



# **PUBLIC DISCLOSURE STATEMENT**

LANDCOM

ORGANISATION CERTIFICATION  
CY2022

Australian Government

# Climate Active Public Disclosure Statement



NAME OF CERTIFIED ENTITY	Landcom
REPORTING PERIOD	1 January 2022 – 31 December 2022 Arrears report
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>L. Kajewski</i></p> <p>Lauren Kajewski Director, Sustainability &amp; Learning 4 September 2023</p>



Australian Government

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Department of Climate Change, Energy,  
the Environment and Water

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Version April 2023.

# 1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	506 tCO <sub>2</sub> -e
OFFSETS USED	100% ACCUs
RENEWABLE ELECTRICITY	118% (available in Appendix B electricity summary)
CARBON ACCOUNT	Prepared by: Landcom
TECHNICAL ASSESSMENT	20 April 2023 Hannah Palma Energetics Next technical assessment due: 20 April 2026

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## 2. CARBON NEUTRAL INFORMATION

### Description of certification

Landcom is certified carbon neutral under the Climate Active Carbon Neutral Standard for its Australian business operations. Emissions from Landcom's housing development projects are not included in this certification.

This Public Disclosure Statement (PDS) presents our calendar year 2022 (CY22) emissions estimate. CY19 is Landcom's base year carbon account.

Landcom trades under ABN: 79 268 260 688.

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

### Organisation description

Landcom is a NSW Government owned land and property development organisation. We are a commercial business that develops land to achieve both public outcomes and financial benefits to the NSW Government and the people of NSW.

Our ambition is to make a positive difference to people's lives in NSW by increasing the supply, affordability, and diversity of housing and creating sustainable communities. We aim to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability and environmental quality.

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, Paris Agreement and 100 Resilient Cities Strategy for Sydney. In 2020 we adopted the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) and we continue our efforts to understand and address climate-related risks. Notably, in CY21 Landcom committed that all new communities where Landcom is the master developer will be delivered as all-electric.

As part of our demonstrated commitment to leading carbon neutral outcomes, Landcom certifies its organisation as carbon neutral via Climate Active. This certification, as summarised in this PDS, covers Landcom's organisational emissions only. Emissions from Landcom's housing development projects are not included in this certification, however in the future, we hope to also certify our projects, which are covered by our Sustainable Places Strategy.

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

## 3.EMISSIONS BOUNDARY

### Inside the emissions boundary

All emission sources listed in the emissions boundary are part of the carbon neutral claim. An operational control approach has been applied to determine Landcom's organisational boundary, consistent with that outlined in the Technical Guidance Manual and relevant section of the *Climate Active Carbon Neutral Standard for Organisations*.

Landcom's primary tenancy is at 60 Station Street, Parramatta NSW. We also have a satellite office within the Sydney CBD at 52 Martin Place, and small sales offices predominantly located in Western Sydney.

**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 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

Land and sea transport –  
Fleet vehicles

Stationary energy – natural  
gas

Electricity consumption

Land and sea transport –  
employee commute, rental  
cars

Business travel – taxi and  
Uber, air transport,  
accommodation

End of life - paper to landfill

Base building energy – all  
tenancies

Operational and capital  
expenditure if relevant - ICT  
services and equipment,  
office equipment and  
supplies, professional  
services

Energy related scope 3

Office utilities – water and  
waste water,

Waste to landfill

Waste to recycling

Working from home  
adjustment

### Non-quantified

Nil

### Optionally included

Carbon neutral  
product/service suppliers

## Outside emission boundary

### Excluded

Operational  
expenditure without  
consumption  
associated (e.g.  
depreciation, salary,  
rent, tax, etc.).

Operational and capital  
expenditure that is  
deemed not-relevant  
based on the Climate  
Active relevance test.

