Australian Government

Carbon Neutral Program

Public Disclosure Summary

An Australian Government Initiative | Climate Active | Green Building Council Australia

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity name: Frasers Property Industrial

Building / Project Name: Williams Sonoma

Project Address: 2A Johnston Crescent, Horsley Park, NSW, 2175

This building / project name has been Certified Carbon neutral (whole building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 21/08/2024 to 20/08/2025.

Total emissions offset	120 tCO2-e
Offsets bought	100% VCUs
Renewable electricity	18.96%

Emissions Reduction Strategy

The Responsible Entity has achieved either	At least a 4 Star Green Star – Performance Rating; or	☒
(The Green Star – Performance Certificate and associated Carbon	At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	☐

Emissions Reduction Strategy

Neutral Certificate are displayed on the Department's website)	At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	☐
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 day month year – day month year

The project's nominated Green Star - Performance period 12 consecutive months from which data will be drawn for the purposes of the project's Green Star – Performance assessment.	1/07/2022 to 30/06/2023

1. Carbon Neutral Information

1A Introduction:

Williams Sonoma at The Horsley Park Estate in Western Sydney is a market-leading distribution centre that combines a 16,755 sqm warehouse area with 640 sqm of premium grade office space. The innovative distribution centre features separate truck parking, a warehouse height of up to 14.6 metres at the ridge and 67 car parks.

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Responsible Entity has achieved Carbon Neutral Certification for the	Base Building; or	☐
	Whole Building.	☒
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 If any additional emission sources were included, please outline If an emission source cannot be quantified, please outline why	- Scope 1 (fugitive emissions from refrigerant leakage, there are no gas or diesel use on site). - Scope 2 (operational electricity, procuring 100% Green Power since January 2022.) - Scope 3 Category 1 (water supply) - Scope 3 Category 3 (other emissions relating to the purchasing of electricity) - Scope 3 Category 5 (operational waste) Non-quantified emissions: - On site diesel - There are no diesel combustion on-site. The only source of diesel combustion is from	

Table 1. Emissions Boundary

	the backup generators and fire pumps, which are operated and controlled by Frasers Property Industrial, which is outside the scope of Williams Sonoma's emission boundary. - On site gas - The facility is gas-free. - Transport from third party contractors - Williams Sonoma has no operational control and calculation is technically infeasible	
Exclusions	See above	
Shared services are present within the project boundary which enable the building to fulfil its function	Yes; or	☐
	No	☒

Table 3. Emissions Source – Summary (for projects using the 15B, 15C, or 15D pathway)	t CO2 –e
Scope 1: Refrigerants	1.73
Scope 1: Combustion of fuel	0
Scope 2: Electricity	0
Scope 3: Fuel & electricity	0
Scope 3: Water	0.11
Scope 3: Wastewater	0
Scope 3: Waste (includes transport)	117.94
Scope 1, 2 & 3: Carbon Neutral Certified Products and services – • Carbon Neutral Certified Electricity - See Table 4 below for itemised products and services.	0
Scope 1, 2, 3: Other – See Table 4 below for itemised Other.	0
Total Emissions	119.78

Table 4. Emissions Source - Itemised	t CO2 –e
Carbon Neutral products and services	**t CO2 –e**
Real Utilities (https://www.climateactive.org.au/buy-climate-active/certified-members/real-utilities): Electricity is covered by Real Utilities, which is carbon neutral certified electricity for the reporting period of this building certification.	0

Table 4. Emissions Source - Itemised	t CO2 –e
Total Emissions	0

2. Emissions over time

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

Table 5. Emissions since base year		t CO2 –e
Base Year:	1/07/2022 to 30/06/2023	119.78
Year 1:	N/A	N/A
Year 2:	N/A	N/A

3. 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	26/05/2024	12973-463432384-463432513-VCS-VCU-291-VER-CN-14-2458-01012020-31122020-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=247128	2020	130	130	0	10	120	100%
Total offsets retired this report and used in this report										120	
Total offsets banked for use future years: (if any)									10		

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	120	100%

Table 7. Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification (N/A if not required)

Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (tCO2-e)	Purpose of cancellation
NA							

4. Renewable Energy Certificate (REC) summary

Not applicable. No LGCs were voluntarily surrendered for this reporting period. However, Climate Active certified carbon neutral electricity was purchased. See Table 4 above, and Appendix A below.

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)	89,239
Mandatory * (kWh) - Renewable Energy Target = 18.96%	89,239
Voluntary * (kWh) - Carbon Neutral Electricity (see Table 4 above)	470,671
Behind the meter (kWh)	0
Residual Electricity (kWh)	0
Market Based Approach Emissions Footprint (tCO2-e)	0

Location Based Approach Summary

Location Based Approach Emissions Footprint	0

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. Note that as per the Climate Active Electricity Accounting paper, the emissions are displayed as zero as physical emissions from Climate Active certified carbon neutral electricity do not count towards total emissions liability, as the physical emissions have already been offset via the certified electricity product.

—— Report end