

Australian Government

Climate Active

Public Disclosure Statement:

Commercial Building Portfolio



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible Entity:** Property and Development NSW

**Commercial Portfolio Project Name:** GS-11754P - Property NSW - Commercial Portfolio Year 3

**Commercial Portfolio Overview:**

Property and Development NSW continues to lead government agencies in implementation of energy and water conservation measures. These conservation measures have resulted in significant utility and cost savings to the portfolio and helped comply with the NSW Government Resource Efficiency Policy targets. In addition, we have reduced our emissions by 49% from the FY2018-19 baseline year.

- NABERS Energy and Water performance for the portfolio is heading towards best in class. The Portfolio NABERS Energy Rating is 5.3 stars and ranked joint 5th on the NABERS Sustainable Portfolios Index 2024.
- The Portfolio NABERS Water Rating is 5.2 stars and ranked joint 3rd on the NABERS Sustainable Portfolios Index 2024.
- We have installed 2.42MW of rooftop solar PV systems across the portfolio, with a plan to further expand the existing systems, where feasible.
- We have continued implementation of cost-effective energy conservation measures across the portfolio including LED lighting and controls upgrades, HVAC upgrades, BMS upgrades and IoT systems installations.
- Rainwater harvesting and implementation of low-water-reliant gardens have been implemented and will continue to be rolled out across the portfolio, where appropriate.
- 22 sites have a current NABERS Waste rating with a portfolio rating of 3.4 stars, and we are exploring opportunities to reduce our waste to landfill.
- GreenPower has been procured for the reporting period of FY22/23, which has resulted in reductions in emissions this reporting period compared to previous years.

Total emissions offset	1719 tCO2-e
Offsets bought	100% ACCUs
Renewable electricity	90.5%

	B1 GS-11766P	B2 GS-11767P	B3 GS-11768P	B4 GS-11772P	B5 GS-11769P	B6 GS-11770P	B7 GS-11773P	B8 GS-11774P
<b>Building Address</b>	<b>104-110 Banna Ave, Griffith, NSW 2680</b>	<b>120 Dalley St, East Lismore, NSW 2480</b>	<b>127 Otho St, Inverell, NSW 2360</b>	<b>130 Brisbane St, Dubbo, NSW 2830</b>	<b>140 William St, Bathurst, NSW 2795</b>	<b>159 Auburn St, Goulburn, NSW 2580</b>	<b>32 Sulphide St, Broken Hill, NSW 2880</b>	<b>346 Panorama Ave, Bathurst, NSW 2795</b>
<b>Short description of building project</b>	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.
<b>Certified carbon neutral for whole or base building</b>	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building
<b>Carbon Neutral Certification Period</b> Certified by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period:	17/12/2024 to 16/12/2025	17/12/2024 to 16/12/2025	17/12/2024 to 16/12/2025	17/12/2024 to 16/12/2025	17/12/2024 to 16/12/2025	17/12/2024 to 16/12/2025	17/12/2024 to 16/12/2025	17/12/2024 to 16/12/2025
<b>Reporting Year Period</b> The building's nominated Green Star – Performance period constitutes 12 consecutive months from which data will be drawn for the purposes of the portfolio's Green Star – Performance assessment:	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023

	B9 GS-11775P	B10 GS-11776P	B11 GS-11777P	B12 GS-11778P	B13 GS-11779P	B14 GS-11780P	B15 GS-11781P	B16 GS-11782P
<b>Building Address</b>	<b>35-37 Abbott St, Gunnedah, NSW 2380</b>	<b>37-39 Carrington Ave, Dubbo, NSW 2830</b>	<b>43-45 Johnston St, Wagga Wagga, NSW 2650</b>	<b>453-463 Kent St, Sydney, NSW 2000</b>	<b>49-51 Victoria St, Grafton, NSW 2460</b>	<b>5 O'Keeffe Ave, Nowra, NSW 2541</b>	<b>51-55 Currajong St, Parkes, NSW 2870</b>	<b>608 Ballina Rd, Goonellabah, NSW 2480</b>
<b>Short description of building project</b>	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.
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	B17 GS-11783P	B18 GS-11784P	B19GS-11785P	B20 GS-11786P	B21 GS-11771P	B22 GS-11765P
<b>Building Address</b>	<b>61 Railway Pde, Lithgow, NSW 2790</b>	<b>66-68 Frome St, Moree, NSW 2400</b>	<b>83-85 Faulkner St, Armidale, NSW 2350</b>	<b>87 Cooper St, Cootamundra, NSW 2590</b>	<b>181-187 Anson St, Orange, NSW 2800</b>	<b>1 Reserve Rd, St Leonards, NSW 2065</b>
<b>Short description of building project</b>	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.	Property NSW owned and managed commercial building; and tenanted by State Government Departments.
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<b>Reporting Year Period</b> The building's nominated Green Star – Performance period constitutes 12 consecutive months from which data will be drawn for the purposes of the portfolio's Green Star – Performance assessment:	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023	1/07/2022 to 30/06/2023

