



PUBLIC DISCLOSURE STATEMENT

TERROIR PTY LTD

ORGANISATION CERTIFICATION

FY2023–24

Australian Government
Climate Active
Public Disclosure Statement

TERROIR



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	TERROIR Pty Ltd
REPORTING PERIOD	1 July 2023 – 30 June 2024 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>Rtucceri</i></p>
	Ruby Tucceri Executive Administrator 02/02/2026



Australian Government
**Department of Climate Change, Energy,
the Environment and Water**

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Version 9.

1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	281 tCO ₂ -e
CARBON OFFSETS USED	100% VCUs stapled with Greenfleet credits
RENEWABLE ELECTRICITY	43.59% using the market-based method
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	N/A Small organisation

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2. CERTIFICATION INFORMATION

Description of organisation certification

This organisation certification is for the business operations of TERROIR Pty Ltd, ABN 37 101 656 535.

The operational boundary has been defined based on an operational control test, in accordance with the principles of the National Greenhouse and Energy Reporting Act 2007. This includes the following locations and facilities:

- Level 2, 79 Myrtle Street, Chippendale 2008 NSW
- Level 1, 3 Morrison Street, Hobart, TAS, 7000

Emissions from the Copenhagen office have not been included due to its geographical location not being covered under the Climate Active certification.

Emissions from TERROIR's Architecture, Urban Design and Master planning projects are also excluded from the organisation certification.

The methods used for collating data, performing calculations, and presenting the carbon account are in accordance with the following standards:

- Climate Active Standards
- The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)
- National Greenhouse and Energy Reporting (Measurement) Determination 2008

Where possible, the calculation methodologies and emission factors used in this inventory are derived from the National Greenhouse Accounts (NGA) Factors in accordance with "Method 1" from the National Greenhouse and Energy Reporting (Measurement) Determination 2008.

The greenhouse gases considered within the inventory are those that are commonly reported under the Kyoto Protocol; carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O) and synthetic gases - hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). These have been expressed as carbon dioxide equivalents (CO₂-e) using relative global warming potentials (GWPs).

This Public Disclosure Statement includes information for FY2023-24 reporting period.

Organisation description

TERROIR, the practice name of TERROIR Pty Ltd, ABN 37 101 656 535, is emblematic of a process of invention guided by the landscape, people, memory and built form already in place, and was therefore established as an architectural practice focused on how the multiple qualities of any specific 'place' might inform every project. Founded in Tasmania in the early 1990s, we realised much later that the context in which we became architects, where environmental values and the need to transform energy use in our economy were central, was not typical of others.

Recent shifts in society, prompted by the experience of fires and floods are perhaps too late, but have given renewed energy and focus to TERROIR's core strength in designing buildings and places that connect people with each other and their surrounds/community in a way that makes them question these values. This is a project that spans far beyond energy consumption in buildings, but asks always as the first question, "should we build at all"?

TERROIR has offices in both Hobart & Sydney, but this does not limit the business to only seeking work within this state. We have a significant presence in regional Victoria, with multiple projects ongoing and under construction. This requires regular interstate travel for multiple staff members, which cannot simply be mitigated by opening a third office in Victoria.

We aim to address this through strategies such as improving the type of fuel or vehicle used, encouraging carpooling, flying with carbon neutral airlines or purchasing carbon offsets wherever possible, and other sustainable travel options.

The following entities are excluded from this certification, in line with previous years' exclusions:

Legal entity name	ABN	ACN
Terroir Copenhagen Office	N/A	N/A

3.EMISSIONS BOUNDARY

This is a small organisation certification, which uses the standard Climate Active small organisation emissions boundary.

Inside the emissions boundary

All emission sources listed in the emissions boundary are part of the carbon neutral claim.

