



PUBLIC DISCLOSURE STATEMENT


LANDCOM

ORGANISATION CERTIFICATION

CY2021

Australian Government
Climate Active
Public Disclosure Statement



NAME OF CERTIFIED ENTITY	Landcom
REPORTING PERIOD	1 January 2021 – 31 December 2021, 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>Anna Petersen Executive General Manager, Communications & Policy 13-May-2022</p>



Australian Government
**Department of Industry, Science,
 Energy and Resources**

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Version March 2022. To be used for FY20/21/CY2021 reporting onwards.



1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	629 tCO ₂ -e
OFFSETS BOUGHT	100% ACCUs
RENEWABLE ELECTRICITY	Total renewables 97% (available in Appendix B electricity summary)
	13 November 2020 Rob Rouwette Energetics Next technical assessment due: 13 November 2023

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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.

This Public Disclosure Statement (PDS) presents our calendar year 2021 (CY21) emissions estimate following CY19 being 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 the NSW Government's land and property development organisation. We are a State-Owned Corporation working with government and the private and not-for-profit sectors to deliver exemplary housing projects that provide social and economic benefits to the people of NSW.

Our mission is to create more affordable and sustainable communities. We aim to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability and environmental quality. As part of this, we take a lead role in improving the supply and diversity of new housing in NSW.

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, New Urban Agenda, Paris Agreement and 100 Resilient Cities Strategy for Sydney. In 2020 we also adopted the recommendations of the Task Force on Climate Related Financial Disclosures.

Our Sustainable Places Strategy



Climate Resilient Places

Landcom's Climate Resilient Places pillar is focused on a leadership goal to *'enable carbon neutral, water positive, zero waste and net positive ecological outcomes by 2028'*.



Healthy & Inclusive Places

Landcom's Healthy & Inclusive Places pillar is focused on a leadership goal to *'enhance Landcom's international status for delivering world class liveable places, founded on equity, affordability and inclusion by 2036'*.



Productive Places

Landcom's Productive Places pillar is focused on a leadership goal to *'contribute to the global innovation economy by enabling over 30,000 new jobs by 2036'*.



Accountable & Collaborative Places

Accountability & Collaboration is our governance principle. Our leadership goal is to *'deliver accountability and performance along our value chain.'*

We recognise that there will always be space for continuous improvement and maturity when responding to climate change risks and opportunities. This report therefore 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.

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 or precinct'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

Working from home
adjustment

Waste to recycling

Non-quantified

Nil

Optionally included

Carbon Neutral 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.

Data management plan for non-quantified sources

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

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

While we have not prepared a formal Emissions Reduction Strategy, we are taking actions that support both continual improvement and response towards reducing our emissions and enable us to better understand our organisational emissions profile. As Landcom has a detailed knowledge of our organisational emissions profile, future emissions reduction actions will focus on our communities, with lessons learned feeding back to our organisational profile. In order to achieve our 2028 leadership goal of enabling carbon neutral outcomes at our communities, we need to slowly, but progressively trial, learn and adapt our whole-of-organisation approach to carbon. Lessons learned from our communities will inform our organisational processes, and vice versa, our organisational changes will encourage better results at the community level. In particular:

- In CY21, Landcom made a commitment to deliver all new projects, and those that are yet to complete services planning, as electric only and further including a sustainability schedule in future divestment requirements, where Landcom is master developer, requiring electric only servicing;
- From CY22, Landcom will explore contract requirements that encourage contractors, developers and suppliers to have net zero or carbon neutral plans in place or in development as well as setting requirements for low to zero carbon materials and products;
- In CY22, Landcom will evaluate its 50% greenhouse gas reduction target to determine if this target needs to increase;
- From CY22/CY23, Landcom will pilot our approach to enabling a 100% renewable-powered community (enabling zero operational carbon) with monitoring and verification provided through work with network service providers; and
- Landcom is investigating delivery of a demonstration home in CY23, including a life-cycle assessment, that highlights carbon neutral or net zero materials, products and features within one of our communities.

Understanding some level of offsetting will be required in the coming years, we are also developing a Carbon Offsets Policy to guide the organisation in how we procure carbon offsets. This will include establishing criteria and metrics to consider when evaluating carbon offset projects as well as determining the best course of action for Landcom to demonstrate leadership in the carbon offsetting space.

Landcom will continue to develop and refine emissions reduction activities (such as those highlighted below) to address the remaining material organisational emissions covered by the Climate Active certification. This process will form part of our broader investigation in developing a carbon neutral pathway for emissions across our projects by 2028.

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, emission reduction measures are not as evident. For example, if Landcom improves the efficiency in its offices and other tenancies, it will reduce energy consumption, but not the footprint due to Landcom already sourcing a majority of its electricity from certified GreenPower¹.