Emissions Reduction Strategy	B1 GS-11766P	B2 GS-11767P	B3 GS-11768P	B4 GS-11772P	B5 GS-11769P	B6 GS-11770P	B7 GS-11773P	B8 GS-11774P
The Responsible Entity has achieved either: (The Green Star – Performance Certificate and associated Carbon Neutral Certificate are displayed on the Department’s website)								
At least a 4 Star Green Star – Performance Rating; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Or, the Responsible Entity has provided the following commitment to achieve a minimum energy efficiency rating within three years of the building’s first carbon neutral certification:								

Emissions Reduction Strategy	B9 GS-11775P	B10 GS-11776P	B11 GS-11777P	B12 GS-11778P	B13 GS-11779P	B14 GS-11780P	B15 GS-11781P	B16 GS-11782P
The Responsible Entity has achieved either: (The Green Star – Performance Certificate and associated Carbon Neutral Certificate are displayed on the Department’s website)								
At least a 4 Star Green Star – Performance Rating; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Or, the Responsible Entity has provided the following commitment to achieve a minimum energy efficiency rating within three years of the building’s first carbon neutral certification:								

Emissions Reduction Strategy	B17 GS-11783P	B18 GS-11784P	B19GS-11785P	B20 GS-11786P	B21 GS-11771P	B22 GS-11765P
The Responsible Entity has achieved either: (The Green Star – Performance Certificate and associated Carbon Neutral Certificate are displayed on the Department’s website)						
At least a 4 Star Green Star – Performance Rating; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Or, the Responsible Entity has provided the following commitment to achieve a minimum energy efficiency rating within three years of the building’s first carbon neutral certification:						

## 1. Carbon Neutral Information

Please refer to tables in the previous and subsequent sections for an overview of the portfolio's carbon neutral information.

Table 1. Emissions Boundary	B1 GS-11766P	B2 GS-11767P	B3 GS-11768P	B4 GS-11772P	B5 GS-11769P	B6 GS-11770P	B7 GS-11773P	B8 GS-11774P
Base / Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building
The Responsible Entity has defined a set building's emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2
	Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater
If an emission source cannot be quantified, please outline why	The following are excluded on the basis that there is no reliable information on services:	The following are excluded on the basis that there is no reliable information on services:	The following are excluded on the basis that there is no reliable information on services:	The following are excluded on the basis that there is no reliable information on services:	The following are excluded on the basis that there is no reliable information on services:	The following are excluded on the basis that there is no reliable information on services:	The following are excluded on the basis that there is no reliable information on services:	The following are excluded on the basis that there is no reliable information on services:
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	Products and Services • Scope 1, 2 & 3: Other	Products and Services • Scope 1, 2 & 3: Other	Products and Services • Scope 1, 2 & 3: Other	Products and Services • Scope 1, 2 & 3: Other	Products and Services • Scope 1, 2 & 3: Other	Products and Services • Scope 1, 2 & 3: Other	Products and Services • Scope 1, 2 & 3: Other	Products and Services • Scope 1, 2 & 3: Other
<b>Shared Services</b> Are shared services present within the project boundary which enable the building to fulfil its function? Y / N	N	N	N	N	N	N	N	N
<b>Shared Services – Emissions</b> If shared services are present, demonstrate how emissions from these services were apportioned for carbon neutral building certification	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 1. Emissions Boundary	B9 GS-11775P	B10 GS-11776P	B11 GS-11777P	B12 GS-11778P	B13 GS-11779P	B14 GS-11780P	B15 GS-11781P	B16 GS-11782P
<b>Base / Whole Building</b>	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building	Whole Building
The Responsible Entity has defined a set building's emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2  Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2  Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2  Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2  Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2  Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2  Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2  Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater	All scope 1, 2 and 3 emissions required by Green Star - Performance v1.2  Scope 1: Refrigerants, Gas, Diesel Scope 2: Electricity Scope 3: Water, Waste, Wastewater

