

ITEM 19 NOTICE OF MOTION - COUNCILLOR COX - NEW BUILDINGS - ENERGY POSITIVE

Councillor Cox has submitted the following Notice of Motion –

“I formally move that Council staff provide a report or briefing to councillors outlining ways to ensure that all new buildings are energy positive (buildings that produce more energy than they use), including but not limited to -

- 1 Changes to our Development Control Plan including any site specific Development Control Plans.
- 2 Incentives for developers, home owners and renovators.
- 3 Working with state government to lift energy efficiency and production requirements under Basix and extend Basix to commercial buildings.
- 4 Working with state and federal governments to lift the standards applied to exempt and complying development.
- 5 Working with the Federal Government to include energy efficiency requirements in the National Building Code.
- 6 Encouraging energy positive homes in display villages to demonstrate to buyers that energy positive homes are practical and affordable.”

Background provided by Councillor Cox -

For Australia to meet our greenhouse reduction targets under the Paris Agreement - and for Wollongong to meet our commitments under the Global Covenant of Mayors - all new buildings will need to have no greenhouse gas emissions from their operations by no later than 2030. Existing buildings and fitouts must have no greenhouse gas emissions from their operations by 2050 or earlier. In order to manage this transition, building code requirements must be in place well in advance. If new and renovated buildings are also required to put excess energy back into the grid, this will speed up the transition towards a distributed renewable energy grid, and away from coal fired power generation.

Many companies and individuals are already achieving this with no incentive to do so. Our own administration building has achieved a 6 green star performance rating.

More than 2 million homes, around 20%, now have rooftop solar, with a combined capacity of over 10gw. There is a broad willingness to improve the energy performance of buildings. Australians are installing more solar panels per capital than any other country in the world. However, if these solar panels are being installed on buildings with low energy efficiency, the advantage is reduced. Our building codes still allow for inefficient buildings that use more power than they produce.

Design features such as black roofs, insufficient north facing windows or eaves that are too small are cheap to implement in the design stages but expensive to retrofit. By strengthening tools such as Basix and providing incentives for developers and home owners, we can ensure that new and renovated buildings make a significant contribution to the transition to a low carbon future. If new buildings also included smart battery storage that can dispatch energy to the grid when it is needed, this can help smooth the peaks of supply and meet demand when it is needed.