Nonetheless, Landcom has pursued the following emissions reduction activities:

- Similar to CY20, CY21 was heavily impacted by COVID-19 lockdowns, however Landcom has continued its flexible working, mixing scheduled days in the office with working from home. This has become the work approach at present and will continue to keep our employee generated emissions lower when compared to business as usual and our baseline year.
- Understanding that relevant capital and operational expenditures represent the largest emissions source for our organisation, we have begun to identify and categorise carbon neutral suppliers. Criteria around carbon neutral products and carbon neutral aligned organisations are currently being investigated to form part of our non-price criteria in tender evaluations.
- Landcom is currently undertaking a project in partnership with the Sustainability Advantage program to develop our understanding of the carbon emissions associated with our land development activities. It is intended that this work will inform our future Scope 3 boundary setting and emissions profile.
- Landcom is currently in the process of procuring two electric vehicles (EVs) to complement our two existing petrol vehicles. Employee education will support the selection of EVs over other vehicles where possible and where range limits can support trips.

¹ Note: Landcom mistakenly reported for CY20 that we sourced 100% electricity from certified Green Power. A review of last year's data revealed Landcom sourced only 99% electricity from certified Green Power with some residual electricity usage.

5. EMISSIONS SUMMARY

Emissions over time

Much like CY20, the physical presence of Landcom staff in our tenancies was significantly diminished throughout CY21 due to the impacts of COVID-19. This directly resulted in an overall emissions reduction, as our organisation adopted technology to facilitate remote working, limited travel and reduced the operating capacity of sales centres (limiting energy, water and natural gas usage). In CY21, there was also less capital expenditure associated with IT services (work from home kits being mostly procured in CY20), on-boarding employees and approval delays in our communities resulted in the lower professional service expenditures.

Emissions since base year		Total tCO ₂ -e
Base year/ Year 1:	CY19	2,414
Year 2:	CY20	1,200
Year 3:	CY21	629

Significant changes in emissions

Emission source name	Current year (tCO ₂ -e and/ or activity data)	Previous year (tCO ₂ -e and/ or activity data)	Detailed reason for change
Computer and electrical components, hardware and accessories	94 (-69%)	310.466	Working from home (WFH) in CY20 at the start of COVID-19 resulted in a large expenditure purchase for IT equipment to facilitate this new working arrangement. This past year resulted in a lower expenditure as a majority of our staff already had WFH kits and new staff were generally given equipment reused from staff leaving the business. We anticipate CY22 costs to be similar to CY21.
Marketing and distribution	304 (-35%)	467.727	As our sales centres were closed or operating at a reduced capacity for a large portion of the year, we did not have the need for as many marketing and distribution services. Furthermore, COVID-19 has delayed the settlement and progress on a few of our communities which further limited corporate expenditures related to physical marketing and distribution. We have trialed

			new electronic mechanisms of delivery to help reduce the required spend into the future on physical services.
Business services	42.4 (100%)	0	Based on a review of the data, changes to business services emissions in CY21 resulted from a change in business service classifications that were previously categorised in other areas of professional services (including IT support and marketing). We do not anticipate that the emissions factors between the categorisations are material from an emissions quantification factor, nor will impact our overall emissions profile.

Use of Climate Active carbon neutral products and services

Climate Active carbon neutral products and services:

- Energetics PTY LTD
- CBRE INC
- Australia Post PTY LTD
- Telstra PTY LTD



Organisation 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 ₂ -e)	Sum of Scope 2 (tCO ₂ -e)	Sum of Scope 3 (tCO ₂ -e)	Sum of total emissions (tCO ₂ -e)
Accommodation and facilities	0.00	0.00	0.15	0.15
Bespoke	0.00	0.00	0.00	0.00
Cleaning and Chemicals	0.00	0.00	0.00	0.00
Climate Active Carbon Neutral Products and Services	0.00	0.00	0.00	0.00
Construction Materials and Services	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00
Food	0.00	0.00	0.00	0.00
Horticulture and Agriculture	0.00	0.00	0.00	0.00
ICT services and equipment	0.00	0.00	68.92	68.92
Machinery and vehicles	0.00	0.00	0.00	0.00
Office equipment & supplies	0.00	0.00	2.77	2.77
Postage, courier and freight	0.00	0.00	0.00	0.00
Products	0.00	0.00	0.00	0.00
Professional Services	0.00	0.00	475.69	475.69
Refrigerants	0.00	0.00	0.00	0.00
Roads and landscape	0.00	0.00	0.00	0.00
Stationary Energy (gaseous fuels)	0.03	0.00	0.01	0.04
Stationary Energy (liquid fuels)	0.00	0.00	0.00	0.00
Stationary Energy (solid fuels)	0.00	0.00	0.00	0.00
Transport (Air)	0.00	0.00	0.78	0.78
Transport (Land and Sea)	0.00	0.00	170.98	170.98
use for duplicates	0.00	0.00	0.00	0.00
Waste	0.00	0.00	1.54	1.54
Water	0.00	0.00	0.65	0.65
Working from home	0.00	0.00	-93.01	-93.01
Grand Total	0.03	0.00	628.47	628.50

Uplift factors

No uplift factors have been added to the total net emissions.

