



Australian Capital Territory Gazette

SPECIAL GAZETTE

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LAND (PLANNING AND ENVIRONMENT) ACT 1991

NOTICE OF AMENDMENTS TO DETERMINATION OF ENERGY EFFICIENCY
RATINGS

Pursuant to clause 2.6 of Part B1 (Residential Land Use Policies) of the Territory Plan I determine that the special circumstances where a 4 star rating need not be achieved are as set out in clause 2 of the amended Schedule. The determination is to take effect from 1 May 1996.

Dated this *29th* day of April 1996

A handwritten signature in black ink, appearing to read 'Gary Humphries', with a long horizontal line extending to the right.

Gary Humphries
Minister for the Environment
Land and Planning

THE SCHEDULE

2. Special Conditions

There are six special conditions under which an exemption can be claimed from achievement of the minimum house energy rating requirements for new houses. Where one or more of the special conditions apply, approval is subject to provision of ceiling and wall insulation, and under floor insulation to timber floors.

- a) Block Geometry - orientation or shape of block such as to preclude the northerly orientation of the house, defined as 340° to 30°
- b) Block Overshadowing - adverse slope of block, existing obstruction or planned or existing development resulting in overshadowing of northerly windows
- c) Block Topography and Geology - slope, drainage or geo-technical constraints such as to preclude the adoption of 'slab on ground' type construction
- d) Novel Construction - where the prescribed assessment techniques do not reliably assess the thermal performance of the construction being adopted and there are prima facie grounds for believing that the prescribed techniques significantly underestimate the construction's performance.
- e) Conflicting Guidelines - lease and development conditions, Territory Plan guidelines or any other imposed restriction eg. heritage requirements, which preclude the attainment of the minimum rating requirement
- f) Uneconomic Requirements - where it can be demonstrated that the attainment of a 4 star rating would require additional expenditure which is not cost effective.