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If an emission source cannot be quantified, please outline why	<p>The following are excluded on the basis that there is no reliable information on services:</p> <ul style="list-style-type: none"> <li>• Scope 3: Carbon Neutral Certified Products and Services</li> <li>• Scope 3: Transport</li> <li>• Scope 3: Other Products and Services</li> <li>• Scope 1, 2 &amp; 3: Other</li> </ul>	<p>The following are excluded on the basis that there is no reliable information on services:</p> <ul style="list-style-type: none"> <li>• Scope 3: Carbon Neutral Certified Products and Services</li> <li>• Scope 3: Transport</li> <li>• Scope 3: Other Products and Services</li> <li>• Scope 1, 2 &amp; 3: Other</li> </ul>	<p>The following are excluded on the basis that there is no reliable information on services:</p> <ul style="list-style-type: none"> <li>• Scope 3: Carbon Neutral Certified Products and Services</li> <li>• Scope 3: Transport</li> <li>• Scope 3: Other Products and Services</li> <li>• Scope 1, 2 &amp; 3: Other</li> </ul>	<p>The following are excluded on the basis that there is no reliable information on services:</p> <ul style="list-style-type: none"> <li>• Scope 3: Carbon Neutral Certified Products and Services</li> <li>• Scope 3: Transport</li> <li>• Scope 3: Other Products and Services</li> <li>• Scope 1, 2 &amp; 3: Other</li> </ul>	<p>The following are excluded on the basis that there is no reliable information on services:</p> <ul style="list-style-type: none"> <li>• Scope 3: Carbon Neutral Certified Products and Services</li> <li>• Scope 3: Transport</li> <li>• Scope 3: Other Products and Services</li> <li>• Scope 1, 2 &amp; 3: Other</li> </ul>	<p>The following are excluded on the basis that there is no reliable information on services:</p> <ul style="list-style-type: none"> <li>• Scope 3: Carbon Neutral Certified Products and Services</li> <li>• Scope 3: Transport</li> <li>• Scope 3: Other Products and Services</li> <li>• Scope 1, 2 &amp; 3: Other</li> </ul>	<p>The following are excluded on the basis that there is no reliable information on services:</p> <ul style="list-style-type: none"> <li>• Scope 3: Carbon Neutral Certified Products and Services</li> <li>• Scope 3: Transport</li> <li>• Scope 3: Other Products and Services</li> <li>• Scope 1, 2 &amp; 3: Other</li> </ul>	<p>The following are excluded on the basis that there is no reliable information on services:</p> <ul style="list-style-type: none"> <li>• Scope 3: Carbon Neutral Certified Products and Services</li> <li>• Scope 3: Transport</li> <li>• Scope 3: Other Products and Services</li> <li>• Scope 1, 2 &amp; 3: Other</li> </ul>
<b>Shared Services</b> Are shared services present within the project boundary which enable the building to fulfil its function? Y / N	N	N	N	N	N	N	N	N
<b>Shared Services – Emissions</b> If shared services are present, demonstrate how emissions from these services were apportioned for carbon neutral building certification	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 1. Emissions Boundary	B17 GS-11783P	B18 GS-11784P	B19GS-11785P	B20 GS-11786P	B21 GS-11771P	B22 GS-11765P
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<b>Shared Services</b> Are shared services present within the project boundary which enable the building to fulfil its function? Y / N	N	N	N	N	N	N
<b>Shared Services – Emissions</b> If shared services are present, demonstrate how emissions from these services were apportioned for carbon neutral building certification	N/A	N/A	N/A	N/A	N/A	N/A

## 2. Emissions Summary

**Table 2. Emissions Source – Summary (t CO<sub>2</sub> –e)  
(only for projects using the 15A NABERS  
pathway)**

	B1 GS-11766P	B2 GS-11767P	B3 GS-11768P	B4 GS-11772P	B5 GS-11769P	B6 GS-11770P	B7 GS-11773P	B8 GS-11774P
Scope 1: Refrigerants	2.263954	2.6064414	2.341508	4.884048	3.624192	2.48826	6.120296	11.157952
Scope 1 (combustion of fuel), Scope 2 (electricity,) & Scope 3 (fuel & electricity) <sup>1</sup>	0	78	0	0	25	54	0	136
Scope 3: Water	1.67	0.39	0.31	0.48	0.95	0.77	2.38	2.5
Scope 3: Wastewater	0	0	0	0	0	0	0	0
Scope 3: Waste (includes transport)	3.56	2.24	1.91	16.51	2.55	3.93	14.274	9.5
<b>Total Emissions</b>	7.493954	83.2364414	4.561508	21.874048	32.124192	61.18826	22.774296	159.157952

