



PUBLIC DISCLOSURE STATEMENT

**APD PROJECTS PTY LTD (TRADING AS 'APD
PROJECTS')**


**ORGANISATION CERTIFICATION
FY2022–23**

Australian Government
Climate Active
Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	The Trustee for the Padro Trust Trading as APD Projects Pty Ltd
REPORTING PERIOD	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>Brad Paddon Director 09 February 2024</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	183 tCO ₂ -e
OFFSETS USED	100% ACCUs
RENEWABLE ELECTRICITY	18.8%
CARBON ACCOUNT	Prepared by: Rewild Agency
THIRD PARTY VALIDATION	Type 1 30 th November 2023 KREA Consulting

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2. CARBON NEUTRAL INFORMATION

Description of certification

This carbon neutral certification is for the Australian Business operations of the Trustee for the Padro Trust, trading as APD Projects Pty Ltd (ABN: 54 706 717 691),

APD Projects is an Australian development and management company providing expertise in residential, retail and commercial property development – the certification outlined in this Public Disclosure Statement (PDS) covers APD Projects operations to provide the above-mentioned development and management services.

Organisation description

the Trustee for the Padro Trust (Trading as 'APD Projects') was founded in 2012 and provides services in the development and management of residential, retail commercial property developments. APD Projects employed 28 staff members in CY23, with offices in:

- Melbourne (Suite 2, Level 8, 412 St Kilda Road); and
- Brisbane (Lobby 1, Level 2 Gasworks Plaza 76 Skyring Terrace).

APD Projects are built on three core values – Integrity, Commitment and Quality. APD Projects are also conscious of how their work impacts on society, as what we built today contributes to the world we inhabit tomorrow. APD Projects are always looking to incorporate more sustainability practices in their work, this involves working closely with industry leading partners to find ways to be more socially and environmentally responsible.

An operational control approach has been adopted to define the organisation boundary, APD Projects does not have any subsidiaries. Emissions associated with the construction and operation of residential, retail and commercial developments managed by APD Projects (and any specific businesses established for developments) are not included with the emissions boundary. This includes but is not limited to the [Riverdale Village](#) and [Ramlegh Springs Village](#) developments.

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

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

Non-quantified

Electricity (Brisbane Office)
Water Utilities (Brisbane Office)
Water Utilities (Melbourne Office)
Carbon neutral products and services

Outside emission boundary

Excluded

N/A

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

APD Projects is built on the core values of Integrity, Commitment and Quality – these values are key in the development of a genuine and effective emission reduction strategy. These are detailed below:

- **Integrity** – APD Projects will commit to transparency and reporting on annual emissions, this includes the key emission sources, emission reduction initiatives applied, and changes in emissions modelled annually. In addition to this, APD Projects will continue to incorporate sustainability practices in their services and provide support and training for staff in education and training.
- **Commitment** – APD Projects will set measurable goals and targets on emissions reductions, and publicly commit to these goals and targets.
- **Quality** – APD projects will focus on initiatives that have genuine emissions reductions, and (where possible) have other beneficial impacts to either internal or external stakeholders. In addition to this, APD Projects will purchase high quality verified carbon offsets from Australian based projects – prioritising sequestration-based projects, and projects providing positive social, environmental or economic benefits to the surrounding community.

Key emission reduction goals and initiatives include:

- Aim to reduce emissions by 40% by 2035 compared to a base year (this year), this includes:
 - A reduction in Scope 1 emissions by 50%
 - A reduction in Scope 2 emissions by 100%
 - A reduction in Scope 3 emissions by 36%

This is to be measured as emissions per FTE to consider organic business growth, the base year being 6.6 tCO₂-e/FTE*.

- The purchase of 100% certified Greenpower for all the Melbourne office by FY2025, and for all offices by FY27
- Engagement with suppliers to procure certified carbon neutral products and services, focusing on computer products and services, as well as technical consultants. Also aiming to include selection criteria on commitments to reduce carbon and carbon neutrality in the procurement process from FY2026 onwards.
- Development a Sustainable Travel Plan by FY2027 to reduce emissions associated with business travel (company vehicles) and staff commuting – initiatives to be investigated include subsidised public transport for staff, offering novated leases for electric vehicles, using electric or hybrid vehicles for company vehicles and a reduction of domestic and international air travel for business purposes.
- APD is to start using Impact Sustainability Climate Zero software to track and manage emissions associated with key emissions, this includes electricity, water, waste, and business travel. This will

allow them to track their emissions in real time throughout the year and see the ways in which their emission decrease as they implement their emission reduction strategy.

