



PUBLIC DISCLOSURE STATEMENT

LANDCOM

ORGANISATION CERTIFICATION
CY2020

Australian Government
Climate Active
Public Disclosure Statement



NAME OF CERTIFIED ENTITY: Landcom

REPORTING PERIOD: 1 January 2020 – 31 December 2020

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

Name of Signatory

Anna Petersen

Position of Signatory

Executive General Manager

Date 3 September 2021

Signature

Name of Signatory

Lauren Kaewjski

Position of Signatory

Director Sustainability & Learning

Date 3 September 2021



Australian Government

**Department of Industry, Science,
Energy and Resources**

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Version number February 2021

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 2020 (CY20) emissions estimate following CY19 being Landcom's base year carbon account.

Landcom trades under ABN: 79 268 260 688

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 was implemented to help the New South Wales (NSW) government in its commitment to making NSW a more sustainable, liveable and resilient state. It sets 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 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. As part of this, we take a lead role in improving the supply and diversity of new housing in Sydney and NSW.

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

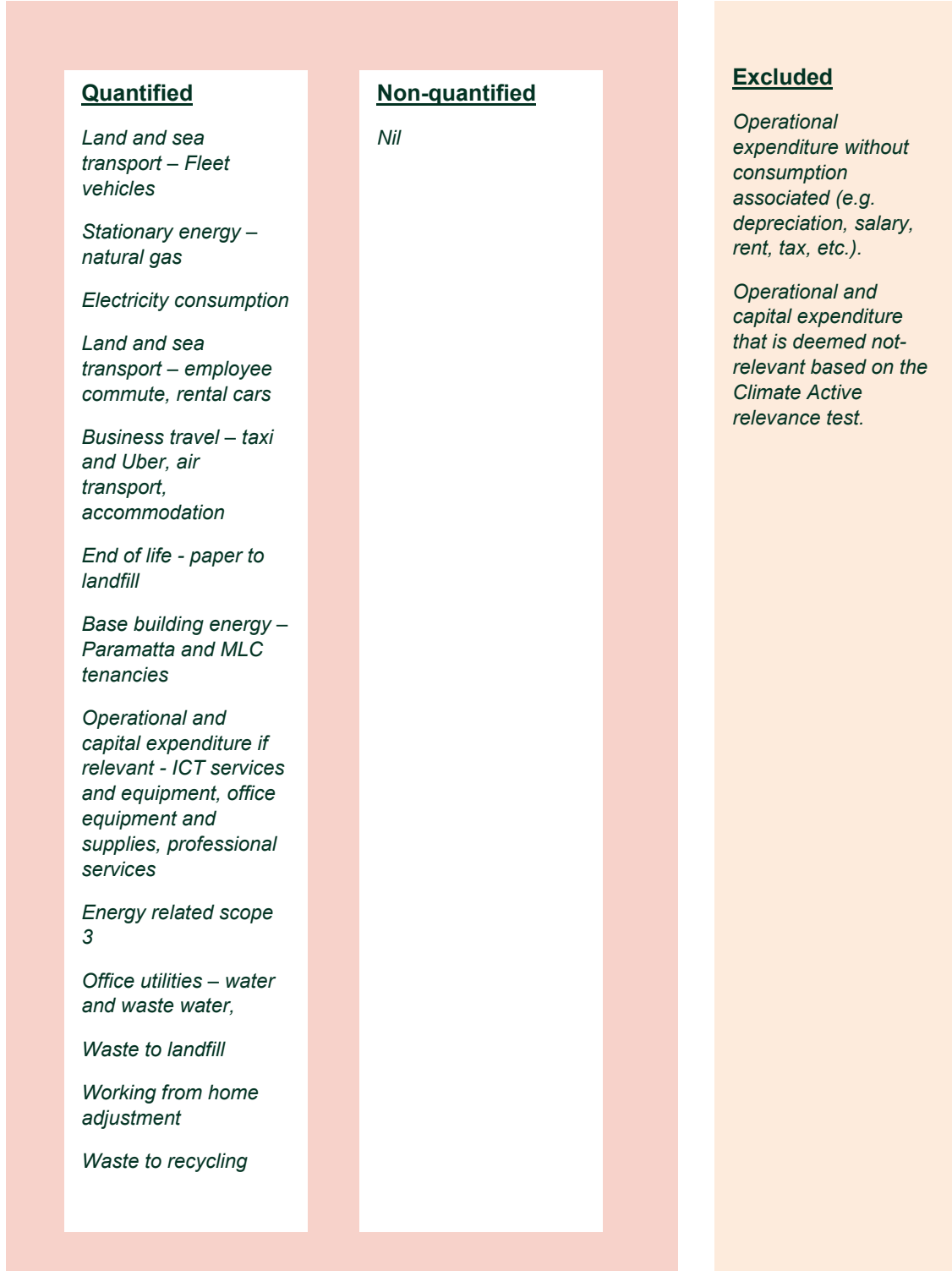
Landcom recognises the systemic threat posed by climate change and the need for urgent mitigating action. Through our projects, we aim to create a legacy of sustainable places for future generations. In 2018, Landcom launched its Sustainable Places Strategy, directly aligned to the Sustainable Development Goals, New Urban Agenda, 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.