## 4.EMISSIONS REDUCTIONS

### Emissions reduction strategy

Landcom's material emissions are generated at our projects. Projects are not covered in this Climate Active organisation certification. At present, there is no Climate Active certification available for master developers of residential communities. As such, Landcom's Climate Active organisation certification should be read in conjunction with our Sustainable Places Strategy. This details our commitment to emissions reduction at our projects, as well as our broader approach to sustainability. We publicly report our performance and progress each year in our Sustainability Report. Of note:

- Landcom is committed to 'enable carbon neutral, water positive, zero waste and net positive ecological outcomes by 2028, as part of our Sustainable Places Strategy;
- All new projects commenced from 2021 with Landcom as master developer will be all-electric;
- All new projects are certified at a minimum of 5 Star Green Star Communities; and
- In CY23 we will commence delivery of a sustainable demonstration home that embraces low emissions materials, products and features.

Each year we look for opportunities to reduce our emissions from our operations, which is within the boundary of this certification. By reviewing our annual carbon inventory, we can see where the greatest impact may be achieved. These actions are then often embedded in our internal Climate Risk Management Plan, which also responds to the Task Force on Climate-related Financial Disclosures (TCFD).

Landcom understands that scope 3 emissions from capital and operational expenditure represent our largest emissions source and will remain a focus for Landcom over the coming years.

As a State-Owned Corporation, Landcom aligns to the NSW Government *Net Zero Plan Stage 1: 2020-2030*, which aims for a 50% emissions reduction by 2030, and the NSW Government's recent 70% reduction commitment by 2035 for scope 1, 2 and 3 emissions (relative to a 2005 baseline). Since our baseline year of CY19 we have reduced our organisational emissions by 79%, achieving year on year improvement.

Prior to our first reporting year, Landcom was already 100% certified GreenPower®, addressing all scope 2 emissions.

In FY24, we will seek to develop a Net Zero Transition Plan to formalise our scope 1 and 3 emissions reduction targets and initiatives for 2030 and beyond.

### Emissions reduction actions

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

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

As a result of the above, the lower impact of emission reduction measures may not be very evident. For

example, if Landcom improves the efficiency in its offices and other tenancies, it will reduce energy consumption, but not the carbon footprint as Landcom already procures 100% certified GreenPower®.

Nonetheless, Landcom has pursued the following emissions reduction activities:

Scope 1 emissions were reduced by:

- Acquiring a new Electric Vehicle, with another Petrol-Hybrid Electric Vehicle being delivered in CY23; and
- Delivering all-electric new sales centres which will be powered partially by onsite renewables and entirely offset with certified GreenPower®.

Scope 3 emissions were reduced by:

- Maintaining and now formalising flexible work arrangements for its employees, combining scheduled days in the office with remote work from home. This approach has proven successful in reducing employee-generated emissions when compared to business as usual and our baseline year;
- Launching a program to reduce waste and reduce the contamination of our recycling within our main office. This has included internal communications, new signage, specific coffee cup recycling and staff education; and
- Procuring suppliers and products that are carbon neutral with the aim of reducing our material emissions categories.

While Landcom do not currently include emissions from our communities, this has not prevented us from pursuing emissions reduction activities at the project level. This includes:

- Collaboration with our supply chain partners and trialling new 'low carbon' solutions in civil works tenders and an intent to expand this to other procurement as part of our non-price criteria; and
- Partnering with Sustainability Advantage to investigate emissions reduction opportunities during development activities, and how carbon neutral certified communities may be delivered to market as a product via Climate Active or Green Star.

Finally, the use of carbon offsets will be required until the global economy is closer to full decarbonisation. Landcom recently published its approach for the procurement of offsets, which includes a suite of principles to guide the business. Our preference remains for NSW or Australian based projects, that are nature-based with shared community value, wherever possible.

We will continue to refine our emissions reduction activities year on year to reduce our remaining material organisational emissions covered by the Climate Active certification.



