Australian Government

Carbon Neutral Program

Public Disclosure Statement

An Australian Government Initiative | Climate Active | Green Building Council Australia

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Certification Summary

Responsible Entity name: Kador

Building / Project Name: 1 Kent Street, Sydney

Building Owner (if different from Responsible Entity): Kador

Project Address: 1 Kent Street, Sydney

Certification Type: Commitment to achieve carbon neutrality for the upfront carbon emissions of the delivery phase of a building

This building has been certified for a commitment to achieve carbon neutrality for the upfront carbon emissions of the delivery phase of the building by the GBCA against the Climate Active Guideline: Upfront Carbon for Buildings under the Climate Active Carbon Neutral Standard for Products and Services (the Standard).

Total emissions offset	0 tCO2-e
Offsets bought	0% (Offsets to be retired at As-Built / Certified stage)
Renewable electricity used in the construction of the building	0%
Technical Assessment	Completed
Third Party Validation	Completed

Carbon Neutral Information

Description of the certification

Kador's motivation for this is to demonstrate leadership and accountability in sustainability. Upfront Carbon Neutral certification is sought as a means of reducing and then offsetting to zero the carbon emissions associated with this refurbishment and repositioning project.

Project description

1 Kent Street is an existing circa 1890's era heritage listed office building which is undergoing a major refurbishment and upgrade works.

The building is 5-storeys including basement, originally constructed in circa 1890. The top floor (Level 4) was an extension constructed in circa 1990, which is to be demolished and replaced with a new office space.

The Total Net Lettable Area is approximately 5,100 sqm of Class 5 office space.

The refurbishment and upgrade works commenced in September 2024. Practical Completion is anticipated to be achieved in August 2025.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	☐
	Green Star rating (Legacy tools)	☐
	Green Star Buildings rating	☒
	Green Star Homes rating and • Green Star Buildings - Life Cycle Impacts	☐
The Responsible Entity has achieved either	*Green Star – Design & As-Built* rating and • Credit 15 – Greenhouse Gas Emissions • Credit 19A - Life Cycle Assessment	☐

	Green Star Buildings rating and all the below *Green Star Buildings* credits • Upfront Carbon Emissions – Minimum Expectations • Energy Use - Minimum Expectations • Energy Source – Exceptional Performance • Other Carbon Emissions – Exceptional Performance	☒
Date of practical completion.	Practical Completion is anticipated to be achieved in August 2025.	

Emissions Boundary

Inside the emissions boundary

- Embodied emissions in construction materials incorporated into the structure (A1-3)
- Embodied emissions in materials used during construction (for example: permanent formwork)
- Transport of materials to the construction site (A4)
- Construction energy (A5), including electricity, diesel, petroleum
- Construction waste (A5)

Outside the emissions boundary

- Tenancy fitout
- Base building operations (B6)
- Tenancy operations (B6)
- Building refurbishment or maintenance during operational lifetime (B1-7)
- Demolition at end of life (C1-4)
- This certification is for a new development incorporating the base building of an office building as previously described. Emissions associated with future management of the building and use of the building by future occupants are excluded.Sundry fixtures below the materiality threshold

Inside emissions boundary

Quantified

- Embodied emissions in construction materials incorporated into the structure (A1-3)

- Embodied emissions in materials used during construction (for example: permanent formwork)

- Transport of materials to the construction site (A4)

- Construction energy (A5), including electricity, diesel, petroleum

- Construction waste (A5)

Non-quantified

None

Optionally Included

None

Outside emissions boundary

- Tenancy fitout

- Base building operations (B6)