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 is 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

Accommodation
Carbon neutral products and services
Cleaning and chemicals
Electricity
Food
ICT services and equipment
Professional services
Office equipment and supplies
Postage, courier and freight
Refrigerants
Transport (air)
Transport (land and sea)
Waste
Water

Non-quantified

Stationary Fuels
Natural Gas

Optionally included

N/A

Outside emission boundary

Excluded

N/A

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

TERROIR's original emissions reduction target aimed to cut emissions by 30% by 2030 based on a 2020 baseline over a 10-year period. However, the 2020-2021 Financial Year this target reference was heavily impacted by COVID-19 restrictions, resulting in unusually low emissions due to reduced travel, smaller office operations, and extensive remote working. These circumstances also significantly impacted TERROIR's emissions in the 2021-2022 Financial Year, with our Sydney office continuing to work remotely until December 2021.

Recognising that these conditions do not reflect normal business operations, TERROIR intends to implement an updated emissions reduction strategy using a more representative Financial Year, 2022-2023, as the new baseline, ensuring that future reduction targets remain realistic and achievable.

TERROIR's updated emissions reduction strategy aims to reduce emissions by 30% by 2030 in reference to the 2022-2023 Financial Year baseline.

Unfortunately, this goal was not achieved in the 2023-2024 Financial Year due to an increase in employees, leading to higher electricity usage, more ICT support, software, and hardware purchases for staff, increased business insurance costs, and more office consumables such as food and beverages. Due to the purchase of additional software and hardware in this financial year, we anticipate these costs, and the subsequent emissions will be reduced for the 2024-2025 Financial Year.

Scope 1 emissions will be reduced by:

- Reducing vehicle travel to business meetings through continued utilisation of teleconferencing software.
- Shared transport options such as buses or coaches to be used for biennial office trips, rather than multiple hire cars, taxis, or Ubers.

Scope 2 emissions will be reduced by:

- Remaining on 100% renewable energy for the next 10 years and beyond.
- Using operable windows and ceiling fans for fresh air ventilation rather than air conditioning.
- Switching to energy saving appliances where new equipment is to be purchased.
- Ensuring all lights, devices, heaters and AC units are not left on when not in use.

Scope 3 emissions will be reduced by:

- Increasing the use of digital technology where applicable to encourage waste minimisation. All staff will continue to have access to digital technology over the next 12 months.
- Reduce flights to business meetings through utilization of teleconferencing facilities. A reduction of 50% is expected by 2025.
- Ensure purchase of carbon offsets for necessary business flights with Qantas and Virgin Airlines wherever possible.
- Purchasing 100% recycled toilet paper and paper towel for staff use.
- Avoiding consumption of single use coffee cups and general plastics by providing reusable mugs

and in house coffee and tea facilities.

- Avoiding online delivery of office supplies wherever possible and instead, encouraging staff to walk due to the central location of the offices.

Emissions reduction actions

Since 2020, TERROIR have made several actions to assist in reducing emissions, these include shifting the Sydney office to 100% renewable energy. Across the Sydney, Hobart and Copenhagen offices, the practice has continued to negate the need for business-related travel wherever possible, by meeting with clients, subconsultants, and collaborators via online conference platforms where possible. Printing continues to be minimised through the use of digital technology, which is made available to staff. We have also purchased 100% recycled toilet paper and paper towel for the Hobart office from FSC Certified company, About A Dog, for the 2023-2024 reporting period.

In FY2023-2024 TERROIR held their first office trip since May 2022. Since this was held in Tasmania, a small bus was hired to transport the Hobart team to the office trip location in Launceston. Alternative modes of travel for this journey included carpooling (requiring 4+ cars) or flying, both of which would have created much higher emissions, should we have chosen them.

