

red



PUBLIC DISCLOSURE STATEMENT

**GTA INDUSTRIAL CUSTODIAN PTY LTD AS
TRUSTEE FOR REDBANK RIVER PARK
INDUSTRIAL TRUST
PRODUCT CERTIFICATION (AS BUILT)**

Australian Government
Climate Active
Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	GTA Industrial Custodian Pty Ltd as trustee for Redbank River Park Industrial Trust for Redbank Motorway Estate - Bapcor, 15 Northcott Place, Redbank
REPORT TYPE/ PERIOD	08 May 2024 As built certification
DECLARATION	<p><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></p> <p><i>Emma McMahon</i></p> <hr/> <p>Emma McMahon Head of Sustainability, Australia 08 May 2024</p>



Australian Government
**Department of Climate Change, Energy,
 the Environment and Water**

Public Disclosure Statement documents are prepared by the submitting organisation. The material in Public Disclosure Statement documents represents the views of the organisation and do not necessarily reflect the views of the Commonwealth. The Commonwealth does not guarantee the accuracy of the contents of the Public Disclosure Statement documents and disclaims liability for any loss arising from the use of the document for any purpose.

Version March 2023.

1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	15,888 tCO2-e
THE OFFSETS USED	20% ACCUs 80% VCUs
RENEWABLE ELECTRICITY	0%
CARBON ACCOUNT	Prepared by: Goodman Property Services (Aus) May 2024
TECHNICAL ASSESSMENT	Completed 30 May 2024 Pangolin Associates
THIRD PARTY VALIDATION	Completed 30 May 2024 Pangolin Associates

Contents

- 1. CERTIFICATION SUMMARY 3
- 2. CARBON NEUTRAL INFORMATION 4
- 3. EMISSIONS BOUNDARY 5
- 4. EMISSIONS REDUCTIONS 9
- 5. EMISSIONS SUMMARY 10
- 6. CARBON OFFSETS 11
- 7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY 17
- APPENDIX A: ADDITIONAL INFORMATION 18
- APPENDIX B: ELECTRICITY SUMMARY 19
- APPENDIX C: INSIDE EMISSIONS BOUNDARY 20
- APPENDIX D: OUTSIDE EMISSION BOUNDARY 20

2. CARBON NEUTRAL INFORMATION

Description of certification

This certification is for entity GTA Industrial Custodian Pty Ltd as trustee for Redbank River Park Industrial Trust (ABN: 45 081 823 743). The upfront carbon for the construction of Redbank Motorway Estate - Bapcor, warehouse/office building constructed at 15 Northcott Place, Redbank, Queensland is net zero emissions in accordance with the Climate Active Guideline: Building Upfront Carbon V1:2022.

The carbon inventory includes emissions calculated for stages A1 – A5 of the base building. The emissions boundary excludes A0 emissions.

The project has been designed in line with Green Star Design & As Built v1.3.

Product description

The development consists of an industrial building including a carpark, a structural steel portal framed warehouse building and some offices. The area breakdown is as follows,

- Stories- 2
- NLA – 43,473 m²
- Total GFA: 44,473 m²

Construction commenced in November 2021 with Practical Completion achieved in January 2023.

The functional unit for the project is sqm of Gross Floor Area (GFA) of constructed building – Redbank Motorway Estate - Bapcor. The emissions intensity (emissions per functional unit) for this development is 0.357 tonnes CO₂ - e/sqm.

Building Upfront Carbon 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.

3. EMISSIONS BOUNDARY

Inside the emissions boundary

The emissions boundary includes product stages A1 to A5 as per EN15804.

Quantified emissions have been deemed as 'attributable processes' that become the product or service, make the product or service, and carry the product or service through its life cycle. These have been quantified in the carbon inventory.

Non-quantified emissions have been deemed as attributable 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

Non-attributable emissions have been deemed as not attributable to a product or service. They can be listed as outside of the emissions boundary (and are therefore not part of the carbon neutral claim). Further detail is available at Appendix D.

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):

Electricity

Diesel

Petroleum

Construction waste (A5)

Non-quantified

Materials, such as bathroom fixers and kitchen cabinets were non quantified based on immateriality. These sources combined equal less than 5% of the carbon account.

