



Australian Government

Department of the Environment and Water Resources

ENERGY EFFICIENCY IN GOVERNMENT OPERATIONS POLICY

DEFENCE PWC STATEMENTS

This document contains standard clauses about the Energy Efficiency in Government Operations (EEGO) policy that are to be used in Defence statements of evidence to the Parliamentary Standing Committee on Public Works (PWC).

This document has been developed in consultation with Defence. Its purpose is to ensure that statements of evidence contain sufficient information to satisfy both the PWC and the Department of the Environment and Water Resources (DEW) that the subject project achieves the applicable level of energy efficiency and complies with the EEGO policy.

These clauses may be modified if necessary to better reflect the particular circumstances of a project. Where an exception to the requirements of the EEGO policy has been granted, an additional clause with details of the exception must also be included in the statement of evidence. In either case, the Australian Greenhouse Office, within DEW, must be consulted.

FOR PROJECTS INVOLVING OFFICES THAT ARE NOT LEASED OR SUBJECT TO AN MOU:

Energy Efficiency

1. All buildings included in this project will be designed, constructed, operated and maintained to ensure that they use energy efficiently. To achieve this, as a minimum, the buildings will comply with:

- a. Part I2 and Section J of Volume One of the Building Code of Australia (BCA); and
- b. Part 3.12 of Volume Two of the BCA; and
- c. the Energy Efficiency in Government Operations (EEGO) policy; and
- d. Defence Green Building Requirements;

as applicable to the classification of each building.

2. All buildings will comply with the relevant energy efficiency provisions in the BCA, except where there are energy efficiency requirements imposed by Defence Green Building Requirements - Part 1 that are of a higher standard. In this instance, ***(insert applicable buildings)*** are subject to the higher standard of a 20% improvement on the minimum BCA energy efficiency performance requirements. **OR** In this instance, there are no Defence energy efficiency requirements of a higher standard than the BCA.

3. In addition to the above, all new offices and offices subject to major refurbishment will comply with the minimum energy performance standards in the EEGO policy. The relevant buildings are described below.

4. For those buildings that have office accommodation with a floor area of less than 2000 m², which includes the (*insert applicable buildings*), separate digital on market status metering will be installed and office lighting will not exceed 10 W/m². An energy management plan will be developed for implementation by Defence. Where available, fit for purpose and cost-effective, appliances will be US EPA 'Energy Star' compliant with power management features enabled at the time of supply.

5. For those buildings that have office accommodation with a floor area of not less than 2000 m², and that comprises less than 50% of the total building area, which includes the (*insert applicable buildings*), the office accommodation will achieve not less than 4.5 stars ABGR and separate digital on market status metering will be installed. An energy management plan will be developed for implementation by Defence. Where available, fit for purpose and cost-effective, appliances will be US EPA 'Energy Star' compliant with power management features enabled at the time of supply.

6. For those buildings that have office accommodation with a floor area of not less than 2000 m², and that comprises 50% to 99% of the total building area, which includes the (*insert applicable buildings*), both the base building and the office accommodation will separately achieve not less than 4.5 stars ABGR and separate digital on market status metering will be installed. An energy management plan will be developed for implementation by Defence. Where available, fit for purpose and cost-effective, appliances will be US EPA 'Energy Star' compliant with power management features enabled at the time of supply.

7. For those buildings that have office accommodation with a floor area of not less than 2000 m², and that comprises 100% of the total building area, which includes the (*insert applicable buildings*), the whole building will achieve not less than 4.5 stars ABGR and separate digital on market status metering will be installed. An energy management plan will be developed for implementation by Defence. Where available, fit for purpose and cost-effective, appliances will be US EPA 'Energy Star' compliant with power management features enabled at the time of supply.

8. The Australian Greenhouse Office, in the Department of the Environment and Water Resources, has been consulted with respect to these energy efficiency requirements.

FOR PROJECTS INVOLVING OFFICES THAT ARE LEASED OR SUBJECT TO AN MOU:

Energy Efficiency

1. All offices included in this project will be designed, constructed, operated and maintained to ensure that they use energy efficiently. To achieve this, as a minimum, the offices will comply with:

- a. Part I2 and Section J of Volume One of the Building Code of Australia (BCA);
and

- b. the Energy Efficiency in Government Operations (EEGO) policy; and
- c. Defence Green Building Requirements.

2. All offices will comply with the relevant energy efficiency provisions in the BCA, except where there are energy efficiency requirements imposed by the local building control authority or Defence that are of a higher standard. In this instance, ***(insert applicable offices)*** are subject to the higher standards of the ***(insert applicable local or Defence energy efficiency requirements)***. **OR** In this instance, there are no local or Defence energy efficiency requirements of a higher standard than the BCA.

3. In addition to the above, all new office buildings, and office buildings subject to major refurbishment or new lease (or MOU), will comply with the minimum energy performance standards in the EEGO policy. The relevant office buildings are described below.

4. For those offices that have a net lettable area of less than 2000 m², which includes the ***(insert applicable offices)***, separate digital on market status metering will be installed and office lighting will not exceed 10 W/m². Where available, fit for purpose and cost-effective, appliances will be US EPA 'Energy Star' compliant with power management features enabled at the time of supply.

5. For those offices that have a net lettable area of not less than 2000 m², and that comprise less than 50% of the total area of the building they occupy, which includes the ***(insert applicable offices)***, the tenanted area will achieve not less than 4.5 stars ABGR and a Green Lease Schedule will be attached to the lease agreement. Where available, fit for purpose and cost-effective, appliances will be US EPA 'Energy Star' compliant with power management features enabled at the time of supply.

6. For those offices that have a net lettable area of not less than 2000 m², and that comprise 50% to 99% of the total area of the building they occupy, which includes the ***(insert applicable offices)***, both the base building and the tenanted area will separately achieve not less than 4.5 stars ABGR and a Green Lease Schedule will be attached to the lease agreement. Where available, fit for purpose and cost-effective, appliances will be US EPA 'Energy Star' compliant with power management features enabled at the time of supply.

7. For those offices that have a net lettable area of not less than 2000 m², and that comprise 100% of the total area of the building they occupy, which includes the ***(insert applicable offices)***, the whole building will achieve not less than 4.5 stars ABGR and a Green Lease Schedule will be attached to the lease agreement. Where available, fit for purpose and cost-effective, appliances will be US EPA 'Energy Star' compliant with power management features enabled at the time of supply.

8. The Australian Greenhouse Office, in the Department of the Environment and Water Resources, has been consulted with respect to these energy efficiency requirements.