5. EMISSIONS SUMMARY

Emissions over time

		Emissions since base year	
		Total tCO ₂ -e (without uplift)	Total tCO ₂ -e (with uplift)
Year 1:	2019-20	182.22	191.17
Year 2:	2020-21	118.88	124.82
Year 3:	2021-22	206.15	216.45
Base Year / Year 4: ¹	2022-23	230.42	241.94
Year 5:	2023-24	267.51	280.88

Significant changes in emissions

Significant changes in emissions			
Emission source	Previous year emissions (t CO ₂ -e)	Current year emissions (t CO ₂ -e)	Reason for change
Electricity (market-based method, scope 3)	11.61	59.84	<p>Client provided actual data for base buildings instead of estimating, as in FY23:</p> <ul style="list-style-type: none"> Actual data was present for base building electricity in FY2024, including base building total at the Hobart office on Morrison St and Share of Base Building kWh for the Sydney office In the absence of actual data in FY2023, in contrast, the base building electricity for the new Hobart office (i.e., 3 Morrison St, of which Terroir has a 41.4% share of base building) was estimated using the Commercial Base Building Average method. This, along with actual data from the old Hobart office (of which Terroir only had a 4.8% share) has led to the year-on-year increase in Base Building (i.e., scope 3) electricity emissions.
Technical services	36.06	50.99	The purchase of new computers in FY2024 via Sensible Business Solutions while none were purchased in FY2023 has led to this increase in emissions from technical services.
Long economy class flights (>3,700km)	51.46	70.78	In FY2024, Terroir's Hobart Director worked overseas for three months (from April to June 2024). International flights associated with this travel will have attributed to this increase.

¹ The base year has been changed to FY2022-23 as the original base year is not representative of normal business operations due to COVID-19 restrictions.

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

Certified brand name	Product/Service/Building/Precinct used
Qantas	Economy class flights (services)
Pangolin Associates	Consulting services

Emissions summary

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

Emission category	Scope 1 emissions (tCO ₂ -e)	Scope 2 emissions (tCO ₂ -e)	Scope 3 emissions (tCO ₂ -e)	Total Net emissions (t CO ₂ -e)
Accommodation and facilities	0.00	0.00	2.00	2.00
Cleaning and chemicals	0.00	0.00	0.27	0.27
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Electricity	0.00	16.90	59.84	76.74
Food	0.00	0.00	4.66	4.66
ICT services and equipment	0.00	0.00	7.39	7.39
Office equipment and supplies	0.00	0.00	1.95	1.95
Postage, courier and freight	0.00	0.00	0.05	0.05
Professional services	0.00	0.00	58.71	58.71
Refrigerants	0.08	0.00	0.00	0.08
Transport (air)	0.00	0.00	81.32	81.32
Transport (land and sea)	0.00	0.00	32.85	32.85
Waste	0.00	0.00	1.03	1.03
Water	0.00	0.00	0.10	0.10
Working from home	0.00	0.00	0.35	0.35
Total emissions (tCO₂-e)	0.08	16.90	250.53	267.51

Uplift factors

An uplift factor is an upwards adjustment to the total carbon inventory to account for relevant emissions that cannot be reasonably quantified or estimated. This conservative accounting approach helps ensure the integrity of the carbon neutral claim.

A mandatory small organisation certifications 5% uplift was applied to the emissions total.

Reason for uplift factor	tCO ₂ -e
Mandatory 5% uplift for small organisations	13.38
Total of all uplift factors (tCO ₂ -e)	13.38
Total emissions footprint to offset (tCO₂-e) <i>(total emissions from summary table + total of all uplift factors)</i>	281

6. CARBON OFFSETS

Eligible offsets retirement summary

Offsets retired for Climate Active certification

Type of offset unit	Quantity used for this reporting period	Percentage of total units used
Verified Carbon Units (VCUs)	281	100%

Project name	Type of offset unit	Registry	Date retired	Serial number	Vintage	Total quantity retired	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period	Percentage of total used this reporting period
Bundled Solar Power Project by Solararise India Projects PVT. LTD. - Stapled with equivalent Australian Greenfleet donation	VCU	Verra Registry	18/03/2025	<u>10731-245156445-245156725-VCS-VCU-997-VER-IN-1-1762-01012020-25082020-0</u>	2020	281	0	0	281	100%

Co-benefits

Bundled Solar Power Project by Solararise India Projects PVT. LTD

This project generates clean electricity through solar energy, a renewable resource. The project is a bundled activity which includes the installation of a 120 MW solar project in various states of India through SPVs.