**Table 2. Emissions Source – Summary (t CO<sub>2</sub> –e)  
(only for projects using the 15A NABERS  
pathway)**

	B9 GS-11775P	B10 GS-11776P	B11 GS-11777P	B12 GS-11778P	B13 GS-11779P	B14 GS-11780P	B15 GS-11781P	B16 GS-11782P
Scope 1: Refrigerants	0	5.967624	3.659448	0	7.119539	7.091992	9.435296	0.506088
Scope 1 (combustion of fuel), Scope 2 (electricity,) & Scope 3 (fuel & electricity) <sup>2</sup>	29	45	4	565	0	0	209	29
Scope 3: Water	0.24	1.6	0.25	5.12	0.52	0.33	1.96	0.17
Scope 3: Wastewater	0	0	0	0	0	0	0	0
Scope 3: Waste (includes transport)	2.84	20.72	1.82	6.37	2.11	2.81	6.42	3.61

<sup>1</sup> Note: Total Gross emissions cannot be reported for buildings taking the NABERS pathway because only net electricity emissions are reported on the NABERS certificate.

<sup>2</sup> Note: Total Gross emissions cannot be reported for buildings taking the NABERS pathway because only net electricity emissions are reported on the NABERS certificate.

Table 2. Emissions Source – Summary (t CO2 – e) (only for projects using the 15A NABERS pathway)	B9 GS-11775P	B10 GS-11776P	B11 GS-11777P	B12 GS-11778P	B13 GS-11779P	B14 GS-11780P	B15 GS-11781P	B16 GS-11782P
<b>Total Emissions</b>	32.08	73.287624	9.729448	576.49	9.749539	10.231992	226.815296	33.286088

Table 2. Emissions Source – Summary (t CO2 – e) (only for projects using the 15A NABERS pathway)	B17 GS-11783P	B18 GS-11784P	B19GS-11785P	B20 GS-11786P	B21 GS-11771P	B22 GS-11765P
Scope 1: Refrigerants	6.015005	1.416064	3.823352	3.02068	6.7496	19.58975
Scope 1 (combustion of fuel), Scope 2 (electricity,) & Scope 3 (fuel & electricity) <sup>3</sup>	97	0	0	7	86	61
Scope 3: Water	1.5	0.94	0.49	0.46	0	11.37
Scope 3: Wastewater	0	0	0	0	0	0
Scope 3: Waste (includes transport)	7.43	0.8	1.22	3.47	4.59	30.58
<b>Total Emissions</b>	111.945005	3.156064	5.533352	13.95068	97.3396	122.53975

<sup>3</sup> Note: Total Gross emissions cannot be reported for buildings taking the NABERS pathway because only net electricity emissions are reported on the NABERS certificate.

Table 3. Emissions Source – Itemised (tCO2-e)	All Buildings B1-B22
Transport	t CO2 –e
N/A for all assets	N/A
Total Emissions	N/A
Carbon Neutral products and services	t CO2 –e
N/A for all assets	N/A
Total Emissions	N/A
Other products and services	t CO2 –e
N/A for all assets	N/A
Total Emissions	N/A
Other	t CO2 –e
N/A for all assets	N/A
Total Emissions	N/A

### 3. Emissions over time

Only for recertified buildings. Please list 'N/A' if not required.

This section compares emissions over time between the current year with the previous year.

Table 4. Emissions since base year (tCO <sub>2</sub> -e)		B1 GS-11766P	B2 GS-11767P	B3 GS-11768P	B4 GS-11772P	B5 GS-11769P	B6 GS-11770P	B7 GS-11773P	B8 GS-11774P
Base Year:	2019-20	127.96539	121.8774499	110.7093272	197.6741586	453.53946	207.79326	303.4917	818.5135595
Year 1:	2020-21	94.33	89.94	89.79	154.069	328.332	196.86	264.03	725.19
Year 2:	2021-22	113.98992	104.5285699	83.9322552	164.846042	263.864174	189.224138	250.43054	409.9772095
Year 3:	2022-23	7.493954	83.2364414	4.561508	21.874048	32.124192	61.18826	22.774296	159.157952