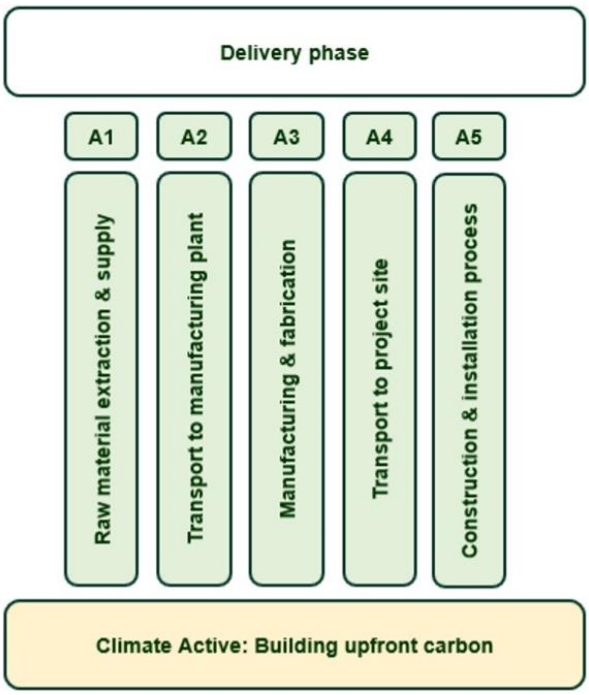
- Tenancy operations (B6)

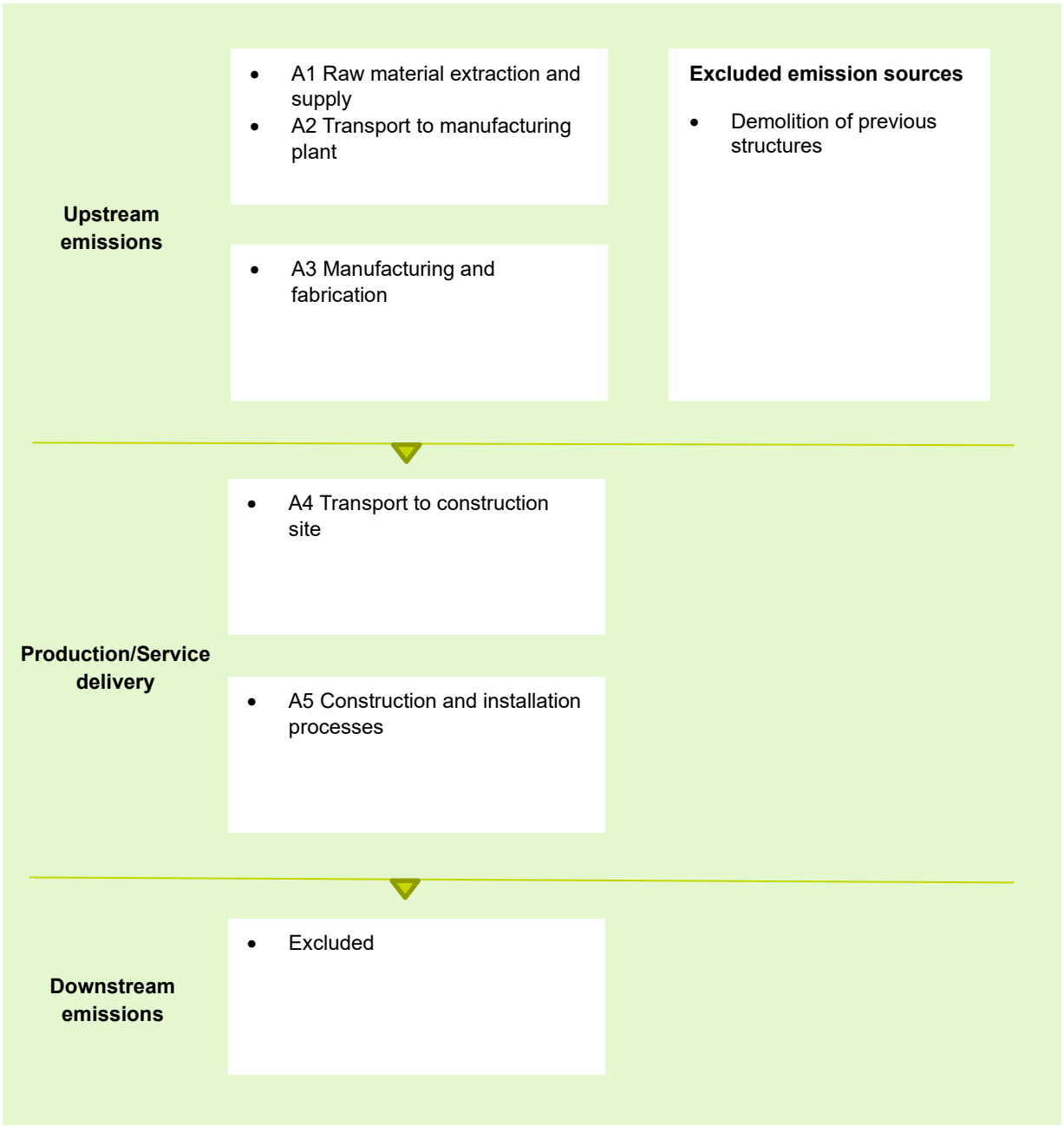
- Building refurbishment or maintenance during operational lifetime (B1-7)

