

Public Submission to Sustainability Policy Unit  
State Sustainability Strategy

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#### ENERGY EFFICIENT BUILDING AND BUILDING CODE

1. Since a major part of our life is spent in buildings, it makes sense in a sustainability strategy to use our knowledge to build them in an energy efficient way, providing greater comfort, health and economy, as well as beauty, utility etc, the one following from the other ie –
  - ECONOMY - a passive energy efficient design is no more expensive than any other, relying on correct orientation, positioning of windows, solid floors etc
  - ECONOMY HEALTH – buildings are more healthy and have huge energy and expense savings with mostly natural ventilation, heating and cooling.
  - COMFORT UTILITY – They are more comfortable because they obviate extremes of heat and cold, and there is better natural lighting.
  - ECONOMY HEALTH – Wool insulation could be used more widely, is non-polluting and locally grown
  - BEAUTY UTILITY – Architects can design energy efficient buildings to blend with the surroundings, and use all kinds of creative and innovative ideas.
2. To ensure that the knowledge of energy efficient building can benefit the whole community in the future, it would be necessary to alter the Building Code so that all building is required to be done to at least passive energy efficient standards.

Since this is possible with present Town Planning, which could in future take energy efficiency into account, there shouldn't be a problem.

3. At present, people feel it is their right or necessity to have most of their windows facing a certain way, perhaps for a view, or street position, even if it makes their house, office building or warehouse excruciatingly hot in summer and cold in winter and needing huge amounts of energy in heating cooling and lighting.
4. However, they accept all the rules of the present Building Code, therefore they would come to accept and appreciate the need for energy efficiency rules as a plus for them, especially if explained well, and promoted through advertising, schools, architects, builders, education courses etc.
5. At present, though energy efficient building is promoted by Murdoch University, environmental groups, Western Power and in books, articles and magazines, most people don't consider it when building or buying houses, and don't create much demand for their builders to do so, so concrete action is needed to bring about a change.
6. Unemployed people in Aboriginal or other communities in rural or urban areas could be trained (if they wished) to develop similar housing ventures to the one in Geraldton and be contracted for housing their own communities, or other public.