with uplift)
Base year/ Year 1:	2021-22	1,004.04	N/A
Year 2:	2022-23	929.80	N/A
Year 3:	2023-24	542.01	N/A

Significant changes in emissions

Significant changes in emissions			
Emission source	Previous year emissions (t CO ₂ -e)	Current year emissions (t CO ₂ -e)	Reason for change
Electricity (market-based method, scope 2)	227.45	72.14	Purchasing Climate Active Carbon Neutral Products
Meat products (processed)	120.10	75.98	Reduced purchasing of meat products

Use of Climate Active carbon neutral products, services, buildings or precincts

Certified brand name	Product/Service/Building/Precinct used
Origin Zero	Natural Gas
Origin Zero	Electricity
Jetstar	Business Flights

Emissions summary

The electricity summary is available in Appendix B. Electricity emissions were calculated using a market-based approach.

Emission category	Scope 1 emissions (tCO ₂ -e)	Scope 2 emissions (tCO ₂ -e)	Scope 3 emissions (tCO ₂ -e)	Total emissions (t CO ₂ -e)
Accommodation and facilities	0.00	0.00	0.00	0.00
Cleaning and chemicals	0.00	0.00	10.53	10.53
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Construction materials and services	0.00	0.00	5.76	5.76
Electricity	0.00	72.14	8.91	81.04
Food	0.00	0.00	176.97	176.97
Horticulture and agriculture	0.00	0.00	1.77	1.77
ICT services and equipment	0.00	0.00	1.41	1.41
Machinery and vehicles	0.00	0.00	3.16	3.16
Office equipment and supplies	0.00	0.00	3.19	3.19
Postage, courier and freight	0.00	0.00	44.05	44.05
Products	0.00	0.00	37.90	37.90
Professional services	0.00	0.00	55.02	55.02
Refrigerants	36.02	0.00	0.00	36.02
Roads and landscape	0.00	0.00	0.00	0.00
Stationary energy (gaseous fuels)	0.00	0.00	0.00	0.00
Stationary energy (liquid fuels)	0.00	0.00	0.00	0.00
Stationary energy (solid fuels)	0.00	0.00	0.00	0.00
Transport (air)	0.00	0.00	0.00	0.00
Transport (land and sea)	13.33	0.00	23.46	36.79
Waste	0.00	0.00	34.46	34.46
Water	0.00	0.00	13.13	13.13
Working from home	0.00	0.00	0.81	0.81
Grand Total	49.35	72.14	420.53	542.01

Uplift factors

N/A

6.CARBON OFFSETS

Eligible offsets retirement summary

Offsets retired for Climate Active certification

Type of offset unit	Quantity used for this reporting period	Percentage of total units used
Verified Carbon Units (VCUs)	543	100%

Project name	Type of offset unit	Registry	Date retired	Serial number	Vintage	Total quantity retired	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period	Percentage of total used this reporting period
Renewable Power Project by SEI Kathiravan Power Private Limited	VCU	Verra	26/2/2025	8329-9480178-9482385-VCS-VCU-997-VER-IN-1-1789-26072018-31122018-0	2018	2208	1665 ¹	0	543	100%

¹This amount refers to the amount retired as part of the product certification.

Co-benefits

N/A

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

N/A

APPENDIX B: ELECTRICITY SUMMARY

There are two international best-practice methods for calculating electricity emissions – the location-based method and the market-based method. Reporting electricity emissions under both methods is called dual reporting.

Dual reporting of electricity emissions is useful, as it provides different perspectives of the emissions associated with a business's electricity usage.

Location-based method:

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

Market-based method:

The market-based method provides a picture of a business's electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

For this certification, electricity emissions have been set by using the **market-based approach**.

