

Future Melbourne Committee

By document upload

11 July 2025

Re: Amendment C376: Sustainable Building Design

To whom it may concern,

Thank you for the opportunity to provide a submission to the Future Melbourne Committee on the adoption of Amendment C376.

The Energy Efficiency Council (EEC) is the peak body for Australia's energy management sector. We represent a diverse membership of businesses, universities, governments, and NGOs, united in ensuring Australia harnesses the power of efficiency, electrification, and demand management to deliver a prosperous, equitable, net zero future.

We encourage the City of Melbourne to adopt Amendment C376.

The City of Melbourne has committed to an ambitious target of zero emissions by 2040. This target will not be met without significant measures to improve the energy performance of new and existing buildings.

The proposed amendment is a meaningful step towards improving the energy performance of new buildings that will replace the outdated planning scheme. Improving thermal efficiency and requiring efficient, all-electric equipment will reduce the cost of building operations and will benefit building occupants in the municipality. Locking in these improvements in the design stage of buildings is necessary to avoid the future costs of retrofits.

The standards proposed in the Design and Development Overlay under consideration are achievable and cost effective. Key requirements such as the provision of all-electric new buildings are consistent with existing regulatory measures adopted at the state level.

We acknowledge the panel's preferred approach of implementing discretionary rather than mandatory controls. We encourage the City of Melbourne to ensure that monitoring and evaluation are implemented as a priority to ensure the achievement of improved performance outcomes and the ongoing effectiveness of the planning scheme to deliver sustainable buildings.

Ongoing commitment will be required alongside the Amendment to address emissions from the operation of existing buildings, which currently contribute over 60% of the municipality's emissions. We welcome the City of Melbourne's initiatives to improve the performance of existing buildings as outlined in the Retrofit Melbourne plan. As noted in Retrofit Melbourne, the pace of building retrofits and electrification must increase for Melbourne to achieve its emissions reduction commitment.

Thank you for your consideration of our comments. For further information please contact me on Jeremy.sung@eec.org.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jeremy Sung', with a stylized, flowing script.

Jeremy Sung

Head of Policy

Energy Efficiency Council