

Australian Government

Carbon Neutral Program

Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity name: Frasers Property Industrial

Building / Project Name: 8 Distribution Place

Building Owner: Frasers Property Industrial

Project Address: 8 Distribution Place, Seven Hills, NSW 2147

The 8 Distribution Place project has been certified carbon neutral (whole building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 25/09/2025 to 24/09/2026.

Total emissions offset	580 tCO ₂ -e
Offsets bought	100% VCUs
Renewable electricity	18.96%

Emissions Reduction Strategy

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 checked="" type="checkbox"/>
	At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input type="checkbox"/>
	At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input 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

Reporting Year Period

The project’s nominated Green Star - Performance period	01/10/2022
12 consecutive months from which data will be drawn for the purposes of the project’s Green Star – Performance assessment.	to 30/09/2023

1. Carbon Neutral Information

1A Introduction:

Legend Corporation is committed to reduce operational footprint of the business. Legend has developed strategic targets and programs to challenge its organisation and people in the critical areas of energy, greenhouse gas emissions, packaging selection and environmental impact, and waste reduction.

As part of this target, Legend has committed to achieve carbon neutral in operations status for one of its facilities located in Seven Hills, in Western Sydney. They have partnered with the building owner, Frasers Property Industrial to demonstrate these sustainability aspirations by installing a significant size of 300kW of solar array to reduce its operational emissions on site.

1B Emission sources within certification boundary

Table 1. Emissions Boundary

<p>The Responsible Entity has achieved Carbon Neutral Certification for the</p>	<p>Base Building; or <hr/> Whole Building.</p>	<p><input type="checkbox"/> <hr/> <input checked="" type="checkbox"/></p>
<p>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</p> <p>If any additional emission sources were included, please outline.</p> <p>If an emission source cannot be quantified, please outline why.</p>	<p>Geographic boundary relates to the site's operation within the 8 Distribution Place, Seven Hills facility.</p> <p>The emissions boundary includes the following:</p> <ul style="list-style-type: none"> - Scope 1 (fugitive emissions from refrigerant leakage, there are no gas or diesel use on site). - Scope 2 (operational electricity) - Scope 3 Category 1 (water supply) - Scope 3 Category 3 (other emissions relating to the purchasing of electricity) - Scope 3 Category 5 (operational waste) <p>There is no diesel combustion on-site. The only source of diesel combustion is from the backup generators and fire pumps, which are operated and controlled by Frasers Property Industrial, which is outside the scope of Legend's emission</p>	

Table 1. Emissions Boundary

	boundary. The facility is also gas-free.	
Shared services are present within the project boundary which enable the building to fulfil its function	Yes; or	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>
Emissions from these services were apportioned for carbon neutral building certification as follows	Not applicable	

2. Emissions Summary

Table 3. Emissions Source – Summary (for projects using the 15B, 15C, or 15D pathway) t CO₂ –e

Scope 1: Refrigerants	3.963132
Scope 1: Combustion of fuel	0
Scope 2: Electricity	497.4949338
Scope 3: Electricity	61.41912763
Scope 3: Fuel	0
Scope 3: Water and wastewater	1.70901731
Scope 3: Waste (includes transport)	14.77570637
Total Emissions	580

3. Emissions over time

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

Table 5. Emissions since base year		t CO ₂ –e
Base Year	1/10/21-30/9/22	700
Year 1:	1/10/22 - 30/9/23	580

4. Carbon Offsets Summary

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Quantity	Eligible Quantity (tCO ₂ –e) (total quantity retired)	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting claim	Percentage of total (%)
Guoluo Grassland Sustainable Management Project	VCU	Verra Registry	1/08/2025	12973-463487105-463487204-VCS-VCU-291-VER-CN-14-2458-01012020-31122020-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=270649	2020	100	100	0	0	100	17.20%
Guoluo Grassland Sustainable Management Project	VCU	Verra Registry	1/08/2025	12973-463435918-463436397-VCS-VCU-291-VER-CN-14-2458-01012020-31122020-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=291705	2020	480	480	0	0	480	82.80%
Total offsets retired this report and used in this report										580	
Total offsets banked for use future years: (if any)										0	

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	580	100%

5. Renewable Energy Certificate (REC) summary

No RECs were surrendered for this reporting claim.

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.

Marked Based Approach - Total Renewables Summary

Total renewables (grid and non-grid) (kWh)	143,695
Mandatory * (kWh)	143,695
Voluntary * (kWh)	0
Behind the meter (kWh)	0
Residual Electricity (kWh)	614,191
Market Based Approach Emissions Footprint (tCO ₂ -e)	559

Location Based Approach Summary

Location Based Approach Emissions Footprint (tCO ₂ -e)	556.3
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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.

— **Report end** —