Key Highlights:

- Over the first 10 years of the project, it will replace greenhouse gas emissions estimated to be approximately 213,089 tCO₂-e per year.
- It will displace 220,752 MWh/year worth of electricity from thermal/fossil fuel-based power plants connected to the Indian grid.
- This project is contributing to India's goal of generating 40% of its electricity through renewable resources by 2030. This project is important because it promotes the use of renewable energy, reduces greenhouse gas emissions and contributes to India's sustainable development goals. By displacing electricity generated from fossil fuels; it helps reduce the country's dependence on non-renewable resources while increasing access to clean energy.

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION



13/03/2025

This certificate acknowledges that

Terroir Pty Ltd

has offset 281.0 tonnes of carbon through native reforestation with Greenfleet.

Greenfleet is a leading not-for-profit environmental organisation that has delivered climate action for over 25 years. We are focused on protecting our climate by restoring native forests that remove carbon, conserve biodiversity and build critical habitat for native wildlife.

Since 1997, Greenfleet has planted over 11.2 million native trees to create more than 550 legally protected forests. Thanks to you, Greenfleet will continue protecting our climate, addressing critical deforestation and growing native forests that are legally protected for up to 100 years.

Terroir Pty Ltd is taking climate action and supporting the restoration of legally protected, native Australian forests.

Together, we are growing our forests and growing climate hope.

Warm regards,

A handwritten signature in black ink that reads "Wayne".

Wayne Wescott | Greenfleet CEO



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 ₂ -e)	Renewable percentage of total
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	37,187	0	25%
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)	27,986	0	19%
Residual Electricity	84,325	76,736	0%
Total renewable electricity (grid + non grid)	65,173	0	44%
Total grid electricity	149,499	76,736	44%
Total electricity (grid + non grid)	149,499	76,736	44%
Percentage of residual electricity consumption under operational control	25%		
Residual electricity consumption under operational control	20,859	18,982	
Scope 2	18,567	16,896	
Scope 3 (includes T&D emissions from consumption under operational control)	2,292	2,086	
Residual electricity consumption not under operational control	63,466	57,754	
Scope 3	63,466	57,754	

Total renewables (grid and non-grid)	43.59%
Mandatory	18.72%
Voluntary	24.87%
Behind the meter	0.00%
Residual scope 2 emissions (t CO₂-e)	16.90
Residual scope 3 emissions (t CO₂-e)	59.84
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	16.90
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	59.84
Total emissions liability (t CO₂-e)	76.74
<i>Figures may not sum due to rounding. Renewable percentage can be above 100%</i>	

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	7%	(kWh)	Scope 2 Emissions (kgCO ₂ -e)	Scope 3 Emissions (kgCO ₂ -e)	(kWh)	Scope 3 Emissions (kgCO ₂ -e)
ACT	0	0	0	0	0	0
NSW	45,752	3,248	2,209	162	42,504	31,028
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	103,747	7,366	884	74	96,381	12,529
Grid electricity (scope 2 and 3)	149,499	10,614	3,093	236	138,884	43,557
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		
Non-grid electricity (behind the meter)	0	0	0	0		
Total electricity (grid + non grid)	149,499					

Residual scope 2 emissions (t CO₂-e)	3.09
Residual scope 3 emissions (t CO₂-e)	43.79
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	3.09
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	43.79
Total emissions liability	46.89

Operations in Climate Active buildings and precincts

Operations in Climate Active buildings and precincts	Electricity consumed in Climate Active certified building/precinct (kWh)	Emissions (kg CO ₂ -e)
N/A	0	0
<p><i>Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their building or precinct certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the building/precinct under the market-based method is outlined as such in the market-based summary table.</i></p>		

Climate Active carbon neutral electricity products

Climate Active carbon neutral electricity product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO ₂ -e)
N/A	0	0
<p><i>Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their electricity product certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the electricity product under the market-based method is outlined as such in the market-based summary table.</i></p>		

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
Stationary Fuels	Immaterial, as in previous years
Natural Gas	Immaterial, as in previous years

Data management plan for non-quantified sources

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

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

N/A



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