

Regulation to prevent new fossil fuel gas network connections

Information for builders and developers

The ACT Government has commenced a regulation under the *Climate Change and Greenhouse Gas Reduction Act (2010)* to prevent new fossil fuel gas network connections.

It is part of a plan to power our city with **100% renewable energy by 2045.**

Preventing new fossil fuel gas network connections will ensure that our city is set up for our future energy needs now.

Building and design professionals will play a vital role in the energy transition. Although Canberra has the next two decades to progressively transition off fossil fuel gas, buildings built today should be all-electric to make sure the cost of replacing gas infrastructure is not passed onto future owners and tenants.

Each new home gas connection generates approximately **1.3 tonnes of greenhouse gas emissions** per annum.



Fossil fuel gas accounts for about **20% of emissions** in the ACT, making it the second largest remaining source of emissions, after transport.

About the regulation

From 8 December 2023, the regulation restricts Evoenergy from providing new gas network connections in the ACT. This means that most buildings, including renovations and construction projects where a gas connection is abolished, should be designed and built all-electric unless an exemption is granted.

Homes and businesses with an existing connection will still be able to use gas, unless they abolish their gas connection.

What types of land and premises does the regulation apply to?

The regulation will apply to the follow land use zones and buildings under the Territory Plan.



Residential zones



Commercial zones



Community facility zones



Residential buildings (Class 1-4 buildings, as classified under the National Construction Code)

Land designated as 'National Land' is not subject to the ACT Planning system and is managed by the National Capital Authority, it includes areas such as the Parliamentary Triangle, Lake Burley Griffin and some diplomatic missions.

To find out about what rules apply in National Land, contact the [National Capital Authority](#).

What types of land is exempt?

Industrial zones

Many businesses in industrial land use zones rely on gas for a range of specialised commercial activities that cannot easily be electrified (e.g. manufacturing, asphalt production, commercial laundries, glass and steelworks). For this reason it is important for connections to be allowed to continue in industrial zones.

The restriction on connection to residential buildings (Class 1-4) still applies in industrial zoned land.

Other zones

Other land use zones such as parks and recreational, transport and services and non-urban zones will be considered for inclusion in the regulation as part of future reviews, currently scheduled for 2026 and 2030.

What about renovations and knockdown/rebuilds?

The regulation will apply to extensive renovation and construction projects, including knockdown rebuilds, where a gas connection has been abolished to make a site safe for construction activities.

Can a meter be relocated?

This will depend on the needs of your construction project. Construction professionals should make sure they are compliant with work, health and safety requirements, and consult with Evoenergy and [Before You Dig](#) before proceeding.

Exemption process

Exemptions to the regulation can be granted in limited circumstances, including where:

- > there are no feasible alternatives to fossil fuel gas use
- > businesses are unable to establish in a building with an existing connection or exempt zone.

Allowing exemptions helps government to balance broader community benefits, against network and environmental impacts, that may arise in individual circumstances.

