



# **PUBLIC DISCLOSURE STATEMENT**

**BRIDGE42 PTY LTD**

**ORGANISATION CERTIFICATION**


**FY2022–23**

Australian Government  
**Climate Active**  
**Public Disclosure Statement**



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Bridge42 Pty Ltd
REPORTING PERIOD	Financial year 1 July 2022 – 30 June 2023 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>Andrew Durkin Managing Director</p> <p>Date 8/2/24</p>



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

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Version: August 2023

# 1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	470.84 tCO <sub>2</sub> -e
OFFSETS USED	100% VCUs
RENEWABLE ELECTRICITY	20% (1.5% behind the meter solar, 18.5% jurisdictional LRETS)
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	Next technical assessment due: FY2024

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## 2. CARBON NEUTRAL INFORMATION

### Description of certification

This certification is for the Australian business operations of the organisation: Bridge42 Pty Ltd, ABN 21 105 375 184.

For the first year of certification (FY2020-21), Bridge42 Pty Ltd was still operating under the entity "NS Projects Pty Ltd".

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:

- Perth Office – Head office relocated from Subiaco to Perth CBD during the Financial Period
- Sydney Office
- Melbourne Office
- Brisbane Office

The service boundary overlaps 100% with the organisation boundary.

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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O) and synthetic gases - hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) sulphur hexafluoride (SF<sub>6</sub>) and nitrogen trifluoride (NF<sub>3</sub>). These have been expressed as carbon dioxide equivalents (CO<sub>2</sub>-e) using relative global warming potentials (GWPs).

### Organisation description

At Bridge42, our purpose is to reveal the promise of Australia's emerging future.

We are a national consulting firm providing strategic, future-focussed and vertically integrated property advisory, development and project management services for circa \$10 billion in land, master planning and built form

developments. We also collaborate with government and industry on various economic development, climate change, community and policy initiatives.

Established since 2003 and with offices in Sydney, Melbourne, Brisbane and Perth, we are the partner of choice for many private, government and institutional clients.

Visit [www.bridge42.com.au](http://www.bridge42.com.au) to find out how we deliver transformative outcomes.

All operations fall under the one entity: Bridge42 Pty Ltd, ABN 21 105 375 184.

## 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'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 and facilities  
 Cleaning and chemicals  
 Climate Active carbon neutral products and services  
 Construction Materials and Services  
 Electricity  
 Food  
 ICT services and equipment  
 Postage, courier and freight  
 Products  
 Professional services  
 Stationary energy (gaseous fuels)  
 Transport (air)  
 Transport (land and sea)  
 Waste  
 Water  
 Working from home  
 Office equipment and supplies

**Non-quantified**

Refrigerants

**Outside emission boundary**

**Excluded**

N/A

## 4. EMISSIONS REDUCTIONS

### Emissions reduction strategy

#### Strategy Statement

At Bridge42, our approach brings strategic foresight, tactical insight, and disciplined oversight into the fold.

Evolving from a company that historically monitored and targeted the reduction of pollution and resource consumption, Bridge42, with the assistance of Pangolin Associates, has begun an endless journey with one goal: to realise what could be.

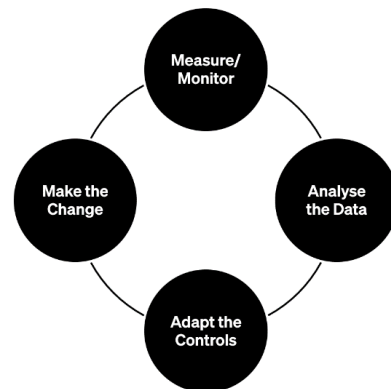
Using historical data and modern practises, including ISO 9001 audit framework, Bridge42 is taking responsibility for, and aggressively targeting, emissions by category with a systematic top-down approach.

#### Purpose

Bridge42 is changing the rules and challenging processes from the ground up.

