



PUBLIC DISCLOSURE STATEMENT

LANDCOM

ORGANISATION
CY2019

Australian Government
Climate Active
Public Disclosure Statement



NAME OF CERTIFIED ENTITY: Landcom

REPORTING PERIOD: 1 January 2019 – 31 December 2019

Declaration

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.

Signature

Date 04/12/2020

Name of Signatory

Anna Petersen

Position of Signatory

Executive General Manager, Communications & Policy

Signature

Date 04/12/2020

Name of Signatory

Lauren Kajewski

Position of Signatory

Director Sustainability & Learning



Australian Government
Department of Industry, Science,
Energy and Resources

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1. CARBON NEUTRAL INFORMATION

Description of certification

Landcom is certified carbon neutral under the Climate Active Carbon Neutral Standard for its Australian business operations.

This Public Disclosure Statement (PDS) presents our calendar year 2019 (CY19) emissions estimate. CY19 represents our base year carbon account and has been verified by an independent auditor.

Reporting boundary

We have adopted an 'organisational boundary' approach for our carbon account, which includes our office tenancies and sales centres. We have also chosen to extend beyond our operational control and include Scope 3 emissions sources, as we believe this is relevant and important to our organisation and stakeholders.

Emissions reduction approach

Landcom voluntarily adopts the NSW Government Resource Efficiency Policy (GREP). The GREP helps the NSW Government to set an example in addressing the challenge of rising resource costs, and reducing impacts on our economy, environment, and community.

The GREP guides Landcom's approach to energy, water and waste efficiency in our corporate operations, and helps us align with the State Government's sustainability goals.

In addition, Landcom's Sustainable Places Strategy incorporates a suite of targets to address resilience and carbon reduction across our project portfolio, and performance is reported annually in our Sustainability Report.

Organisation description

Landcom is the New South Wales (NSW) Government's land and property development organisation. We are a State Owned Corporation working with government and the private and not-for-profit sectors to deliver exemplary housing projects that provide social and economic benefits to the people of NSW.

Our mission is to create more affordable and sustainable communities. We aim to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability and environmental quality.

"Landcom is proud to be certified as a carbon neutral organisation, which reflects our commitment to enabling a low carbon future."

Landcom recognises the systemic threat posed by climate change and the need for urgent mitigating action. In 2018 Landcom launched its Sustainable Places Strategy, directly aligned to the Sustainable Development Goals, Paris Agreement and 100 Resilient Cities Strategy for Sydney. In 2020 we also adopted the recommendations of the Task Force on Climate Related Financial Disclosures.

Our Sustainable Places Strategy



Climate Resilient Places

Landcom's Climate Resilient Places pillar is focused on a leadership goal to *'enable carbon neutral, water positive, zero waste and net positive ecological outcomes by 2028'*.



Healthy & Inclusive Places

Landcom's Healthy & Inclusive Places pillar is focused on a leadership goal to *'enhance Landcom's international status for delivering world class liveable places, founded on equity, affordability and inclusion by 2036'*.



Productive Places

Landcom's Productive Places pillar is focused on a leadership goal to *'contribute to the global innovation economy by enabling over 30,000 new jobs by 2036'*.



Accountable & Collaborative Places

Accountability & Collaboration is our governance principle. Our leadership goal is to *'deliver accountability and performance along our value chain.'*

We recognise that there will always be space for continuous improvement and maturity when responding to climate change risks and opportunities, and this report documents the activities undertaken to support our goal of being carbon neutral in our operations.