**This takes into consideration the mandatory 5% uplift for small organisations.*

5. EMISSIONS SUMMARY

Use 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 (t CO ₂ -e)	Sum of Scope 2 (t CO ₂ -e)	Sum of Scope 3 (t CO ₂ -e)	Sum of Total Emissions (t CO ₂ -e)
Accommodation and facilities	0.00	0.00	1.42	1.42
Carbon Neutral Products & Services	0.00	0.00	0.00	0.00
Cleaning and chemicals	0.00	0.00	1.66	1.66
Electricity	0.00	7.40	0.98	8.38
Food	0.00	0.00	8.23	8.23
ICT services and equipment	0.00	0.00	27.09	27.09
Machinery and vehicles	0.00	0.00	0.22	0.22
Office equipment and supplies	0.00	0.00	7.93	7.93
Postage, courier and freight	0.00	0.00	0.26	0.26
Products	0.00	0.00	0.07	0.07
Professional services	0.00	0.00	56.67	56.67
Refrigerants	0.00	0.00	0.00	0.00
Stationary energy (gaseous fuels)	0.00	0.00	0.00	0.00
Transport (air)	0.00	0.00	22.19	22.19
Transport (land and sea)	6.73	0.00	23.63	30.36
Waste	0.00	0.00	3.09	3.09
Working from home	0.00	0.00	3.62	3.62
Total	6.73	7.40	157.05	171.18

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 ₂ -e
Uplift to account for non-quantified electricity emissions (Brisbane Office)	2.9
Uplift to account for non-quantified water utilities use (Brisbane & Melbourne Office)	0.06
Mandatory 5% uplift for small organisations	8.5
Total of all uplift factors	11.6
Total emissions footprint to offset <i>(total emissions from summary table + total of all uplift factors)</i>	182.79

6. CARBON OFFSETS

Offsets retirement approach

This certification has taken in-arrears offsetting approach. The total emission to offset is **183 t CO₂-e**. The total number of eligible offsets used in this report is **183**. Of the total eligible offsets used, **0** were previously banked and **183** were newly purchased and retired. **3** are remaining and have been banked for future use.

Co-benefits

APD Projects have elected to support the [South Australian Conservation Alliance Site #2](#) located North of Wudinna in South Australia (SA) in the Gawler bioregion, the objective of the project is to regenerate natural woodlands and shrublands. In addition to the use of human-induced regeneration of native vegetation and subsequent carbon sequestration, the project drives multiple benefits through:

- Supporting GreenCollars 25-year partnership with the Gawler Ranges Aboriginal Corporation (GRAC) to restore country in Hiltable, South Australia.
- Supporting the [Traditional Owners and communities of the Gawler Ranges Peoples](#) - Bungala, Kokatha and Wirangu countries
- Supporting ecological restoration within the region, including regeneration of native vegetation and reversing land degradation.

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 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 (%)
South Australian Conservation Alliance – Site #2 – ERF139932	KACCU	ANREU	5 February 2024	8,369,975,465 - 8,369,975,650	2023	0	186	0	3	183	100%
Total eligible offsets retired and used for this report										186	
Total eligible offsets retired this report and banked for use in future reports										3	
Type of offset units		Eligible quantity (used for this reporting period)				Percentage of total					
Australian Carbon Credit Units (ACCU)		183				100%					

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

OFFICIAL



Australian Government
Clean Energy Regulator



6 February 2024

VC202324-00391

To whom it may concern,

Voluntary cancellation of units in ANREU

This letter is confirmation of the voluntary cancellation of units in the Australian National Registry of Emissions Units (ANREU) by ANREU account holder, Terra Carbon Pty Limited (account number AU-1117).