If we are to reveal the promise of Australia's emerging future, taking climate action is critical to delivering on our vision.

We are building upon well-structured, future-focused policies with recorded and analysed outcomes resulting in the active targeting of key emission areas.



#### Procedure

1. Specific and measurable corporate- and functional-level emission targets shall be agreed and documented in consultation with Management so performance and achievements can be measured.
2. Objectives and targets shall be set annually as part of the Safety, Health & Environmental (SH&E) Improvement Plan.
3. Positive performance indicators shall be used where possible.
4. Progress towards stated objectives and targets shall be measured and the results published.
5. Objectives and targets shall be reviewed yearly, however, may be changed at any time following agreement between the Managing Director and the SH&E Committee.



## Commitment and targets

Bridge42 commits to reduce total emissions of its business operations by 25% by 2025 compared to the FY2020-21 baseline. For FY2023-25, planned actions will include the following:

Scope 1 emissions will be reduced by:

- Reducing company-owned vehicle travel where possible and maintaining carpooling.

Scope 2 emissions will be reduced by (examples below):

- Install a 20kW solar power system (in the new Perth Head Office) to produce enough power to cover the tenancy yearly consumption, with the goal of being on 100% renewable energy.
- Negotiate with the (new) building owner to install a (another) 20kW solar power system (in the new Perth Head Office) to cover the building common areas.
- Encourage the Perth Head Office building owner to install all-electric heating (if not already completed on arrival).
- Install high-efficiency products (where available) during the new Perth Head Office fitout.

Scope 3 emissions will be reduced by:

- Relocating the head office.
  - Reduce staff commute, which will promote walk, run, cycling and public transport to and from the office, reducing fuel consumption.
  - Reduce tenancy size and move to a hot desk arrangement.
- Effectively implementing the procurement controls to ensure all products and services are sourced from Climate Active Certified suppliers in the first instance (wherever possible).

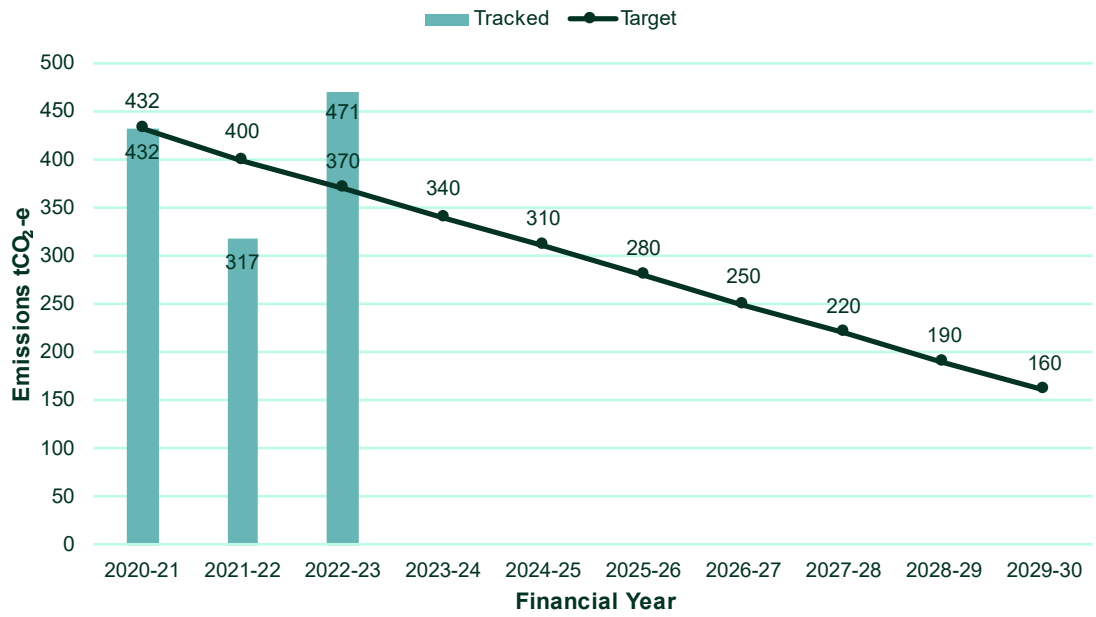
## Emissions reduction actions

A summary of Bridge42's top FY2022-23 categories of emission are detailed and tracked in the table overleaf. Emission categories have been listed by greatest pollution percentage accompanied by their corresponding action and goal.