Outside emission boundary

Non-attributable

Tenancy fitout

Base building operations (B6)

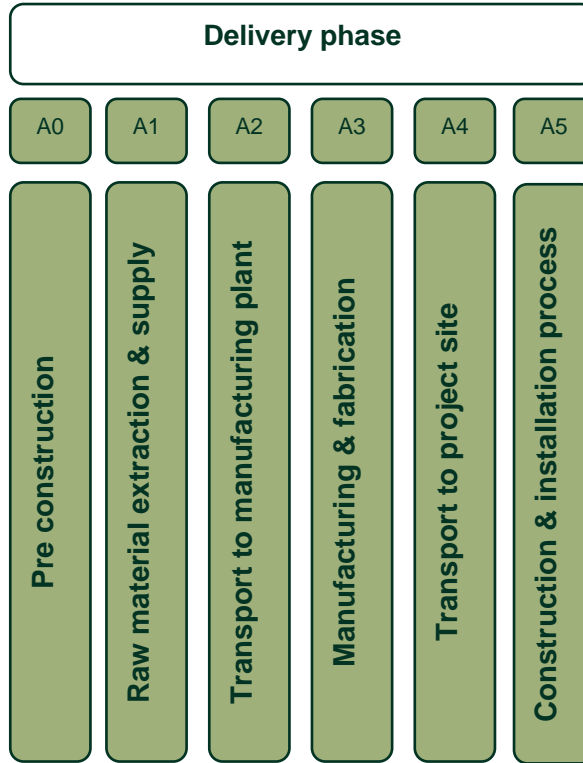
Tenancy operations (B6)

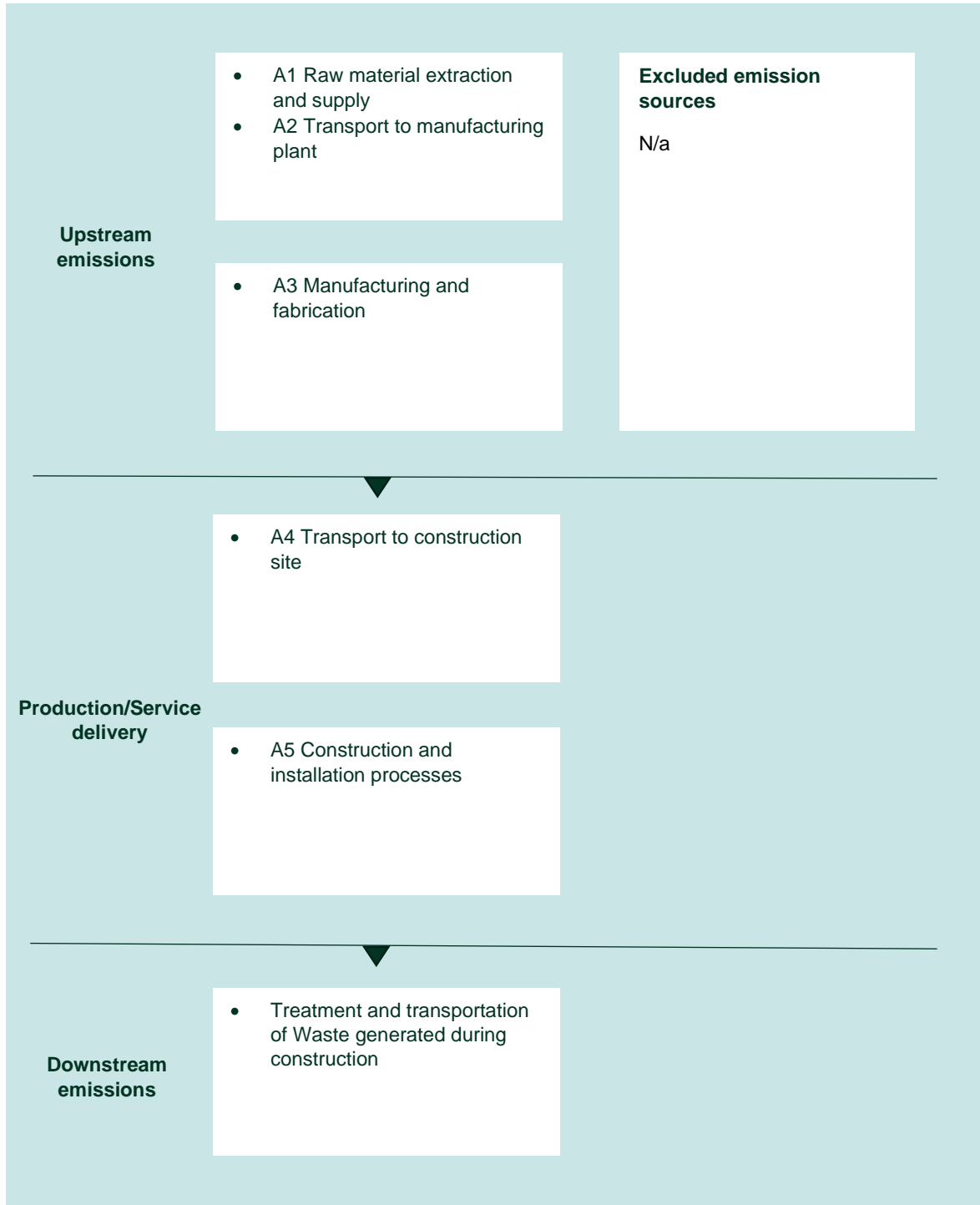
Building refurbishment or maintenance during operational lifetime (B1-7)