- Demolition at end of life (C1-4)

This certification is for a new development incorporating the base building of an office building as previously described. Emissions associated with future management of the building and use of the building by future occupants are excluded.

Product Process Diagram





Data Management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

Emissions Reductions

Emissions Reduction Strategy

Emissions reduction strategy for upfront carbon

The majority of the building's existing structure and façade has been retained, which represents a highly substantial saving in embodied carbon.

For the new structure at Level 4, a carefully engineered efficient structural design has been designed to reduce the quantity of new structural materials wherever practicable.

Low-GWP refrigerants have been used in the new HVAC system.

Energy Efficiency Targets

- Targeting 5.5 Star NABERS Energy rating
- Targeting Exceptional Performance in the GBCA's Green Star Buildings v1 'Energy Use' credit, demonstrating a minimum 30% reduction in energy use compared to a standard practice reference building.

Emissions reduction strategy for future operational emissions

- The building is Net Zero Carbon Energy. This is achieved by being all-electric and powered by 100% renewable energy, via the combination of an on-site rooftop solar PV system and the procurement of 100% Greenpower from off-site renewable energy supplies.
- No fossil fuels are consumed on site for heating, hot water, or cooking.
- The HVAC systems comprise centralised heat pumps which require significantly less refrigerant compared to conventional VRF systems typically used in buildings of this size.
- Low-GWP refrigerants have been used in the new HVAC systems.

Optimisation of use and volume of materials to reduce upfront carbon

- Significant reuse of existing structure and façade, resulting in a reduction in upfront carbon of >90% compared to a new building of the same size and form.
- Dematerialisation of the interior fitout by deferring the provision of select interior finishes (e.g. carpets) to the tenant fitout scope, to avoid waste and abortive material installation.
- Also, no suspended ceilings are provided on the typical tenancy floors, achieving further dematerialisation.
- 100% Greenpower contract used for all site electricity during construction.
- Construction and demolition waste will be carefully managed, targeting a minimum 90% diversion from landfill.

Climate Active carbon neutral products and services

To be confirmed at As-Built stage.

Emissions Summary

Emissions Summary Table

Stage	Estimated at Design Stage (t CO2-e)
Materials - Structural	104.535
Materials - Façade	46.44
Materials - Internal finishes	32.7246
Materials - Fittings and equipment	5.1
Materials - Services equipment	77.02
Construction (A4 and A5 emissions uplift factor applied as per Climate Active Upfront Carbon for Buildings Guideline)	66.4549
Total Emissions	333
Emissions intensity per functional unit	0.0464
Number of functional units offset	0 out of 7182
Please outline if any uplift factors were included in the emissions total	The project has used the GBCA Upfront Emissions calculator and so an uplift factor of 25% has been applied to account for A4-A5.

The functional unit is sqm of Gross Flor Area. The project has a GFA of 7182 sqm.

Carbon Offsets Summary

As this is a commitment certification and a Design Review, offsets were not purchased for this commitment.

As per Climate Active Upfront Carbon for Buildings Guideline, offsets will be purchased and retired against the quantified emissions at As-Built stage for the certification.

Renewable Energy Certificate (REC) summary

As this is a commitment certification and a Design Review, now renewable energy certificates were purchased.

—— Report end ——