## 5.EMISSIONS SUMMARY

### Emissions over time

During CY22 our tenancies continued to have slightly reduced staff attendance. This continues to result in an overall emissions reduction for Landcom, compared to our baseline. The primary capital costs to facilitate remote working were absorbed in CY20 and CY21, and lower work travel and sales centre operating capacity continue to lower Landcom's overall emissions.

In CY22 approval delays at some communities also resulted in the lower professional service expenditure.

		Emissions since base year	
		Total tCO <sub>2</sub> -e (without uplift)	Total tCO <sub>2</sub> -e (with uplift)
Base year/ Year 1:	CY19	N/A	2,414
Year 2:	CY20	N/A	1,200
Year 3:	CY21	N/A	629
Year 4:	CY22	N/A	506

### Significant changes in emissions

Emission source	Previous year emissions (t CO <sub>2</sub> -e)	Current year emissions (t CO <sub>2</sub> -e)	Reason for change
Business services	42.41	86.42	Some consulting expenses were previously mapped to an emission factor now revoked by Climate Active. Those costs have been consolidated under 'business services'. There is no material gross increase in 'business services' expenditure.
Real estate agent services	103.97	169.36	Higher real estate agent and maintenance fees, coupled with more projects requiring these services has driven the increase.
Medium car: unknown fuel	151.12	71.94	Changes to the way this is calculated have driven the decrease. The reduction in employee commuting due to employees working from home (WFH) is now accounted for within this calculation, rather than made as a separate adjustment with the emissions associated with employees WFH (e.g. electricity, heating use) are accounted for separately – thus improving the accuracy of this emission source.

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

Certified brand name	Service used
Energetics PTY LTD	Consulting Services

## Emissions summary

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

Emission category	Sum of scope 1 (tCO <sub>2</sub> -e)	Sum of scope 2 (tCO <sub>2</sub> -e)	Sum of scope 3 (tCO <sub>2</sub> -e)	Sum of total emissions (t CO <sub>2</sub> -e)
Accommodation and facilities	0.00	0.00	1.80	1.80
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00
ICT services and equipment	0.00	0.00	69.99	69.99
Office equipment & supplies	0.00	0.00	9.11	9.11
Professional Services	0.00	0.00	287.71	287.71
Stationary Energy (gaseous fuels)	0.07	0.00	0.02	0.08
Transport (Air)	0.00	0.00	18.75	18.75
Transport (Land and Sea)	0.96	0.00	80.88	81.84
Waste	0.00	0.00	1.78	1.78
Water	0.00	0.00	1.16	1.16
Working from home	0.00	0.00	32.91	32.91
<b>Total emissions</b>	<b>1.02</b>	<b>0.00</b>	<b>504.11</b>	<b>505.14</b>

## Uplift factors

N/A

## 6. CARBON OFFSETS

### Offsets retirement approach

Landcom has opted to calculate our carbon footprint and purchase offsets in arrears in line with section 2.5 of the Standard. The total emission to offset is 506 tCO<sub>2</sub>-e. The total number of eligible offsets used in this report is 506. Of the total eligible offsets used, 506 were previously banked and 0 were newly purchased and retired. An additional 416 offsets remain (banked for future use).

### Co-benefits

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

For CY22, after driving down our emissions further, we continue to use Australian Carbon Credit Units previously procured and retired from the Darling River Eco Corridor near Lowan, NSW. This project is located in NSW, and is nature-based, which aligns with our priorities when procuring offsets.

The Darling River Eco Corridor is a human-induced regeneration project carried out on a degraded sheep farm which was showing serious signs of overgrazing, feral animal impact and soil erosion due to the overgrazing and loss of the land's original Bimble Box, Cypress Pine, Yarran and Turpentine trees. The establishment of permanent native forests through assisted regeneration sees these species act as carbon dioxide (CO<sub>2</sub>) sinks.

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



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 over 4,000 ha of native vegetation, including Bimble Box, Cypress Pine, Yarran and Turpentine;

- Delivered approximately 97,888 ACCUs to date;
- 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.

