Australian Government

# Carbon Neutral Program

# Public Disclosure Summary

An Australian Government Initiative | Climate Active | Green Building Council Australia

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

## Certification Summary

**Responsible Entity name:** GPT Group

**Building / Project Name:** 51 Flinders Lane

**Project Address:** 51 Flinders Lane, Melbourne, VIC 3000

**Certification type:** **Commitment** to achieve carbon neutrality (base building).

This building has been certified for a commitment to achieve carbon neutrality for the base building by the GBCA against the Climate Active Guideline: Building Upfront Carbon under the Climate Active Carbon Neutral Standard for Products and Services (the Standard)

| | |
|---|---|
| **Total emissions offset** | 0 tCO2-e |
| **Offsets bought** | 0 |
| **Renewable electricity used in the construction of the building** | 0 |
| **Technical Assessment** | Completed for Design<br>To be verified for As-Built |
| **Third Party Validation** | Completed for Design<br>To be verified for As-Built |

greenstar

## 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. 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

51 Flinders Lane is a 39-storey commercial tower located in Melbourne, Victoria. There are 4 basement carpark levels. The Ground Level comprises of a lobby, retail spaces, food and beverages spaces, and back of house areas totalling ~596m2 NLA. Levels 1-5 are a combination of retail, food and beverage spaces, offices, and co-working spaces. Leve 6 is a wellness centre, while Levels 7-39 are office space of ~22,660m2 NLA. **The project is targeting a 6-star *Green Star Design & As-Built* v1.2 rating.**

| | | |
|---|---|---|
| The building is registered with the GBCA to achieve either: | Green Star – Homes rating | ☐ |
| | Green Star rating (Legacy tools)<br>*Green Star - Design & As-Built v1.2* | ☒ |
| | Green Star Buildings rating | ☐ |
| The Responsible Entity has achieved either | Green Star Homes rating and<br>• Green Star Buildings - Life Cycle Impacts | ☐ |
| | *Green Star – Design & As-Built* rating and<br>• Credit 19A - Life Cycle Assessment | ☒ |

| | | |
|---|---|---|
| | Green Star Buildings rating and all the below *Green Star Buildings* credits<br><br>• Upfront Carbon Emissions – Minimum Expectations<br>• Energy Use - Minimum Expectations<br>• Energy Source – Exceptional Performance<br>• Other Carbon Emissions – Exceptional Performance | ☐ |
| The date when the building is expected to finish practical completion | 01/05/2025 | |
| The Responsible Entity is committed to achieve a Carbon Neutral Certification for the: | Base Building; or | ☒ |
| | Whole Building. | ☐ |

# Emissions Boundary

## Inside the emissions boundary

The emissions boundary covers the upfront emissions of the project, including:

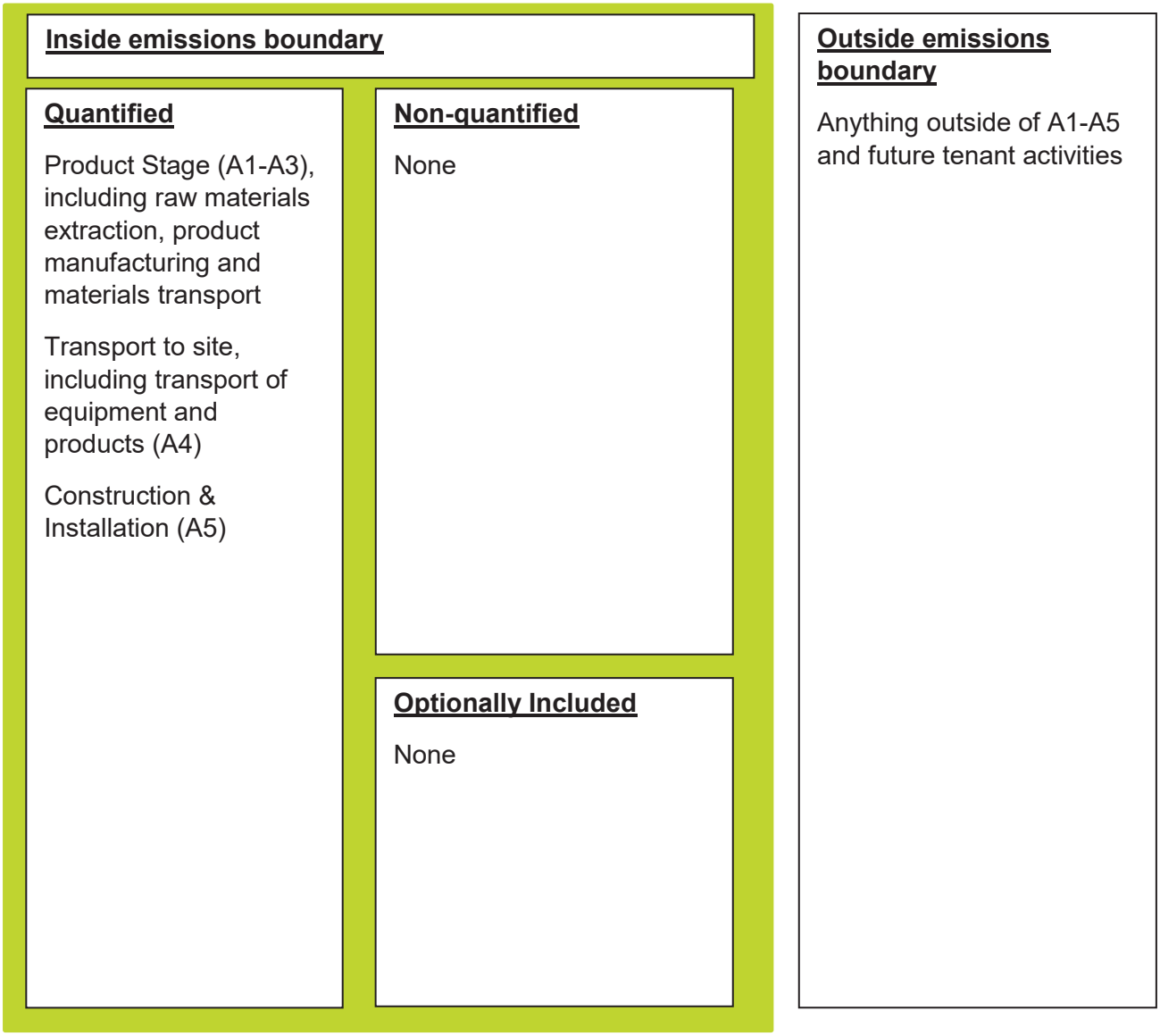
- Product Stage (A1-A3), including raw materials extraction, product manufacturing and materials transport
- Transport to site, including transport of equipment and products (A4)
- Construction & Installation (A5)

This includes works on the building's superstructure, substructure, external works, internal finishes, and services equipment.