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



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 has been excluded – 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 due to Landcom using 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 5.5 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 and will seek opportunities to apply these learnings as the impacts of COVID-19 reduce and our travel needs change.
- 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 an emissions reduction strategy with key actions and delivery timelines to address the remaining material organisational emissions covered by the Climate Active certification. This will form part of our broader investment in developing a carbon neutral pathway for operational emissions across our projects.

Emissions over time

The physical presence of Landcom staff in our tenancies was significantly diminished throughout CY20 due to the impacts of COVID-19. This directly resulted in an overall emissions reduction, as our organisation adopted technology to facilitate remote working. This resulted in an increase in IT services due to a IT hardware upgrade rollout and supporting Landcom staff in the transition to working from home due to COVID-19. There was however less capital expenditure associated with on-boarding employees, and fewer marketing activities.

Calendar year 20 also saw an increase in some real estate services due to relocation of sales offices, adjustments to our office tenancies, and an increase in private vehicle use for business activities.

Table 1: Change in emissions since base year (CY19)

Emissions since base year		
	Base year: CY19	Current year Year 1: CY20
Total tCO₂e	2,414	1,200

Emissions reduction actions

In CY20 we were unable to progress Landcom's transition to electric fleet vehicles, due to the impacts of COVID-19. We will continue to review options to apply these learnings over time.

However, Landcom did adopt greater flexibility in the workplace during CY20, trialing a roster system for a mix of scheduled days in the office and working from home. We anticipate this continuing into our next reporting cycle and continue to have a positive impact on our emissions.

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

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 (October 2020), and other relevant literature sources as required.

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

Table 2: Carbon inventory for Landcom – CY20

Emission source category	tonnes CO ₂ -e
Relevant capital and operational expenditure	
<ul style="list-style-type: none"> ICT services and equipment – computer and electrical components (\$) Office equipment and supplies (\$) Professional services (\$) 	1118
Water and wastewater (kL)	1
Waste to landfill (t)	
<ul style="list-style-type: none"> General waste (municipal) Paper and cardboard 	5
Waste to recycling (t)	0
Accommodation (nights)	0.34
Land and sea transport – staff commute, rental cars (km)	139
Land and sea transport – fleet vehicles (fuel)	3
Working from home adjustment	-69
Air transport – economy short / very short haul (pax.km)	3
Taxi and uber (km)	0.26
Stationary energy – natural gas (GJ)	0.08
Electricity use (kg CO ₂ -e)	0
<i>Total Net Emissions</i>	1,200

Uplift factors

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

Carbon neutral products

Climate Active certified products used during the reporting year included:

- Reflex 100% Recycled Copy Paper

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 have been provided for full disclosure and to ensure year on year comparisons can be made.