Table 1: Emissions and Reduction Targets

No.	Emission category	Description of action required to reduce	2020/21 baseline (tCO <sub>2</sub> -e)	2021/22 outcome (tCO <sub>2</sub> -e)	2022/23 outcome (tCO <sub>2</sub> -e)	2023/24 outcome (tCO <sub>2</sub> -e)	2024/25 outcome (tCO <sub>2</sub> -e)	Annual reduction target	5 year target	Constraint / Considerations
1.	<b>Purchase of food and beverage</b>	In-depth review of the company's procurement policy – include a list of preferred suppliers to cut emissions at the source and support carbon zero companies.	66.1	27.0	24			10%	33t (50%)	Availability of Climate Active certified products.
2.	<b>Fuel consumption – staff travel</b>	In-depth review of the company's staff travel policy – staff use of privately-owned cars traveling to site meetings, etc.	57.3	30.4	17.6			5%	42t (25%)	Cost of alternatives coupled with an expanding business.
3.	<b>Electricity (tenancy)</b>	In-depth review of the company's procurement policy – ensure energy efficiency is considered when purchasing assets.	43.0	40.7	45.2			10%	20t (50%)	Expansion of the business.
4.	<b>Electricity (shared space)</b>	In-depth review of the company's procurement policy – include a review of energy consumption when sourcing a new home for the Perth office.	36.5	8.9	5.1			10%	18t (50%)	Little control over the base level for the building.
5.	<b>Staff commute</b>	In-depth review of the company's travel policy – relocate the Perth office from suburb to city to make driving and parking cost prohibitive. Also introduced Ride/Walk/Jog to work week for the first week of every month to encourage employees to ditch the car at least once a month – incentivised by a free coffee.	30.0	38.3	41.8			10%	15t (50%)	Industry and business-related issue. Cost of alternative vehicles.
6.	<b>Flights</b>	In-depth review of the company's travel policy – review current policy on flight procurement and client-related project travel to purchase travel offsets from the carrier.	25.3	0.5	68.2			20%	1-5t (99%)	Accessing certified flights to rural locations may not be available.
8.	<b>Technical services</b>	In-depth review of the company's procurement policy – review current service suppliers in line with the above policy changes.	23.7	26.2	10.6			5%	11t (25%)	Availability of a Climate Active certified alternative.

**Chart 1: Tracked Performance**



## 5. EMISSIONS SUMMARY

### Emissions over time

Emissions since base year		Total tCO <sub>2</sub> -e (with uplift)
Base Year/Year 1:	2020–21	431.44
Year 2:	2021–22	316.16
Year 2:	2022–23	470.84

### Significant changes in emissions

Emission source name	Previous year emissions (t CO <sub>2</sub> -e)	Current year emissions (t CO <sub>2</sub> -e)	Detailed reason for change
Non-residential building construction and interior finishing	0	112.16	One-off fit-out costs associated with relocating head office

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

Certified brand name	Product/Service/Building/Precinct used
Qantas, Virgin	Flights
Opal	Paper
Pangolin Associates	Consulting Service
GPT Group	Waste within Sydney and Melbourne offices (Base Building certification)
GPT Group	Waste within Sydney and Melbourne offices (Base Building certification)