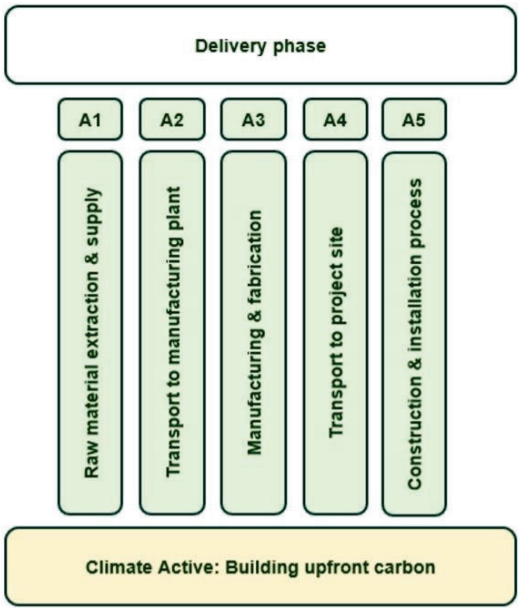
## Outside the emissions boundary

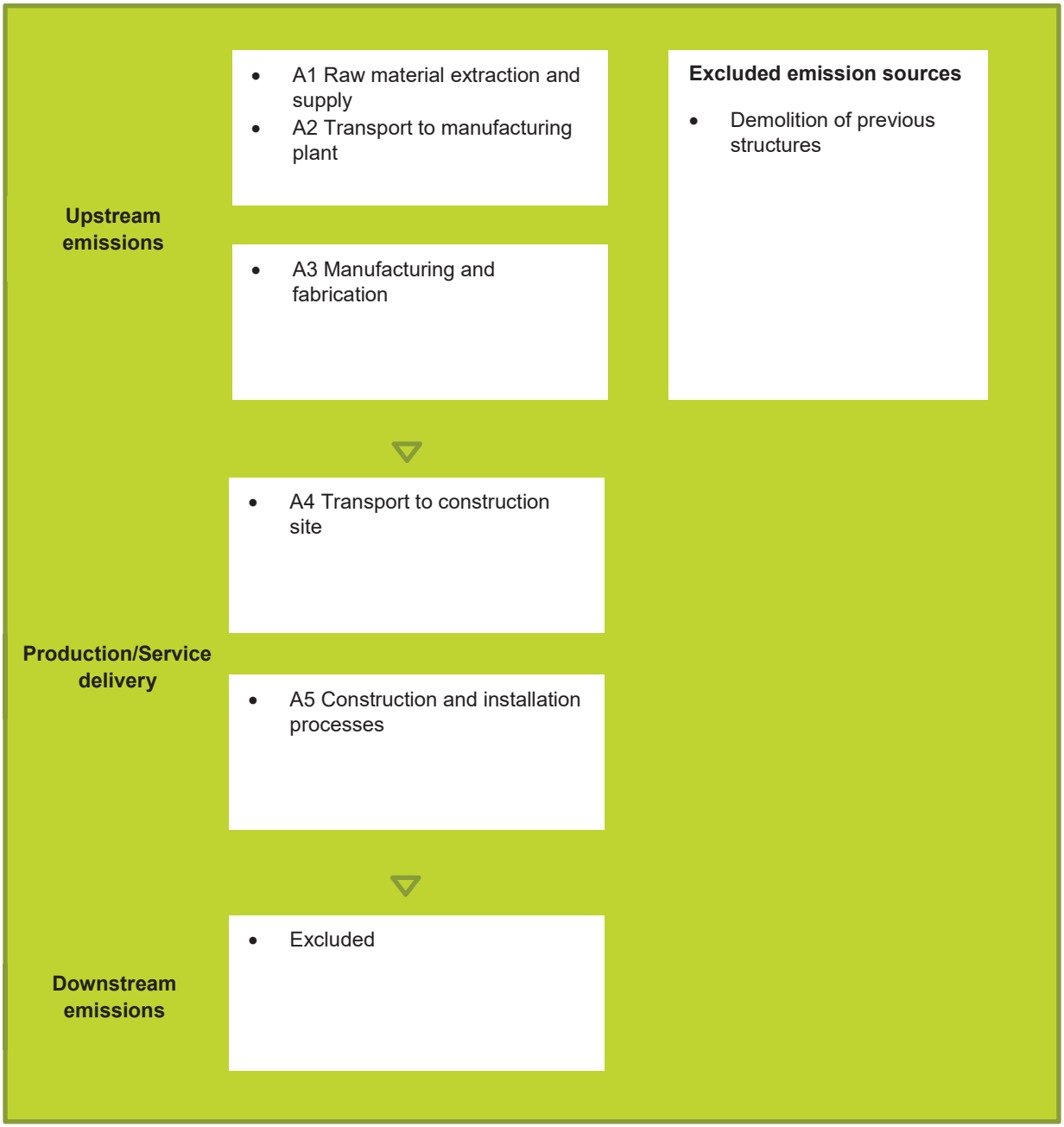
Anything outside of A1-A5 and future tenant activities