Demolition at end of life (C1-4)

Product process diagram

Cradle-to-gate where achievement of practical completion of the project marks the “gate”, lifecycle stages A1 to A5 as per EN15978.





4. EMISSIONS REDUCTIONS

Emissions reduction strategy

The design of Redbank Motorway Estate - Bapcor has been guided by the objective to minimise building lifecycle emissions recognising that decisions made to manage upfront emissions can influence operational emissions.

The upfront emissions reductions strategies include:

- Dematerialisation by optimising structural and façade elements
- Prioritising;
 - lower carbon emissions materials
 - Renewable materials
 - Recycled materials
 - Materials recognised by third party certification schemes and independent verification methods e.g. Environmental product declarations (EPDs)
- Applying a project cost of carbon to provide a fair comparison of materials with varying carbon intensity
- Modularising elements of construction to reduce waste and transport emissions
- Local procurement of steel and concrete materials, where possible
- Project diverted 95% waste from landfill

The operational emissions reductions include;

- Designed in line with a 5 star Green Star Design & As Built rating v1.3;
- Office designed in line with 5 star NABERS Energy requirements;
- Reduced HVAC and HWS operational energy consumption;
- Installation of 1800 kW rooftop solar PV system
- Water efficient tap fittings to reduce leaks;
- Landscape irrigation with smart meters installed to reduce consumption;
- Rainwater and GPT installed to recycle water; and
- LED lights with motion sensors installed to reduce electricity consumption

5. EMISSIONS SUMMARY

Climate Active carbon neutral products and services

The use of Climate Active carbon neutral products and services is included in the carbon account as 0 emissions.

Certified brand name	Product or Service used
	N/A

Emissions Summary Table

This certification is for a completed development with emissions calculated from product specific emission intensity information for construction materials using As-Built drawings and site plans. Emissions from electricity use and fuels used on the construction site have been modelled using hours of operation of different equipment used during construction with the emission factors embedded in e-Tool.

The functional unit for the project is sqm of Gross Floor Area (GFA) of constructed building – Connect West Industrial Estate. The emissions intensity (emissions per functional unit) for this development is 0.357 tonnes CO₂ - e/sqm.

Stage	As-built tCO ₂ -e
A1-A3 (Product Stage)	13,839.85
A4	1,302.13
A5	745.03
TOTAL tCO₂-e	15,887.01

No uplift factors were added in the emissions total.

We could not exclude biogenic timber in the e-Tool LCA assessment itself, and therefore the totals have been updated manually afterwards.