### 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 <sub>2</sub> -e)	Sum of scope 2 (tCO <sub>2</sub> -e)	Sum of scope 3 (tCO <sub>2</sub> -e)	Sum of total emissions (t CO <sub>2</sub> -e)
Accommodation and facilities	0.00	0.00	8.02	8.02
Cleaning and chemicals	0.00	0.00	3.99	3.99
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Construction Materials and Services	0.00	0.00	113.39	113.39
Electricity	0.00	44.41	5.88	50.29
Food	0.00	0.00	24.02	24.02

ICT services and equipment	0.00	0.00	45.19	45.19
Postage, courier and freight	0.00	0.00	0.67	0.67
Products	0.00	0.00	9.37	9.37
Professional services	0.00	0.00	99.80	99.80
Stationary energy (gaseous fuels)	0.00	0.00	0.00	0.00
Transport (air)	0.00	0.00	9.86	9.86
Transport (land and sea)	14.04	0.00	47.69	61.73
Waste	0.00	0.00	3.69	3.69
Water	0.00	0.00	1.24	1.24
Working from home	0.00	0.00	4.80	4.80
Office equipment and supplies	0.00	0.00	27.81	27.81
<b>Total emissions</b>	<b>14.04</b>	<b>44.41</b>	<b>405.44</b>	<b>463.88</b>

## 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.

Reason for uplift factor	tCO <sub>2</sub> -e
Uplift to account for non-quantified refrigerants where data is unavailable	6.96
Total of all uplift factors	6.96
<b>Total emissions footprint to offset</b> <i>(total emissions from summary table + total of all uplift factors)</i>	<b>470.84</b>

## 6. CARBON OFFSETS

### Offsets retirement approach

This certification has taken an in-arrears offsetting approach. The total emission to offset is 470.84 t CO<sub>2</sub>-e. The total number of eligible offsets used in this report is 471. Of the total eligible offsets used, 0 were previously banked and 471 were newly purchased and retired. 0 are remaining and have been banked for future use.

### Co-benefits

Greenfleet offsets capture carbon through our future tree planting projects. This means over the lifetime of the trees planted, carbon emissions are sequestered from the atmosphere.

Greenfleet plants native biodiverse forests in Australia and New Zealand to restore critical ecosystems and capture carbon emissions on behalf of our supporters. Our forests are legally protected, absorb carbon from the atmosphere, improve soil and water quality, and provide vital habitat for native wildlife.

Our partnerships with local communities and Traditional Owners support broad benefits for the country and communities in which we live and work.

## Eligible offsets retirement summary

Offsets retired 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 retired (tCO <sub>2</sub> -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 (%)	
Bundled Solar Power Project by Solararise India Projects PVT. LTD.	VCU	Verra	13 Nov 2023	<a href="#">10730-245047293-245047613-VCS-VCU-997-VER-IN-1-1762-26042018-31122018-0</a>	2018		321	0	0	321	68%	
Bundled Solar Power Project by Solararise India Projects PVT. LTD.	VCU	Verra	13 Nov 2023	<a href="#">10730-245042301-245042450-VCS-VCU-997-VER-IN-1-1762-26042018-31122018-0</a>	2018	-	150	0	0	150	32%	
<b>Stapled to</b> Greenfleet	NCU		9 Nov 2023			150	-	-	-	-	-	
<b>Total eligible offsets retired and used for this report</b>										471		
<b>Total eligible offsets retired this report and banked for use in future reports</b>										0		
Type of offset units		Eligible quantity (used for this reporting period)					Percentage of total					
Verified Carbon Units (VCUs)		471					100%					

## 7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

### Renewable Energy Certificate (REC) summary

N/A.



# APPENDIX A: ADDITIONAL INFORMATION



**This is to certify**

**Bridge42 Pty Ltd**

offset 150.00 tonnes of CO<sub>2</sub>-e with Greenfleet.

Your support will help us restore native forests and ecosystems, which provide crucial habitat for endangered wildlife, help counter the devastating impact of the bushfires, and reduce the impacts of climate change.

Greenfleet will plant enough biodiverse native trees on your behalf to offset these emissions.