The details of the cancellation are as follows:

Date of transaction	5 February 2024
Transaction ID	AU32068
Type of units	KACCU
Total Number of units	186
Serial number range	8,369,975,465 - 8,369,975,650
ERF Project	South Australian Conservation Alliance - Site #2 - ERF139932
Vintage	2022-23
Transaction comment	These units are cancelled by GreenCollar on behalf of APD Projects Pty Ltd to support its Climate Active carbon neutral claims.

Details of all voluntary cancellations in the ANREU are published on the Clean Energy Regulator's website, <http://www.cleanenergyregulator.gov.au/OSR/ANREU/Data-and-information>.

If you require additional information about the above transaction, please email RegistryContact@cer.gov.au

Yours sincerely,

David O'Toole
ANREU and International
NGER and Safeguard Branch
Scheme Operations Division
Clean Energy Regulator
registry-contact@cer.gov.au www.cleanenergyregulator.gov.au



OFFICIAL

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 CO2-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	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)	2,031	0	19%
Residual Electricity	8,774	8,379	0%
Total renewable electricity (grid + non grid)	2,031	0	19%
Total grid electricity	10,805	8,379	19%
Total electricity (grid + non grid)	10,805	8,379	19%
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	8,774	8,379	
Scope 2	7,748	7,399	
Scope 3 (includes T&D emissions from consumption under operational control)	1,025	979	
Residual electricity consumption not under operational control	0	0	
Scope 3	0	0	
Total renewables (grid and non-grid)			18.80%
Mandatory			18.80%
Voluntary			0.00%
Behind the meter			0.00%
Residual scope 2 emissions (t CO2-e)			7.40
Residual scope 3 emissions (t CO2-e)			0.98
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO2-e)			7.40
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO2-e)			0.98
Total emissions liability (t CO2-e)			8.38
<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	100%	(kWh)	Scope 2 Emissions (kg CO2-e)	Scope 3 Emissions (kg CO2-e)	(kWh)	Scope 3 Emissions (kg CO2-e)
ACT	0	0	0	0	0	0
NSW	0	0	0	0	0	0
SA	0	0	0	0	0	0
VIC	10,805	10,805	9,184	756	0	0
QLD	0	0	0	0	0	0
NT	0	0	0	0	0	0
WA	0	0	0	0	0	0
TAS	0	0	0	0	0	0
Grid electricity (scope 2 and 3)	10,805	10,805	9,184	756	0	0
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)	10,805					
Residual scope 2 emissions (t CO2-e)					9.18	
Residual scope 3 emissions (t CO2-e)					0.76	
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO2-e)					9.18	
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO2-e)					0.76	
Total emissions liability (t CO2-e)					9.94	

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 CO2-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 CO2-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
Office Electricity (Brisbane Office)	Data unavailable, but uplift applied
Water utilities (Brisbane and Melbourne Office)	Data unavailable, but uplift applied
Carbon neutral products and services	Immaterial

Data management plan for non-quantified sources

The emissions impact of water usage both the Melbourne and Brisbane office (utility water services to offices) is not available as current tenancy agreements include water services and connections as a part of the rental agreement (i.e. the cost of water services is included in rental payments, not separately). APD therefore does not have visibility on either the volume (KL) of water used within their offices or the expenditure (\$). APD will aim to work with building owners and operators determine either:

- Building water demand (KL) that can be used to reasonably summarise tenancy water usage; or
- Tenancy water demand (KL).

The emissions impact of electricity usage in the Brisbane office is not available as current tenancy agreements include electricity as part of the rental agreement (I.e. the cost of electricity is included in the rental payments, not separately). APD therefore does not have visibility on the electricity usage (kWh) or expenditure (\$) at the Brisbane office. APD will aim to work with the building owners and operators to determine either:

- Building electricity usage (kWh) that can be used to reasonable summarise tenancy usage; or
- Tenancy electricity usage (kWh)

APD Projects will continue to refine data collection for effective carbon accounting, including the ability to consider carbon in decision making throughout the reporting period, using Impact Sustainability Climate Zero software to track and manage emissions, this includes electricity, water, waste, vehicle use, rideshare and business travel. This will allow them to track their emissions in real time throughout the year and see

the ways in which their emission decrease as they implement their emission reduction strategy. This will also mean that evidence (e.g. invoices) can be stored for future assessment and confirmation of calculations, encouraging traceability and quality in emissions accounting.

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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