Table 4. Emissions since base year (tCO <sub>2</sub> -e)		B9 GS-11775P	B10 GS-11776P	B11 GS-11777P	B12 GS-11778P	B13 GS-11779P	B14 GS-11780P	B15 GS-11781P	B16 GS-11782P
Base Year:	2019-20	198.706422	288.6592404	235.679229	904.6995465	292.3775985	302.899857	520.8089096	66.9603922
Year 1:	2020-21	165.585	258.88	206	708.52	246.59	238.94	361.51	50.23
Year 2:	2021-22	153.145162	208.6804806	148.241773	605.0917565	254.7654785	190.333317	246.8245576	33.15013213
Year 3:	2022-23	32.08	73.287624	9.729448	576.49	9.729448	10.231992	226.815296	33.286088

Table 4. Emissions since base year (tCO <sub>2</sub> -e)		B17 GS-11783P	B18 GS-11784P	B19GS-11785P	B20 GS-11786P	B21 GS-11771P	B22 GS-11765P
Base Year:	2019-20	587.192956	120.957688	157.381179	129.700404	310.19316	N/A
Year 1:	2020-21	557.07	74.38	153.78	103.43	236.84	1091.02



Table 4. Emissions since base year (tCO <sub>2</sub> -e)		B17 GS-11783P	B18 GS-11784P	B19GS-11785P	B20 GS-11786P	B21 GS-11771P	B22 GS-11765P
Year 2:	2021-22	439.509294	75.749288	120.147893	127.051684	201.73572	987.8589
Year 3:	2022-23	111.945005	3.156064	5.533352	13.95068	97.3396	122.53975

Table 5. Summary: Emissions since base year (all buildings)		t CO <sub>2</sub> -e
Base Year:	2019-20	6457.78
Year 1:	2020-21	6562.58
Year 2:	2021-22	5373.08
Year 3:	2022-23	1718.55

4. Carbon Offsets Summary

Table 6. Offsets retired

Building	Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Quantity	Eligible Quantity (tCO2e) (total quantity retired)	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting claim	Percentage of total (%)
All Buildings B1-B22	North West Regeneration Project (ERF101671)	KACCU	ANREU	20/06/2022	<a href="#">8,342,896,487</a> = <a href="#">8,342,902,486</a> (ERF101671) *	2021-22	6000	6000	4757	0	1243	72%
All Buildings B1-B22	Eastern Creek 2 Landfill Gas Project (EOP100163)	KACCU	ANREU	25/09/2024	<a href="#">8,348,355,065</a> = <a href="#">8,348,356,188</a> (EOP100163) **	2022-23	1124	1124	0	648	476	28%
Total offsets retired this report and used in this report											1719	
Total offsets banked for use future years: (if any)										648		

\* Banked from previous reporting period

\*\* See Appendix B

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCU)	1719	100%

Table 7. Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification (N/A if not required)

Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (tCO2-e)	Purpose of cancellation
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

5. Renewable Energy Certificate (REC) summary

No RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

Large-scale Generation certificates (LGCs)\*

N/A

Other RECs

N/A

\* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the LRET, GreenPower, and jurisdictional renewables.

Table 8. REC Information

Building	Project supported by REC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	Generation year	Quantity (MWh)	Fuel source	Location
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total LGCs surrendered this report and used in this report								N/A		

## Appendix A: Electricity Summary

Electricity emissions are calculated using a market-based approach.

### 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.

	B1 GS-11766P	B2 GS-11767P	B3 GS-11768P	B4 GS-11772P	B5 GS-11769P	B6 GS-11770P	B7 GS-11773P	B8 GS-11774P
<b>Marked Based Approach - Total Renewables Summary*</b>	<b>104-110 Banna Ave, Griffith, NSW 2680</b>	<b>120 Dalley St, East Lismore, NSW 2480</b>	<b>127 Otho St, Inverell, NSW 2360</b>	<b>130 Brisbane St, Dubbo, NSW 2830</b>	<b>140 William St, Bathurst, NSW 2795</b>	<b>159 Auburn St, Goulburn, NSW 2580</b>	<b>32 Sulphide St, Broken Hill, NSW 2880</b>	<b>346 Panorama Ave, Bathurst, NSW 2795</b>
Total renewables (grid and non-grid) (kWh)	188,064	51,669	153,077	263,391	482,575	239,172	382,044	883,801
Mandatory * (kWh)	20,584	16,904	19,861	35,776	63,803	30,801	51,265	126,139
Voluntary * - GreenPower (kWh)	108,567	6,588	104,752	188,694	336,511	162,450	270,383	665,292
Behind the meter (kWh)	58,913	28,177	28,464	38,921	82,261	45,921	60,396	92,370
Total residual electricity (kWh)	0	65,665	0	0	0	0	0	0
Market Based Approach Emissions Footprint (t CO2-e)	0	60	0	0	0	0	0	0
<b>Location Based Approach Summary</b>								
Location Based Approach Emissions Footprint (t CO2-e)	79.7	65.4	76.9	138.5	247.0	119.2	198.5	488.3