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Market-based approach summary			
Market-based approach	Activity Data (kWh)	Emissions (kg CO ₂ -e)	Renewable percentage of total
Behind the meter consumption of electricity generated	21,003	0	6%
Total non-grid electricity	21,003	0	6%
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	0	0	0%
Climate Active precinct/building (voluntary renewables)	0	0	0%
Precinct/Building (LRET)	0	0	0%
Precinct/Building jurisdictional renewables (LGCS surrendered)	0	0	0%
Electricity products (voluntary renewables)	0	0	0%
Electricity products (LRET)	41,697	0	12%
Electricity products jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	20,511	0	6%
Residual Electricity	270,102	245,793	0%
Total renewable electricity (grid + non grid)	83,212	0	24%
Total grid electricity	332,310	245,793	18%
Total electricity (grid + non grid)	353,314	245,793	24%
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	270,102	245,793	
Scope 2	240,420	218,782	
Scope 3 (includes T&D emissions from consumption under operational control)	29,682	27,010	
Residual electricity consumption not under operational control	0	0	
Scope 3	0	0	

Total renewables (grid and non-grid)	23.55%
Mandatory	17.61%
Voluntary	0.00%
Behind the meter	5.94%
Residual scope 2 emissions (t CO₂-e)	218.78
Residual scope 3 emissions (t CO₂-e)	27.01
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	72.14
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	8.91
Total emissions liability (t CO₂-e)	81.04
<i>Figures may not sum due to rounding. Renewable percentage can be above 100%</i>	

Location-based approach summary						
Location-based approach	Activity Data (kWh) total	Under operational control			Not under operational control	
Percentage of grid electricity consumption under operational control	100%	(kWh)	Scope 2 Emissions (kg CO ₂ -e)	Scope 3 Emissions (kg CO ₂ -e)	(kWh)	Scope 3 Emissions (kg CO ₂ -e)
VIC	332,310	332,310	262,525	23,262	0	0
Grid electricity (scope 2 and 3)	332,310	332,310	262,525	23,262	0	0
VIC	21,003	21,003	0	0		
Non-grid electricity (behind the meter)	21,003	21,003	0	0		
Total electricity (grid + non grid)	353,314					

Residual scope 2 emissions (t CO ₂ -e)	262.53
Residual scope 3 emissions (t CO ₂ -e)	23.26
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	86.56
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	7.67
Total emissions liability	94.23

Operations in Climate Active buildings and precincts

Operations in Climate Active buildings and precincts	Electricity consumed in Climate Active certified building/precinct (kWh)	Emissions (kg CO ₂ -e)
N/A	0	0
Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their building or precinct certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the building/precinct under the market-based method is outlined as such in the market-based summary table.		

Climate Active carbon neutral electricity products

Climate Active carbon neutral electricity product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO ₂ -e)
Origin Zero	222,742	0
Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their electricity product certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the electricity product under the market-based method is outlined as such in the market-based summary table.		

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following emissions sources have been assessed as relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. They have been non-quantified due to one of the following reasons:

1. **Immaterial** <1% for individual items and no more than 5% collectively
2. **Cost effective** Quantification is not cost effective relative to the size of the emission but uplift applied.
3. **Data unavailable** Data is unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.
4. **Maintenance** Initial emissions non-quantified but repairs and replacements quantified.

Relevant non-quantified emission sources	Justification reason
N/A	

Data management plan for non-quantified sources

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

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to this organisation's operations and are outside of its emissions boundary. These emissions are not part of the carbon neutral claim. Emission sources considered for relevance must be included within the certification boundary if they meet two of the five relevance criteria. Those which only meet one condition of the relevance test can be excluded from the certification boundary.

Emissions tested for relevance are detailed below against each of the following criteria:

1. **Size** The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions.
2. **Influence** The responsible entity has the potential to influence the reduction of emissions from a particular source.
3. **Risk** The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.
4. **Stakeholders** Key stakeholders deem the emissions from a particular source are relevant.
5. **Outsourcing** The emissions are from outsourced activities previously undertaken within the organisation's boundary, or from outsourced activities typically undertaken within the boundary for comparable organisations.

Excluded emissions sources summary

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
N/A						



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