

Independent Review into the Future Security of the  
National Electricity Market  
Australian Government  
Department of the Environment and Energy  
GPO Box 787  
CANBERRA ACT 2601

Via email: [NEMSecurityReview@environment.gov.au](mailto:NEMSecurityReview@environment.gov.au)

24 March 2017

Dear Dr Finkel,

**Re: Independent Review into the Future Security of the National Electricity Market**

The Green Building Council of Australia (GBCA) welcomes the opportunity to make this submission to the Independent Review into the Future Security of the National Electricity Market

The GBCA, established in 2002, is an industry association committed to developing buildings, cities and communities that are productive, liveable, healthy, resilient and sustainable:

- **We rate** the sustainability of buildings and communities through Australia's only national, voluntary, holistic rating system – Green Star.
- **We educate** industry and government practitioners and decision-makers and promote green building programs, technologies, design practices and operations.
- **We advocate** for the sustainable transformation of the built environment.

The GBCA represents 600-plus individual companies with a collective annual turnover of more than \$40 billion. Our membership reflects the diversity of Australian business with over 500 small-to-medium enterprises through to 75 companies with annual turnover of more than \$100 million and 24 companies now listed in the ASX200, with a combined market capitalisation of more than \$620 billion. Members include major developers, professional services firms, banks, superannuation funds, product manufacturers, retailers and suppliers.

As the Preliminary Report notes, the transition to a lower emissions economy is underway. Following Australia's commitments in Paris to reduce our emissions to limit global warming to below 2°C there can be no delay to policies and programs that will help deliver that goal. In this context, the GBCA is committed to delivering a low carbon, high performing built environment. We note:

- Buildings currently account for almost 25 per cent of our national emissions.
- Using existing technologies, buildings could **contribute up to one tenth of our 2030 emissions target** through energy efficiency measures and **contribute more than a quarter of our 2030 emissions target** with high levels of uptake of distributed energy.
- Buildings could **contribute to meeting more than half of our energy productivity target**.

The GBCA is proud to be a member of the Australian Sustainable Built Environment Council (ASBEC). *Low Carbon High Performance* (2016), the report published by ASBEC and authored by ClimateWorks, establishes a clear roadmap with 32 recommendations to realise the emissions reduction potential of our built environment.

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The GBCA additionally supports ASBEC's more detailed submission to this Inquiry further elucidating these practical recommendations, which we estimate can deliver nearly \$20 billion in savings by 2030, and in addition to greater energy security, productivity benefits for businesses and improvements in quality of life for households.

Using these recommendations to help improve the energy efficiency and productivity of our built environment is critical to help deliver increased security across the National Electricity Market. In the context of this review, increasing energy efficiency across the built environment, alongside the increasing development of sustainable utility infrastructure and facilitation of embedded network solutions will help provide additional baseload generation, even out demand peaks, build resilience, and support longer-term security across the NEM.

As observed in the Preliminary Report, the future security of the National Electricity Market will rest on a broad range of industry, policy and regulatory interventions. In this context the substantial opportunities that exist within the built environment must be leveraged as part of this Review.

Please do not hesitate to contact me by phone on (02) 8239 6200, or via email at [jonathan.cartledge@gbca.org.au](mailto:jonathan.cartledge@gbca.org.au) for further information.

Yours sincerely



**Jonathan Cartledge**  
Senior Manager – Government & Industry