Emissions intensity per functional unit	0.357
Number of functional units offset	44,473
Total emissions offset	= 0.357*44,473 = 15,887.01 tCO₂e

6. CARBON OFFSETS

Offsets retirement approach

The following criteria have been considered in the selection of carbon credits purchased for this project:

- Nature-based solutions projects (reforestation, afforestation, and improved forest management)
- All units must have a vintage year later than 2016
- 20% of all projects are Australian Carbon Credit Units (ACCU), issued by the Clean Energy Regulator
- International offsets to include the following;
 - Certified Emissions Reductions (CERs), issued as per the rules of the Kyoto Protocol from Clean Development Mechanism projects
 - Removal Units (RMUs) issued by a Kyoto Protocol country based on land use, land-use change and forestry activities under Article 3.3 or Article 3.4 of the Kyoto Protocol
 - Verified Emissions Reductions (VERs) issued by the Gold Standard
 - Verified Carbon Units (VCUs) issued by the Verified Carbon Standard.

Paroo River Native Forest Regeneration, QLD

Re-establishing native forests and sequestering carbon on degraded agricultural land in the South West Darling Downs region of Queensland.

Located near Cunnamulla in South West Queensland, the Humeburn Station straddles the Paroo River and assists to support the regeneration of native forest growth which has been suppressed by livestock grazing and feral animals. A portion of the project area is on land over which the Budjiti people have a native title interest, and through the project, have regained access to their traditional lands for cultural, heritage and bush tucker purposes. The Budjiti people also share in the project revenues.

Nyaliga Fire Project, Western Australia

Reducing emissions through traditional Indigenous bushfire management.

The Nyaliga Fire Project was registered in 2017 by Nyaliga Aboriginal Corporation as the Traditional Owners of the land now known as the Karunjie and Durack River Pastoral Stations in the East Kimberley of Northern WA. The project involves controlled early dry season burning – aerial and on-ground – carried out by Nyaliga Traditional Owners, including the Nyaliga indigenous ranger team. The sale of ACCUs from the project will constitute the first income for Nyaliga Aboriginal Corporation, with all revenue re-invested into fire management and the social, cultural, and economic benefits it entails for the community.

The Serra Do Amolar REDD+ Project, Brazil

Located in the Paraná River Basin, the Pantanal is a UNESCO World Heritage Site and the largest tropical wetlands in the world. As well as being home to numerous endangered species, including the jaguar, giant otter, giant armadillo and giant anteater, the Pantanal is a natural flood buffer and a vital carbon sink. This project fights deforestation caused by land speculation, and supporting local communities to create conservation programmes that tackle forest fires.

Miaoling Afforestation Project, China

The project is located within Qiandongnan Miao and Dong Autonomous Prefecture, Guizhou Province of China. 30,169 hectares of forest was planted on barren lands in Qiandongnan Miao and Dong Autonomous Prefecture which used to be poor sustainable ecological environment and karst rocky desertification. The project aims to plant native species on barren lands for GHG removal whilst contributing to local sustainable development goals.

The project activity aims to: - Sequester greenhouse gas and mitigate climate change; - Enhance biodiversity conservation by increasing the connectivity of forests; - Improve soil and water conservation in the Karst region; - Generate income and job opportunities for local communities.

There is no natural renewal and reforestation before the project, and all sites were covered by the barren hill and degraded lands. The main objective specie are China fir, Masson pine and Pinus yunnanensis which are native species according to the baseline survey.

The implementation of the project is expected to reduce the GHG emissions amounting to 13,753,471 tCO₂e in 30 years, with an average annual GHG emission removal of 458,449 tCO₂e.

Practical completion	
1. Total emissions footprint to offset for this report	=15,888 tonnes CO ₂ e
2. Total offsets retired in design (commitment) PDS	= 0
3. Total offsets required for this report	= 15,888 tonnes CO ₂ e

Co-benefits

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.