2. EMISSION BOUNDARY

Diagram of the certification boundary

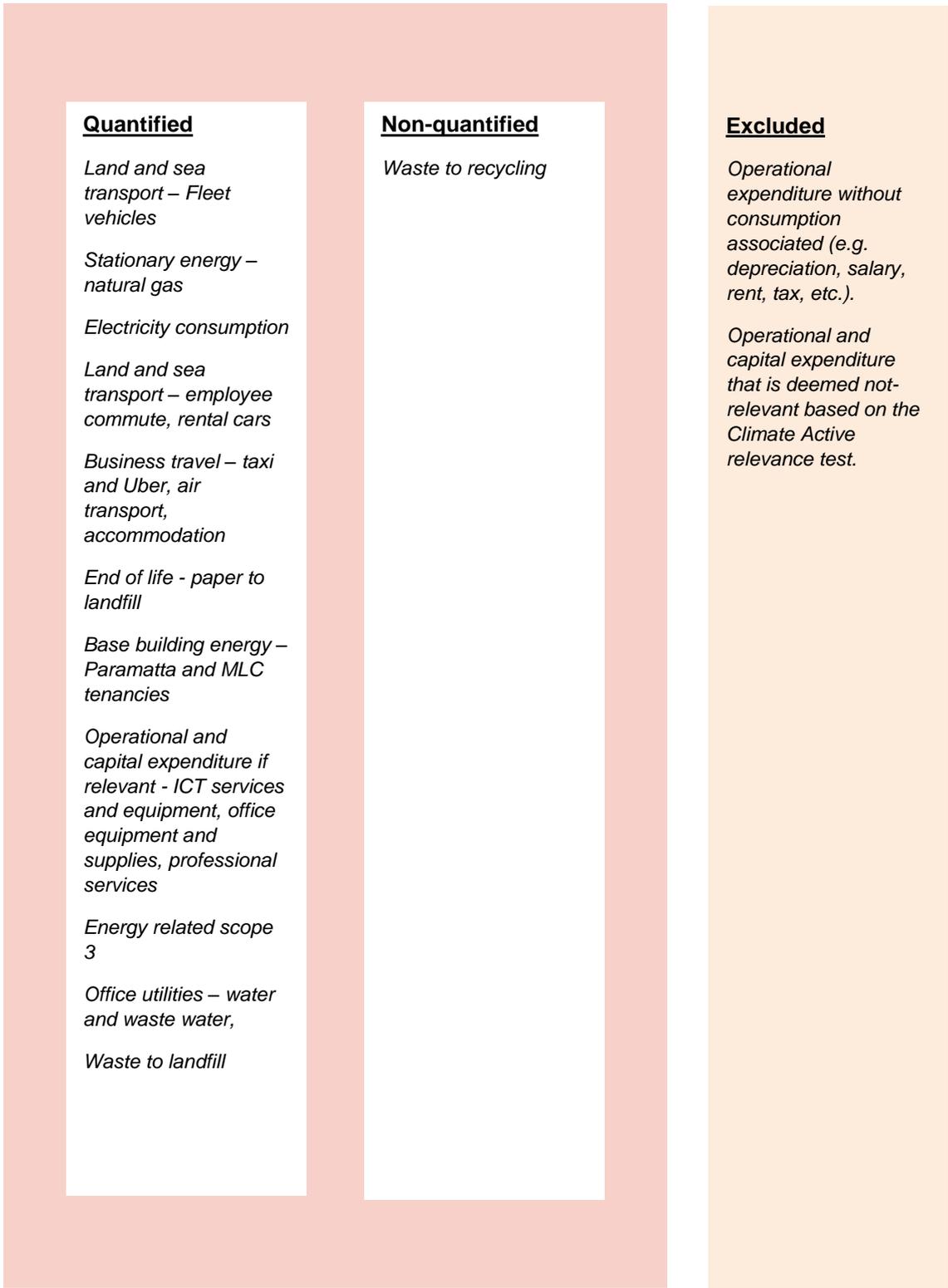


Figure 1: Organisational boundary for Landcom certification

Non-quantified sources

The following emissions sources are non-quantified in line with the provisions of the Climate Active Carbon Neutral Standard for Organisations. These decisions are based on materiality and data availability considerations:

- Waste to recycling – We have applied a cut-off approach to waste collected for recycling. The emissions associated with recycling processes are considered part of the receiving life cycle. Emissions associated with collection (transport) of recyclables are immaterial to our footprint (in this case less than 0.1% of emissions) and have not been quantified.

“Climate Active certification is a meaningful demonstration of Landcom’s commitment to a carbon neutral future.”

Excluded sources (outside of certification boundary)

The following emission sources have been excluded in line with the provisions of the Climate Active Carbon Neutral Standard for Organisations. The exclusions are based on our organisational boundary, aligning with our peers, data limitations, materiality considerations and/or the fact that we have limited potential to influence the reduction of these Scope 3 emissions from a particular source.

- Operational and capital expenditure that is considered not relevant – Landcom has applied the Climate Active relevance test to determine which operational and capital expenditure is to be included in our carbon account.

3. EMISSIONS SUMMARY

Emissions reduction strategy

Landcom's carbon account differs from other, similar sized organisations. This is because:

- Landcom already sources all its electricity from certified GreenPower
- Landcom staff fly less than what is typical for an organisation of this size.

As a result, emission reduction measures are not as evident. For example, if Landcom improves the efficiency in its offices, it will reduce energy consumption, but not the footprint (because from July 2019, Landcom uses 100% GreenPower).