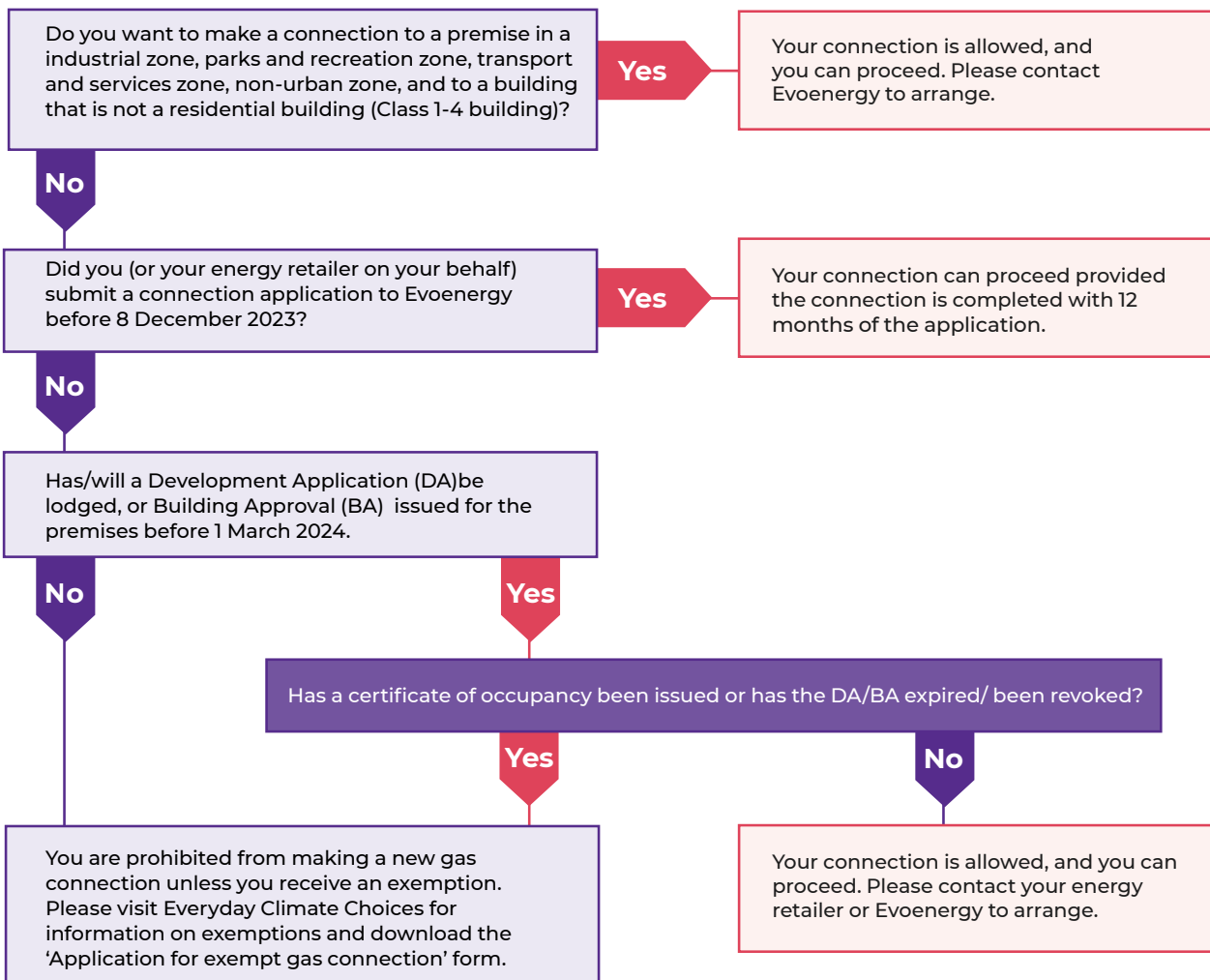
Exemptions are not available for residential blocks or the Molonglo Commercial Centre.

Transition arrangements

A short transition period will be in place once the regulation commences, until 1 March 2024. This transition period will allow time for proponents significantly advanced in their designs to lodge Development Applications, and have Building Approvals Issued, and not be subject to the restriction.

All other planned developments seeking Development Approvals and Building Approval should be designed to be all-electric from 1 March 2024 unless an exemption has been granted.

Does the regulation apply to me?



Last day for connections

All persons seeking a gas connection, including for applicants that have a valid exemption, must apply to Evoenergy for the connection within 5 years (before 8 December 2028).

The 5-year period to submit a connection application is in line with the *Planning Act (2023)* and is aimed to encourage developers to complete connections in a timely manner and allow planning for the eventual gas network phase out.

A Practical Guide to Electrification

The Green Building Council have prepared a Practical Guide to Electrification to provide best practice advice to building and construction professionals. Scan the QR code to see the guide.



More information

To find out more about the regulation, including applying for an exemption, visit climatechoices.act.gov.au

You can also get in touch with us by emailing gastransition@act.gov.au or calling 13 22 81.



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