Serra do Amolar, Brazil

- 135,000 ha unique wetlands conserved and protected
- Estimated annual GHG reductions are 32,000 tCO₂-e per year corresponding to an estimated 102,200 ha of avoided deforestation over the lifetime of the project.
- Employment opportunities in the area. In addition, provide qualified training, social assistance and labour rights, aiming better living conditions.
- Promotion of applied scientific research that is focused on biodiversity and the efficient use of natural resources, and the inclusion of riverine communities.
- Involve a big among of stakeholder, focusing on sustainable business chains (ecotourism) and generating income and well-being for local communities.
- Environmental education of families surrounding the project area, focusing on different age groups people, aiming to improve the quality of life of this population and the dissemination of local knowledge, best practices, rights and well-being.
- In terms of biodiversity, the project aims to protect the region's biological diversity, specifically felines such as jaguars (*Panthera onca*) and pumas (*Puma concolor*), that are Near Threatened (NT) and Least Concern (LC) respectively, but also species like the giant otter (*Pteronura brasiliensis*) classified as Endangered (EN) by the IUCN; the giant armadillo (*Prionomys maximus*) the white-lipped peccary (*Tayassu pecari*), and the lowland tapir (*Tapirus terrestris*), among others under the IUCN's vulnerable (VU) category due to the expansion of anthropogenic agricultural and livestock activities.

Miaoling Afforestation Project, China

- The implementation of the project activity has provided 18,355 jobs for local villagers, among which 60 percent are women.

Eligible offsets retirement summary

Offsets retired for Climate Active Carbon Neutral Certification									
Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Stapled quantity	Eligible quantity used for commitment reporting (if applicable)	Eligible quantity used for final as-built reporting	Percentage of total (%)
Paroo River, QLD	ACCU	ANREU	30 Apr 2024	8.336.718.394-8.336.720.617	2021-22			2,224	14%
Nyaliga Fire Project, WA	ACCU	ANREU	30 Apr 2024	8.331.533.042-8.331.533.994	2021-22			953	6%
The Serra do Amolar REDD+ Project	VCUs	VCS	2 May 2024	16642-784421176-784423795-VCS-VCU-1290-VER-BR-14-2566-01072016-31122016-1	2016			2,620	16%
				15956-731698468-731700787-VCS-VCU-1290-VER-BR-14-2566-01012018-31122018-1	2018			2,320	15%
				16444-762827516-762828056-VCS-VCU-	2017			541	3%

OFFICIAL

				1290-VER-BR-14-2566-01012017-31122017-1 6445-762831059-762833998-VCS-VCU-1290-VER-BR-14-2566-01012017-31122017-1	2017		2,940	19%
Miaoling Afforestation Project, China	VCUs	VCS	7 May 2024	12554-415796735-415801024-VCS-VCU-1310-VER-CN-14-2378-01012020-31122020-1	2020		4,290	27%
Total offsets retired this report and used in this report							15,888	
Total offsets retired previously for commitment reporting (if applicable)							N/A	
Total offsets retired								15,888

Type of offset units	Eligible quantity used for commitment reporting (if applicable)	Eligible quantity used for final as-built reporting	Total eligible quantity used for commitment and final-as built reporting	Percentage of total
Australian Carbon Credit Units (ACCUs)	0	3,177	3,177	20%
Certified Emissions Reductions (CERs)	0	0	0	0
Removal Units (RMUs)	0	0	0	0
Verified Emissions Reductions (VERs)	0	0	0	0
Verified Carbon Units (VCUs)	0	12,711	12,711	80%

OFFICIAL

OFFICIAL

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) Summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

The retirement certificate for purchased Carbon credit projects are provided below.

20% Australian Carbon Credit Unit (ACCUS):

- **Paroo River, QLD**
- **Nyaliga Fire Project, WA**

The screenshot shows the ANREU website interface. The main content area displays 'Transaction Details' for a transaction with ID AU33441. The transaction is completed and dated 30/04/2024. It involves the cancellation of 4 units from a transferring account (AU-2977, South Pole Australia Financial Services Pty Ltd) to an acquiring account (AU-1068, Australia Voluntary Cancellation Account, Commonwealth of Australia). The comment states the units are retired on behalf of GTA Industrial Custodian Pty Ltd for a climate certification project.

