

List of Recommendations

NEW HOMES AND RENOVATIONS

Planning Systems

RECOMMENDATION 1: The Committee recommends that the NSW planning framework should improve its systems to:

- Better canvass future energy demand and utility provision in residential areas;
- Encourage possible substitution to renewable energies, and
- Allow for the co-generation and local generation sources within developments.

RECOMMENDATION 2: The Committee recommends that planning of greenfield releases be scaled to ensure that the potential energy efficiency benefits of master planning (such as local generation and balance of private and community solar access) are not compromised by commercial division of small lot sizes.

RECOMMENDATION 3: The Committee recommends that energy efficiency standards established in NSW for residential housing should have a mandatory uniform minimum benchmark.

RECOMMENDATION 4: The Committee recommends that the NSW Government and local government should look at providing incentives in the development approvals process such as fast tracking or development approval processing discounts for “best practice” energy efficient residential designs.

Energy Standards and Energy rating tools

RECOMMENDATION 5: The Committee recommends a monitoring and evaluation system be an integral part of the implementation of BASIX.

RECOMMENDATION 6: The Committee recommends that point of sale requirement for disclosure of energy standards on residential buildings be developed in NSW.

Building Design

RECOMMENDATION 7: The Committee recommends the following design issues be considered by councils in their planning systems:

- Introducing more effective landscape codes and vegetation management plans in council DCPs;
- Supporting community programs that enable residents to take action on greenhouse pollution at a neighbourhood level;
- Improving the consistency of regulations in regard to the quantum of solar access to external living space; and
- Adopting best practice vegetation management in its activities such as planting of road verges.

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RECOMMENDATION 8: The Committee recommends that Government consider setting mandatory measures which will lead to solar hot water heaters being chosen as the first preference for all residential buildings.

RECOMMENDATION 9: The Committee recommends that Government consider setting a mandatory minimum energy performance for air conditioning systems for multi unit residences.

RECOMMENDATION 10: The Committee recommends that Government consider linking air conditioning purchase to green power purchase.

Technical solutions and renewable energy

RECOMMENDATION 11: The Committee recommends that the Government:

- a) Focus on moving viable technologies such as new metering and load splitting from pilot to implementation stage;
- b) Consider specific technical mechanisms to address peak air conditioning related demand such as:
 - Pricing controls to influence behaviour such as separate metering and high tariffs for air conditioners; and
 - Mechanical controls that simply shut down or cycle air conditioners in peak demand periods.
- c) Foster renewable energy uptake in particular through:
 - Greater support for applied renewable energies such as increasing Commonwealth and State renewable energy targets; and
 - Greater support for “infant” renewable energy industries.
- d) Encourage local generation through:
 - mandatory consideration of cogeneration in planning approvals for large developments;
 - providing incentives for neighbourhoods to become net generators of electricity and to sell back to the grid;
 - improved incentives for installation of PV technology for developers and residents to address current high up front costs; and
 - enabling the issue of abatement certificates to residential building developers who reduce greenhouse gas emissions.

EXISTING HOMES

Consumer education and product information

RECOMMENDATION 12: The Committee recommends the continuation of the current consumer education programs initiated by the State and Federal Governments to improve consumer awareness of energy efficiency issues.

RECOMMENDATION 13: The Committee recommends that the following options for products, in particular appliances and lighting, be examined:

- a) Appliances
 - Mandatory energy labelling for standby appliances
 - Require refrigerators to have adequate ventilation at occupation

- Consider inclusion of ventilation for refrigerators in Building Codes
- Require star rating and annual energy consumption information in all advertising and catalogues
- Mandatory clothes drying area for apartments.
- b) Lighting
 - Consider mandatory use of hard wired ie separately ballasted lighting in functional spaces including garage, outdoor, wc, bathroom, laundry
 - Encourage the development of more fittings to accommodate compact fluoro lamps.
 - Rebates for purchase of efficient lighting
 - Mandatory requirements for movement controls in common area and carparking.

RECOMMENDATION 14: The Committee recommends that the Government consider extension of the point of sale energy rating disclosure to existing housing stock as a subsequent proposal to a point of sale disclosure scheme for new homes (Recommendation 6)

Retrofitting Programs

RECOMMENDATION 15: The Committee recommends that the Government:

- promote the expansion of retrofitting programs for low income residents to assist in generating greater change in the consumption demand from existing stock.
- examine subsidising energy saving products and appliances in the retrofitting programs.