Nonetheless, Landcom has pursued the following emissions reduction activities:

- Our Parramatta head office tenancy is located within Eclipse Tower, which is certified by the Green Building Council of Australia as 6 Star Green Star.
- Our fleet vehicles are selected under the NSW Government Resource Efficiency Policy that sets minimum fuel efficiency standards and maximum allowable Greenhouse Gas emissions for vehicle categories
- We undertook a study in partnership with the Sustainability Advantage program in 2018 to analyse the options for Landcom's transition to an electric vehicle fleet.
- Our Macarthur Heights sales office had a 4kW PV system installed in 2018 to reduce the grid energy consumption from that site. It also acts as a demonstration and sales tool for the Macarthur Heights Sustainability Rebate available to buyer.

Landcom is also committed over the next two years to develop a program of actions to address the remaining material organisational emissions covered by the Climate Active certification.

Emissions summary (inventory)

Landcom's carbon inventory has been prepared in accordance with the 'Climate Active Carbon Neutral Standard for Organisations', the 'Greenhouse Gas Protocol - A Corporate Accounting and Reporting Standard'¹ and the 'Greenhouse Gas Protocol – Corporate Value Chain (Scope 3) Accounting and Reporting Standard'². Where relevant, the inventory covers all six greenhouse gases listed under the Kyoto Protocol:

- Carbon dioxide (CO₂)
- Methane (CH₄)
- Nitrous oxide (N₂O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulphur hexafluoride (SF₆)

¹ Published by: World Resources Institute and World Business Council for Sustainable Development, March 2004

² Published by: World Resources Institute and World Business Council for Sustainable Development, September 2011

Emission factors have been taken from the Climate Active Registered Consultant carbon inventory template and complemented with emission factors from the National Greenhouse Accounts (NGA) Factors (August 2019), and other relevant literature sources as required.

Table1: Carbon inventory for Landcom – CY19

Emission source category	tonnes CO₂-e
Relevant capital and operational expenditure	2,011
<ul style="list-style-type: none"> • ICT services and equipment – computer and electrical components (\$) • Office equipment and supplies (\$) • Professional services (\$) 	
Water and wastewater (kL)	1
Waste to landfill (t)	8
Waste to recycling (t)	0
Accommodation (nights)	4
Land and sea transport – staff commute, rental cars	150
Land and sea transport – fleet vehicles	9
Air transport – business medium haul (pax.km)	24
Taxi and uber (km)	0.5
Stationary energy – natural gas (GJ)	<0.5
Electricity use (kg CO ₂ e)	0
End of life – paper to landfill (kg)	6
Base building energy – Parramatta (m ²)	164
Base building energy – MLC (m ²)	36
Total Net Emissions	2,414

Uplift factors

No uplift factors have been added to the total net emissions.

Electricity summary

Emissions from electricity use have been calculated using a market-based approach.

The Climate Active team is consulting on the use of a market vs location-based approach for electricity accounting. Given a decision is still pending on the accounting way forward, a summary of emissions using both measures has been provided for full disclosure and to ensure year on year comparisons can be made.

Table 2: Market-based approach electricity summary

Electricity inventory items	kWh	Emissions (tonnes CO ₂ e)
Electricity Renewables	205,412	0.00
Electricity Carbon Neutral Power	0	0.00
Electricity Remaining	-6,470	-6.99
Renewable electricity percentage	103%	
<i>Net emissions (Market based approach)</i>		0

Table 3: Location-based approach electricity summary

State/ Territory	Electricity Inventory items	kWh	Full Emission factor (Scope 2 +3)	Emissions (tonnes CO ₂ e)
ACT/NSW	Electricity Renewables	168,409	-0.90	-151.57
ACT/NSW	Electricity Carbon Neutral Power	-	-0.90	0.00
ACT/NSW	Netted off (exported on-site generation)	-	-0.81	0.00
ACT/NSW	Electricity Total	198,943	0.90	179.05
	<i>Total net electricity emissions</i>			27.48

4. CARBON OFFSETS

Offset purchasing strategy

This is our first year of carbon neutral certification and Landcom has opted to calculate its carbon footprint and purchase offsets in arrears in line with section 2.5 of the Standard.

Offsets have been purchased for the 12 month period beginning 1 January 2019 and ending 31 December 2019 based on our GHG inventory. Landcom's offsets have been purchased in line with the Climate Active Organisation Standard and are described in the below table.