Party	Type	Transaction Type	Original CP	Current CP	ERF EProject ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EBF104645					2021-22		8,336,718,394 - 8,336,720,617	2,224
AU	KACCU	Voluntary ACCU Cancellation			EBF109670					2021-22		8,331,533,042 - 8,331,533,994	953

80% Verified Carbon Units (VCUs)

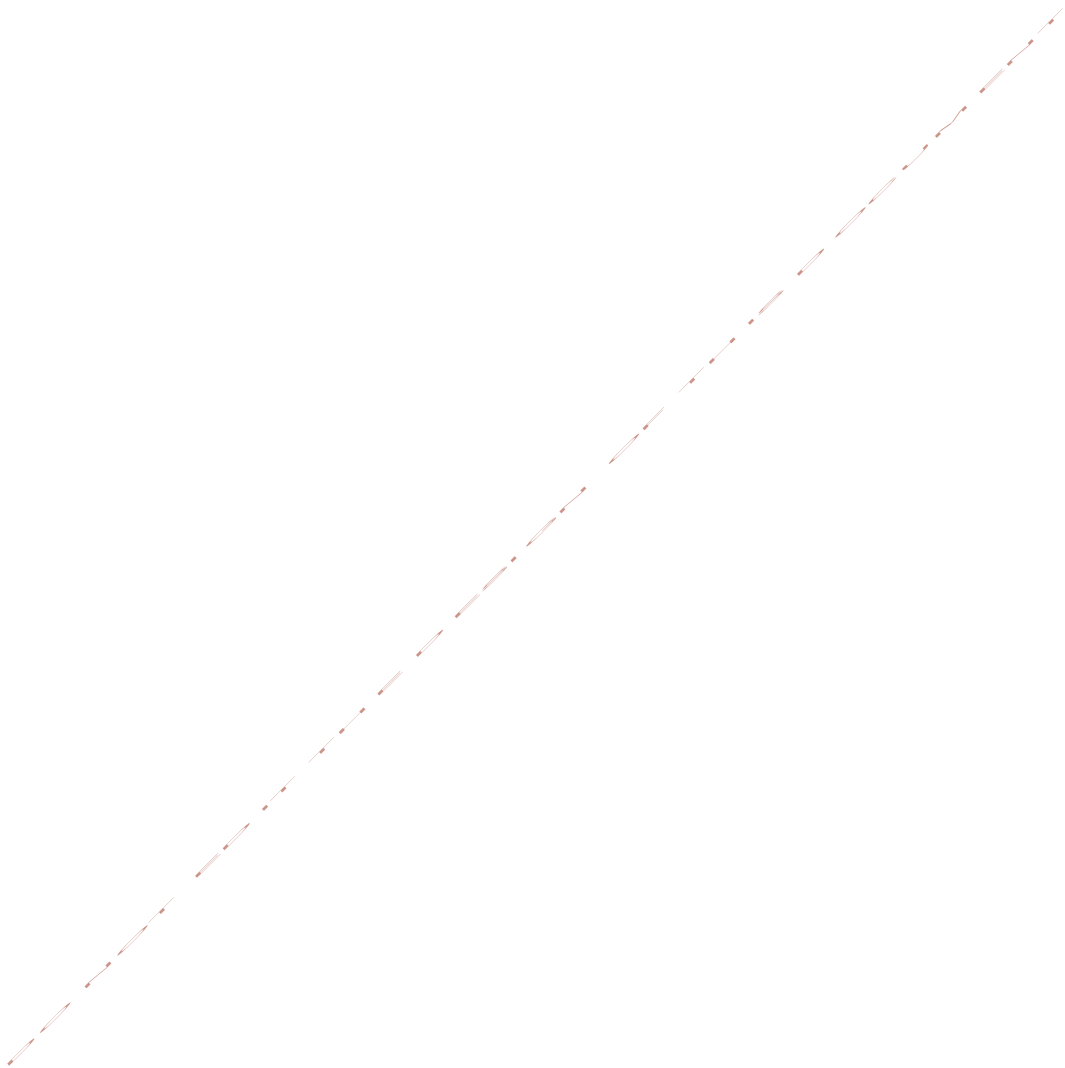
The Serra do Amolar REDD+ Project, Brazil

- [Verra Registry](#)
- [Verra Registry](#)
- [Verra Registry](#)
- [Verra Registry](#)

- **Miaoling Afforestation Project, China**
[Verra Registry](#)

APPENDIX B: ELECTRICITY SUMMARY

Not applicable as electricity is calculated through Etool LCA software.