Thank you for helping us grow our forests and grow climate hope.

A handwritten signature in black ink, appearing to read "Wayne Wescott".

**Wayne Wescott** | Greenfleet CEO

09/11/2023

**Thank you**

## 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 <sub>2</sub> -e)	Renewable percentage of total
Behind the meter consumption of electricity generated	991	0	2%
<b>Total non-grid electricity</b>	<b>991</b>	<b>0</b>	<b>2%</b>
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	0	0	0%
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)	12,192	0	19%
Residual Electricity	52,659	50,290	0%
<b>Total renewable electricity (grid + non grid)</b>	<b>13,183</b>	<b>0</b>	<b>20%</b>
<b>Total grid electricity</b>	<b>64,851</b>	<b>50,290</b>	<b>19%</b>
<b>Total electricity (grid + non grid)</b>	<b>65,842</b>	<b>50,290</b>	<b>20%</b>
Percentage of residual electricity consumption under operational control	100%		
<b>Residual electricity consumption under operational control</b>	<b>52,659</b>	<b>50,290</b>	
Scope 2	46,504	44,412	
Scope 3 (includes T&D emissions from consumption under operational control)	6,155	5,878	
<b>Residual electricity consumption not under operational control</b>	<b>0</b>	<b>0</b>	
Scope 3	0	0	

<b>Total renewables (grid and non-grid)</b>	<b>20.02%</b>
<b>Mandatory</b>	<b>18.52%</b>
<b>Voluntary</b>	<b>0.00%</b>
<b>Behind the meter</b>	<b>1.51%</b>
<b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>	<b>44.41</b>
<b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>	<b>5.88</b>
<b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>44.41</b>
<b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>5.88</b>
<b>Total emissions liability (t CO<sub>2</sub>-e)</b>	<b>50.29</b>

Figures may not sum due to rounding. Renewable percentage can be above 100%

Location-based approach summary						
Location-based approach	Activity Data (kWh) total	Under operational control			Not under operational control	
		(kWh)	Scope 2 Emissions (kgCO <sub>2</sub> -e)	Scope 3 Emissions (kgCO <sub>2</sub> -e)	(kWh)	Scope 3 Emissions (kgCO <sub>2</sub> -e)
Percentage of grid electricity consumption under operational control	100%					
ACT	0	0	0	0	0	0
NSW	9,540	9,540	6,964	572	0	0
SA	0	0	0	0	0	0
VIC	9,540	9,540	8,109	668	0	0
QLD	5,300	5,300	3,869	795	0	0
NT	0	0	0	0	0	0
WA	40,472	40,472	20,641	1,619	0	0
TAS	0	0	0	0	0	0
<b>Grid electricity (scope 2 and 3)</b>	<b>64,851</b>	<b>64,851</b>	<b>39,582</b>	<b>3,654</b>	<b>0</b>	<b>0</b>
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	991	991	0	0		
TAS	0	0	0	0		
<b>Non-grid electricity (behind the meter)</b>	<b>991</b>	<b>991</b>	<b>0</b>	<b>0</b>		
<b>Total electricity (grid + non grid)</b>	<b>65,842</b>					
<b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>						<b>39.58</b>
<b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>						<b>3.65</b>
<b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>						<b>39.58</b>
<b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>						<b>3.65</b>
<b>Total emissions liability</b>						<b>43.24</b>

### 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 <sub>2</sub> -e)
N/A	0	0
<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>		

### Climate Active carbon neutral electricity products

Climate Active carbon neutral product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO <sub>2</sub> -e)
N/A	0	0
<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>		

# 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
Refrigerants	Data unavailable

## Data management plan for non-quantified sources

The data management plan below outlines how more rigorous quantification can be achieved for material (greater than 1%) non-quantified emission sources.

Bridge42 will work with building management to produce a list of equipment over the coming 1 – 3 years.

# 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

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
N/A						



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