## Note

The categories can include:

\* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

	B9 GS-11775P	B10 GS-11776P	B11 GS-11777P	B12 GS-11778P	B13 GS-11779P	B14 GS-11780P	B15 GS-11781P	B16 GS-11782P
<b>Marked Based Approach - Total Renewables Summary*</b>	<b>35-37 Abbott St, Gunnedah, NSW 2380</b>	<b>37-39 Carrington Ave, Dubbo, NSW 2830</b>	<b>43-45 Johnston St, Wagga Wagga, NSW 2650</b>	<b>453-463 Kent St, Sydney, NSW 2000</b>	<b>49-51 Victoria St, Grafton, NSW 2460</b>	<b>5 O'Keeffe Ave, Nowra, NSW 2541</b>	<b>51-55 Currajong St, Parkes, NSW 2870</b>	<b>608 Ballina Rd, Goonellabah, NSW 2480</b>
Total renewables (grid and non-grid) (kWh)	157,076	296,229	255,634	167,649	393,017	391,639	155,444	8,808
Mandatory * (kWh)	16,294	39,118	40,743	120,635	54,575	54,065	43,433	6,338
Voluntary * - GreenPower (kWh)	85,940	206,319	214,891	47,014	287,841	285,155	16,927	2,470
Behind the meter (kWh)	54,842	50,792	0	0	50,601	52,419	95,084	0
Total residual electricity (kWh)	0	0	0	468,613	0	0	168,718	24,619
Market Based Approach Emissions Footprint (t CO2-e)	0	0	0	426	0	0	154	22
<b>Location Based Approach Summary</b>								
Location Based Approach Emissions Footprint (t CO2-e)	63.1	151.4	157.7	467.0	211.3	209.3	168.1	24.5

## Note

The categories can include:

\* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

	B17 GS-11783P	B18 GS-11784P	B19 GS-11785P	B20 GS-11786P	B21 GS-11771P	B22 GS-11765P
<b>Marked Based Approach - Total Renewables Summary*</b>	<b>61 Railway Pde, Lithgow, NSW 2790</b>	<b>66-68 Frome St, Moree, NSW 2400</b>	<b>83-85 Faulkner St, Armidale, NSW 2350</b>	<b>87 Cooper St, Cootamundra, NSW 2590</b>	<b>181-187 Anson St, Orange, NSW 2800</b>	<b>1 Reserve Rd, St Leonards, NSW 2065</b>
Total renewables (grid and non-grid) (kWh)	638,051	133,458	247,702	201,921	270,222	976,515
Mandatory * (kWh)	84,029	12,951	26,902	26,159	29,802	135,480
Voluntary * - GreenPower (kWh)	443,188	68,309	141,888	137,969	157,185	714,559
Behind the meter (kWh)	110,834	52,198	78,912	37,793	83,235	126,476
Total residual electricity (kWh)	0	0	0	0	0	0
Market Based Approach Emissions Footprint (t CO2-e)	0	0	0	0	0	0
<b>Location Based Approach Summary</b>						
Location Based Approach Emissions Footprint (t CO2-e)	325.3	50.1	104.1	101.3	115.4	524.5

#### Note

The categories can include:

\* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Offset Retirement

Transaction Details

Transaction details appear below.

Transaction ID	AU36229
Current Status	Completed (4)
Status Date	25/09/2024 22:55:38 (AEST) 25/09/2024 12:55:38 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Crank, Manuela
Transaction Approver	Crank, Manuela
Comment	Cancellation completed on behalf of Property and Development NSW for its 2022-23 carbon neutral building certification for the Property NSW Commercial Portfolio Year 3 (GS-11754P)

Transferring Account

Account Number	AU-2345
Account Name	WASTE ASSETS MANAGEMENT CORPORATION
Account Holder	WASTE ASSETS MANAGEMENT CORPORATION

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">EOP100163</a>					2022-23		8,348,355,065 - 8,348,356,188	1,124