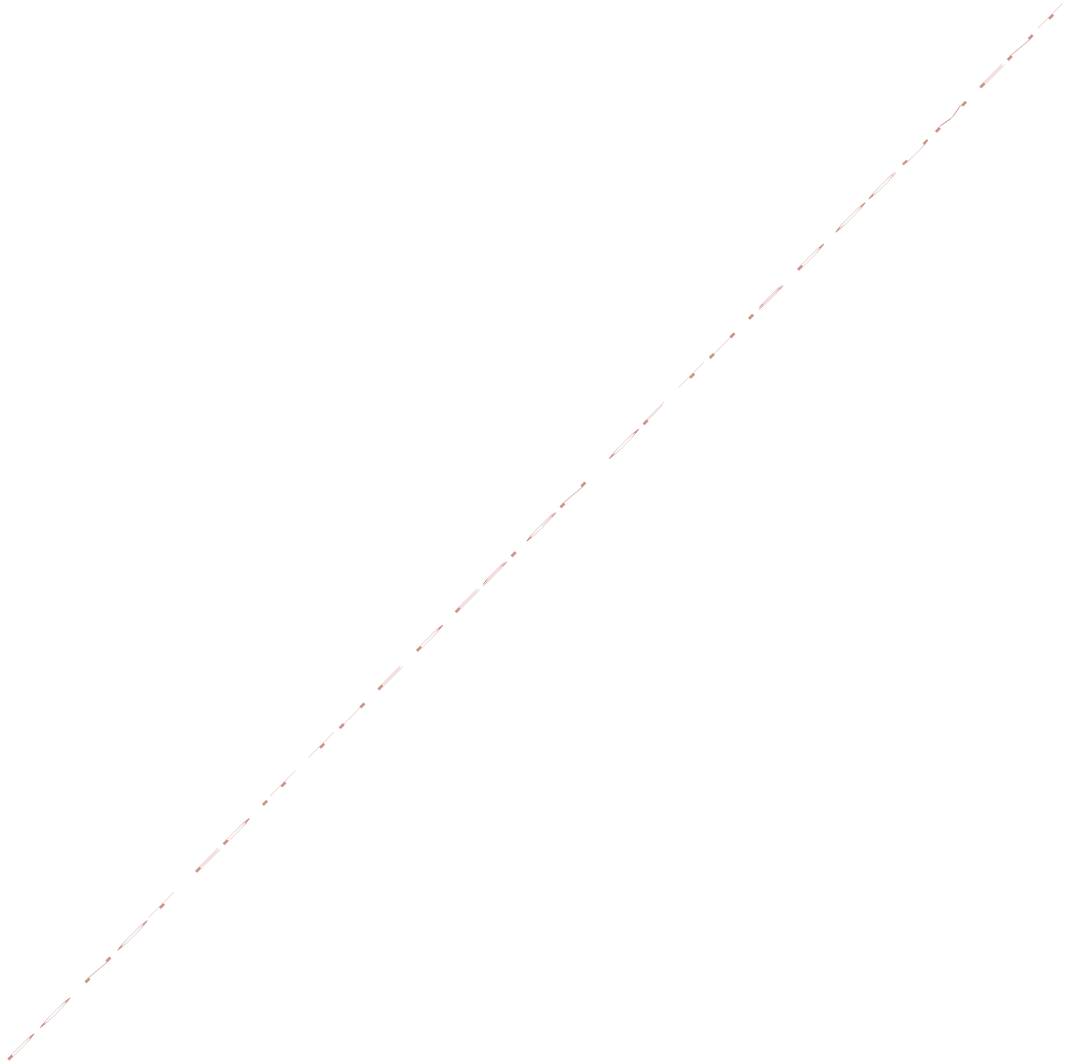


APPENDIX C: INSIDE EMISSIONS BOUNDARY

Emissions as described earlier within the boundary of phases A1 to A5 of the building construction project.

APPENDIX D: OUTSIDE EMISSION BOUNDARY

Emissions associated with future management of the building and use of the building by future occupants are excluded since they are non-attributable, outside of the emissions boundary.





An Australian Government Initiative