## 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 retired (tCO <sub>2</sub> -e)	Eligible quantity used for previous reporting periods	Eligible quantity banked for future reporting periods	Eligible quantity used for this reporting period	Percentage of total (%)
Darling River Eco Corridor 16	ACCU	ANREU	28 May 2021	<u>3,810,578,308 –</u> <u>3,810,580,972</u>	2020-21	-	2,665	1,743	416	506	100%
Total eligible offsets retired and used for this report										506	
Total eligible offsets retired this report and banked for use in future reports									416		

Type of offset units	Eligible quantity (used for this reporting period)	Percentage of total
Australian Carbon Credit Units (ACCU)	506	100%

## 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**.



Market-based approach summary			
Market-based approach	Activity Data (kWh)	Emissions (kg CO <sub>2</sub> -e)	Renewable percentage of total
Behind the meter consumption of electricity generated	0	0	0%
<b>Total non-grid electricity</b>	<b>0</b>	<b>0</b>	<b>0%</b>
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	124,997	0	100%
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)	0	0	0%
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)	23,299	0	19%
Residual Electricity	-23,299	-22,251	0%
<b>Total renewable electricity (grid + non grid)</b>	<b>148,296</b>	<b>0</b>	<b>119%</b>
<b>Total grid electricity</b>	<b>124,997</b>	<b>0</b>	<b>119%</b>
<b>Total electricity (grid + non grid)</b>	<b>124,997</b>	<b>0</b>	<b>119%</b>
Percentage of residual electricity consumption under operational control	100%		
<b>Residual electricity consumption under operational control</b>	<b>-23,299</b>	<b>-22,251</b>	
Scope 2	-20,576	-19,650	
Scope 3 (includes T&D emissions from consumption under operational control)	-2,723	-2,601	
<b>Residual electricity consumption not under operational control</b>	<b>0</b>	<b>0</b>	
Scope 3	0	0	

<b>Total renewables (grid and non-grid)</b>	<b>118.64%</b>
<b>Mandatory</b>	<b>18.64%</b>
<b>Voluntary</b>	<b>100.00%</b>
<b>Behind the meter</b>	<b>0.00%</b>
<b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>	<b>-19.65</b>
<b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>	<b>-2.60</b>
<b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>0.00</b>
<b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>0.00</b>
<b>Total emissions liability (t CO<sub>2</sub>-e)</b>	<b>0.00</b>

Figures may not sum due to rounding. Renewable percentage can be above 100%

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 (kgCO <sub>2</sub> -e)	Scope 3 Emissions (kgCO <sub>2</sub> -e)	(kWh)	Scope 3 Emissions (kgCO <sub>2</sub> -e)
ACT	0	0	0	0	0	0
NSW	124,997	124,997	91,248	7,500	0	0
SA	0	0	0	0	0	0
VIC	0	0	0	0	0	0
QLD	0	0	0	0	0	0
NT	0	0	0	0	0	0
WA	0	0	0	0	0	0
TAS	0	0	0	0	0	0
<b>Grid electricity (scope 2 and 3)</b>	<b>124,997</b>	<b>124,997</b>	<b>91,248</b>	<b>7,500</b>	<b>0</b>	<b>0</b>
ACT	0	0	0	0		
NSW	0	0	0	0		
SA	0	0	0	0		
VIC	0	0	0	0		
QLD	0	0	0	0		
NT	0	0	0	0		
WA	0	0	0	0		
TAS	0	0	0	0		
<b>Non-grid electricity (behind the meter)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total electricity (grid + non grid)</b>	<b>124,997</b>					

Residual scope 2 emissions (t CO <sub>2</sub> -e)	91.25
Residual scope 3 emissions (t CO <sub>2</sub> -e)	7.50
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	91.25
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	7.50
<b>Total emissions liability</b>	<b>98.75</b>

## 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	N/A

### Data management plan for non-quantified sources

There are no non-quantified sources in the emission boundary.

## 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
Capital goods	N	N	N	N	N	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.



An Australian Government Initiative