## Emissions Boundary Diagram



## Product Process Diagram






## Emissions Reductions

### Emissions Reduction Strategy

To reduce upfront emissions, the following features were applied to the project:

- Dulux Paint – EPD
- Plasterboard with 20% recycled content
- Carpet with 50% recycled content
- Concrete with 30% Fly Ash
- Removal of timber floor joists

- Reduction in structural steel

To dematerialise the design, and optimise the design to reduce the volume of materials, the project has undertaken a life cycle assessment and applied the following initiatives to reduce material quantities and use low impact materials:

- Removed value management items, including replacing stone wall tiles with painted plasterboard to life lobbies, reducing internal glazing, replacing metal panel ceilings to all life lobbies with a feature painted plasterboard ceiling, replacing glass reinforced concrete panels, removing feature and laser cut metal screens, and reduced lift lobby floor tiles.
- Changed structural item quantities, including removal of timber floor joists, reduction in structural steel, reduction in reinforcement strand.
- Changed material specifications, including choosing carpeting with EPDs.
- As the project is still in design stage, the project is investigating into further ways to reduce material impacts, including investigating the sourcing of low impact concrete for example.

To minimise waste in construction, use low emissions transport, reduce construction energy, and use renewable energy during construction, the project will be delivered using Climate Active Carbon Neutral Construction services. This will include the using the strategy hierarchy of avoid > efficiency > generate > offset.

The project will consider ways to minimise waste in construction, through the waste diversion rates targets under the Green Star rating tool.

To reduce emissions over the operational life of the project, (including eliminating scope 1 operational emission sources for heating, cooking, and hot water), the project is targeting a 6 Star Green Star – Design & As-Built rating, where the features include:

- No use of gas on-site
- Efficient kitchen and laundry equipment
- Efficient HVAC systems with low GWP refrigerants
- Smart lighting controls
- The project will also set a target for energy efficiency performance through targeting a 6-star Green Star rating.

### Climate Active carbon neutral products and services

Climate Active Carbon Neutral Construction Services will be delivered.

## Emissions Summary

### Summary

| Stage | At Design Review (t CO2-e) |
|---|---|
| *A1-A3* | 24,500 |
| *A4* | 2,04 |
| *A5* | 0 |
| **Total Emissions** | **26,540** |
| **Emissions Intensity per functional unit ( tCO2-e/m2)** | **0.54** |
| Please outlines if any uplift factors were included in the emissions total | N/A |

# Carbon Offsets Summary

## Summary

For a Design Review submission through the GBCA, there is no requirement to purchase offsets and retire. Offsets will be purchased and retired at the As-Built submission

## Co-benefits

GPT's goal is to be nature positive and so purchases and invests into Australian-based reforestation projects which remove carbon into the future, providing water and biodiversity environmental co-benefits in addition to collaboration with Traditional Owners. GPT advocates within the industry for the uptake of nature-based solutions due to dual scientific imperatives of reducing total carbon dioxide equivalent in the atmosphere and addressing biodiversity loss. To comply with Climate Active's current offset requirements, GPT additionally purchases offsets which avoid ongoing emissions through energy transition projects. This arrangement acts as a two-for-one basis, with the avoidance offsets contributing to reducing overall emissions release in addition to GPT's nature-based solutions that actively remove carbon into the future.

## Table 6. Offsets retired

| Project description | Type of offset units | Registry | Date retired | Serial Numbers (and a hyperlink* to registry retirement record) | Vintage | Stapled Quantity | Eligible Quantity (tCO2 –e) (total quantity retired) | Quantity used in previous reporting periods | Quantity banked for future reporting periods | Quantity used for this reporting claim | Percentage of total (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *No offsets were retired at the design stage* | | | | | | | | | | | |

Table 6. Offsets retired

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

| Type of offset units | Quantity (used for this reporting period claim) | Percentage of total |
|---|---|---|
| Not applicable | | |

## Appendix A: Electricity Summary

N/A

—— Report end ——