Offsets summary

Table 4

1. Total offsets required for this report				2,414 tCO ₂ -e					
2. Offsets retired in previous reports and used in this report				0.0 tCO ₂ -e					
3. Net offsets required for this report				2,414 tCO ₂ -e					
Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Quantity (tonnes CO ₂ -e)	Quantity used in previous report	Quantity banked for future years	Quantity used in this report
Bundled Wind Power Project in Rajasthan by Orange Renewable Power Private Limited	VCU	VCS	04 Dec 2020	7365-386890212-386892711-VCU-034-APX-IN-1-1465-01012019-30042019-0	2019	2,500	0	86	2,414
<i>Total offsets retired this report and used in this report</i>									2,414
<i>Total offsets retired this report and banked for future reports</i>								86	

Co-benefits

Our approach to offsets is to maximise the value to environment, social and economic outcomes, with a particular focus on environmental programs that support biodiversity within New South Wales.

For the 2019 baseline year we have partnered with the leading not-for-profit environmental organisation Greenfleet for our carbon emission offsets. In addition to the Verified Carbon Units (VCUs) from the Rajasthan Wind Power project that are retired for the Climate Active certification, we have offset 2,500 tCO₂-e with Greenfleet, which contributes to two NSW-based Australian native reforestation projects:

- **Anam Talamh**

Near Byron Bay in NSW, Greenfleet have planted more than 30,000 native trees to increase biodiversity, build wildlife habitat, and restore endangered rainforest plant species. Over the coming years, Greenfleet's goal is to have all wetland and unused parts of the property revegetated with native and endemic species. This forest will play a pivotal role in climate action by sequestering carbon from the atmosphere and Greenfleet anticipates that the forest will extend habitat for the vulnerable koalas in the region. Over its lifetime, this forest will also capture nearly 30,500 tCO₂-e from the atmosphere. This equates to removing more than 7,000 cars from the road for a whole year.

- **The Pines**

Greenfleet's restoration of The Pines aims to create a vegetation and wildlife habitat corridor, which will link Kosciuszko National Park in the east with Woomargama National Park in the west. This site will complement the nearby Jingellic, Bogandyera and Clarkes Hill Nature Reserves, ensuring significant and restricted local flora and fauna values are conserved. The Pines will act as an important habitat stepping stone, and general feeding and nesting area for many native species, including marsupials, birds, reptiles, amphibians, and bats. Several threatened species including the yellow-bellied glider, tiger quoll, false pipistrelle and masked owl will come to rely on the habitat restored at this site.

5. USE OF TRADE MARK

As CY19 is the first year of carbon neutrality under the Climate Active certification, the Climate Active logo has not been used to date. We envisage we could display the Climate Active logo as outlined in Table 5.

Table 5

Description where trademark used	Logo type
Annual Sustainability Report	Certified Organisation
Annual Report	Certified Organisation
Landcom website	Certified Organisation
Landcom vehicles	Certified Organisation
Landcom email signatures	Certified Organisation
Landcom marketing materials	Certified Organisation

APPENDIX 1

Excluded emissions

To be deemed relevant an emission must meet two of the five relevance criteria. Excluded emissions are detailed below against each of the five criteria.

Table 6: Relevance test for excluded emission sources within the boundary of Landcom's operations

Relevance test					
Excluded emission sources	<i>Emissions are likely to be large relative to Landcom's electricity, stationery energy and fuel emissions³</i>	<i>Emissions contribute to Landcom's greenhouse gas risk exposure.</i>	<i>Key stakeholders deem the emissions from a particular source are relevant.</i>	<i>Landcom has the potential to influence the reduction of emissions from a particular source.</i>	<i>Emissions are from outsourced activities previously undertaken within the Landcom's boundary, or from outsourced activities typically undertaken within the boundary for comparable organisations.</i>
Operational and Capital expenditure ⁴	No	No	No	No	No

³ Including a consideration of emissions from electricity use before retiring LGCs

⁴ We have undertaken a detailed relevance test on each line item from our financial statements (covering both operational and capital expenditure) and relevant items have been included in our carbon account. For confidentiality reasons, the line-by-line breakdown was audited for Climate Active certification purposes but is not included in this PDS.

APPENDIX 2

Non-quantified emissions for organisations

The following table outlines reasons applied to each of our non-quantified emission sources.

Table 7: Relevance test for excluded emission sources within the boundary of Landcom's operations

Non-quantification test				
Relevant-non-quantified emission sources	<i>Immaterial <1% for individual items and no more than 5% collectively</i>	<i>Quantification is not cost effective relative to the size of the emission but uplift applied.</i>	<i>Data unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.</i>	<i>Initial emissions non-quantified but repairs and replacements quantified</i>
Waste to recycling	Yes ⁵	No	No	No

⁵ The emission factor for waste to recycling is assumed zero, in line with the cut-off approach. In practice, recycling results in emissions from the recycling process as well as emission reductions from substituted (virgin) materials.