6. CARBON OFFSETS

Offsets retirement approach

This is our third year of carbon neutral certification and Landcom has opted to calculate our carbon footprint and purchase offsets in arrears in line with section 2.5 of the Standard.

Offsets were previously purchased and will be used for the 12 month period beginning 1 January 2021 and ending 31 December 2021 based on our GHG inventory. Landcom's offsets have been purchased in line with the Climate Active Organisation Standard and are described in the below table.

In arrears	
1. Total number of eligible offsets banked from last year's report	1,551
2. Total emissions footprint to offset for this report	629 tCO ₂ -e
3. Total eligible offsets required for this report	0
4. Total eligible offsets purchased and retired for this report	629
5. Total eligible offsets banked to use toward next year's report	922

Co-benefits

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

For CY21, we will be retiring ACCUs previously procured from the Darling River Eco Corridor near Lowan in northern NSW. This degraded sheep farm was showing serious signs of over grazing, feral animal impact and soil erosion due to the overgrazing and loss of the lands original Bimble Box, Cypress Pine, Yarran and Turpentine. These species act as carbon dioxide (CO₂) sinks.

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



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 83,692 ACCU's 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 cancelled 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 (tCO ₂ -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 (ERF101698)	KACCU	ANREU	28/05/21	<u>3,810,578,308</u> – <u>3,810,580,972</u>	2020-21	2,665	2,665	1,114	922	629	100%
Total offsets retired this report and used in this report										629	
Total offsets retired this report and banked for future reports									922		
Type of offset units		Quantity (used for this reporting period claim)				Percentage of total					
Australian Carbon Credit Units (ACCU)		629				100%					

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

N/A

APPENDIX B: 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.

Market Based Approach Summary			
Market Based Approach	Activity Data (kWh)	Emissions (kgCO 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 & Precinct LGCs)	0	0	0%
GreenPower	100,848	0	97%
Jurisdictional renewables (LGCs retired)	5,572	0	5%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	1,268	0	1%
Large Scale Renewable Energy Target (applied to grid electricity only)	17,925	0	17%
Residual Electricity	-22,088	-21,964	-21%
Total grid electricity	103,525	-21,964	100%
Total Electricity Consumed (grid + non grid)	103,525	-21,964	121%
Electricity renewables	125,613	0	
Residual Electricity	-22,088	-21,964	
Exported on-site generated electricity	0	0	
Emissions (kgCO ₂ e)		0	
<i>A minus Residual Electricity Emissions in kgCO₂e rounds to zero because the negative emissions can only be used to reduce electricity consumption emissions. See electricity accounting rules for further information</i>			
Total renewables (grid and non-grid)			121.34%
Mandatory			23.92%

Voluntary	97.41%
Behind the meter	0.00%
Residual Electricity Emission Footprint (TCO2e)	0
<i>Figures may not sum due to rounding. Renewable percentage can be above 100%</i>	
<i>Voluntary includes LGCs retired by the ACT (MWh)</i>	5

Location Based Approach Summary

Location Based Approach	Activity Data (kWh)	Scope 2 Emissions (kgCO2e)	Scope 3 Emissions (kgCO2e)
ACT	6,840	5,335	479
NSW	74,027	57,741	5,182
SA	3,714	1,114	260
Vic	4,542	4,133	454
Qld	2,262	1,810	271
NT	0	0	0
WA	9,302	6,232	93
Tas	2,838	397	57
Grid electricity (scope 2 and 3)	103,525	76,763	6,796
ACT	0	0	0
NSW	0	0	0
SA	0	0	0
Vic	0	0	0
Qld	0	0	0
NT	0	0	0
WA	0	0	0
Tas	0	0	0
Non-grid electricity (Behind the meter)	0	0	0
Total Electricity Consumed	103,525	76,763	6,796
Emission Footprint (TCO2e)	84		
<i>Scope 2 Emissions (TCO2e)</i>	<i>77</i>		
<i>Scope 3 Emissions (TCO2e)</i>	<i>7</i>		

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following sources emissions have been assessed as relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. These emissions are accounted for through an uplift factor. 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	(1) Immaterial	(2) Cost effective (but uplift applied)	(3) Data unavailable (but uplift applied & data plan in place)	(4) Maintenance
-	-	-	-	-

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to an organisation's or precinct'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:

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

Operational and capital expenditures were excluded based on a relevance test (see below).

Emission sources tested for relevance	(1) Size	(2) Influence	(3) Risk	(4) Stakeholders	(5) Outsourcing	Included in boundary?
Capital goods ²	No	No	No	No	No	No

² 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