Table 3: Market-based approach summary

Market-based approach	Activity Data (kWh)	Emissions (kgCO ₂ e)	Renewable %
Behind the meter consumption of electricity generated	0	0	0%
Total non-grid electricity	0	0	0%
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	142,939	0	104%
Jurisdictional renewables	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	26,452	0	19%
Residual Electricity	-32,403	-34,786	-24%
Total grid electricity	136,988	-34,786	100%
Total Electricity Consumed (grid + non grid)	136,988	-34,786	124%
Electricity renewables	169,391	0	
Residual Electricity	-32,403	-34,786	
Exported on-site generated electricity	0	0	
Emission Footprint (kgCO ₂ e)		0	
Emission Footprint (TCO₂e)	0		
Mandatory LRET renewables	19.31%		
Voluntary Renewable Electricity	104.34%		
Total renewables	123.65%		

Table 4: Location-based approach summary

Location-based approach	Activity Data (kWh)	Emissions (kgCO ₂ e)
NSW	136,988	123,290
Grid electricity (scope 2 and 3)	136,988	123,290
NSW	0	0
Non-grid electricity (Behind the meter)	0	0
Total Electricity Consumed	136,988	123,290
Emission Footprint (TCO₂e)	123	

4. CARBON OFFSETS

Offsets strategy

This is our second 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 2020 and ending 31 December 2020 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.

Table 5: Overview of offset purchasing strategy

Offset purchasing strategy: In arrears	
1. Total offsets previously forward purchased and banked for this report	86.0 tCO ₂ -e
2. Total emissions liability to offset for this report	1200 tCO ₂ -e
3. Net offset balance for this reporting period	1,114 tCO ₂ -e
4. Total offsets to be forward purchased to offset the next reporting period	0 tCO ₂ -e
5. Total offsets required for this report	1200 tCO ₂ -e

Offsets summary

Table 6: Detailed descriptions of offset projects

Offsets cancelled for Climate Active Carbon Neutral Certification										
Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (tonnes CO2-e)	Quantity used for previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period claim	Percentage of total (%)
Bundled Wind Power Project in Rajasthan by Orange Renewable Power Private Limited	VCU	VCS	04/12/20	7365-386890212386892711-VCU-034-APX-IN1-1465-01012019-300420190	2019	2,500.0	2413.7	0	86	7%
Darling River Eco Corridor 16 (ERF101698)	KACCU	ANREU	28/05/21	3,810,578,308 – 3,810,580,972	2020-21	2,665	0	1551	1114	93%
Total offsets retired this report and used in this report										1200
Total offsets retired this report and banked for future reports										1551

Type of offset units	Quantity (used for this reporting period claim)	Percentage of Total
Verified Carbon Units (VCUs)	86	7%
Australian Carbon Credit Units (ACCU)	1114	93%

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 CY20 we have procured Australian Carbon Credit Units from Darling River Eco Corridor near Lowan. This degraded sheep farm was showing serious signs of over grazing, feral animal impact and soil erosion due to the overgrazing and loss of the lands original Bimble Box, Cypress Pine, Yarran and Turpentine. These species act as carbon dioxide (CO₂) sinks.

The Eco Corridor also addresses a number of United Nation Sustainable Development Goals, being:

3. Good Health and Wellbeing
6. Clean Water and Sanitation
13. Climate Action
15. Life on Land

To date the project has implemented:

- Rotational grazing to allow the land to regenerate;
- Upgraded internal fences to prevent overgrazing and provide protection from feral animals;
- Installed goat traps around water points to assist with the removal of rangeland goats; and
- Managed feral grazing animals through efficient harvesting.

This has resulted in the following outcomes to date:

- Regenerated 3,969 ha of native vegetation, including Bimble Box, Cypress Pine, Yarran and Turpentine;
- Delivered 70,145 Australian Carbon Credit Units to date - an equivalent of around taking 23,382 cars off the road for a year;
- Protected a range of endemic plant and insect species;
- Increased habitats for echidnas, bats and woodland birds; and
- Provided a new income stream for the landowners.

5. USE OF TRADE MARK

The Climate Active trademark is intended for use in the below locations. As our first certification was achieved in early 2021, we have not yet applied the trademark to any of our marketing material or collateral.

Table 7: Landcom use of Climate Active trademark

Description where trademark used	Logo type
Annual Sustainability Report	Certified organisation
Annual Report	Certified organisation
Landcom website	Certified organisation
Landcom marketing materials	Certified organisation
Landcom email signatures	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 8: Relevance test for excluded emission sources within the boundary of Landcom's operations

Relevance test					
Excluded emission sources	<i>The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions³</i>	<i>The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.</i>	<i>Key stakeholders deem the emissions from a particular source are relevant.</i>	<i>The responsible entity has the potential to influence the reduction of emissions from a particular source.</i>	<i>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.</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 9: 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>
-	-	-	-	-



An Australian Government Initiative

