



# Regulation to prevent new fossil fuel gas network connections

## Information for businesses

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 and achieve net zero emissions by 2045.

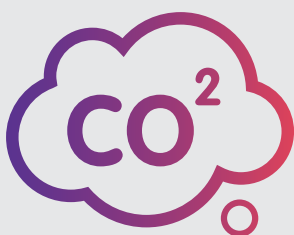
### Why is Canberra electrifying?

Powering our homes, businesses, city infrastructure, and transport systems with electricity is the best pathway towards phasing out fossil fuel energy. This is because:

- > the ACT is already powered by 100% renewable electricity
- > the technology and skills to support electrification already exist for homes and most businesses.

Preventing new gas connections and building all electric now will reduce emissions and make sure our city is set up for our future energy needs. It will also save owners from having to complete costly building and appliance upgrades to electrify in the future.

**Business and community services** account for approximately **49% of the ACT's gas use**



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

## How will the regulation impact businesses?

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](#).

This means that businesses and homes located in these zones or buildings will not be able to seek a new connection to the gas network. Existing gas network connections will still be able to be used. New connections in other land use zones (including industrial zones) will be allowed to continue unless the connection is to a residential building (Class 1-4).

## Why are connections allowed to continue in 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 connections to residential buildings (Class 1-4) still applies in industrial zoned land. This is because residential buildings are sometimes built in industrial zones (i.e. caretaker cottages), and electric alternatives for residential purposes are readily available.

## How do most ACT businesses use fossil fuel gas?

Small business, large commercial activities and community service use accounts for about 49% of fossil fuel gas use each year.

For most business and commercial customers, fossil fuel gas is used primarily for:



**Space heating**



**Hot Water**



**Cooking**

Electric alternatives are readily available right now to meet these needs. They are also cheaper to run and can save businesses money on long term energy costs.

## What options are there for businesses that require a gas connection?

Most businesses can meet their energy needs with electric alternatives. However the ACT Government does recognise that electrification is not always feasible or the technology is cost prohibitive.

Businesses who require a gas connection can:

- > Choose a premise with an existing gas network connection;
- > Set up operations in an industrial zone; or
- > Apply for an exemption (if eligible).

## What to do before leasing a new premise?

Before commencing a lease, if your business is setting up in a new location and requires fossil fuel gas, it is important to check if the premises already has a gas connection and there is a separate meter (or point of supply) for your specific premise.

A gas connection to a commercial building or other tenancies within a building, does not guarantee that gas will be available to the premises you are leasing. If your lease arrangement requires a separate meter to be established for your premises, and one does not already exist, you may be restricted from receiving gas supply.

You should seek advice from your energy retailer or Evoenergy regarding the availability of gas to the premises, and discuss your needs with the property owner before proceeding. The Sustainable Business Program provides free advice on options to electrify businesses, more information is below.

If the premises does not already have a gas connection, you may seek an exemption from the regulation.

Only property owners may apply for an exemption. If you are leasing a premise, you will need to work with your property manager or owner to complete an exemption application. Applications for an exemption may be approved or rejected. A decision to enter into a lease agreement should not assume an exemption request will be approved.

## Exemption process

Exemptions to the regulation can be granted to allow for limited circumstances including where:

- > there are no feasible alternatives to fossil fuel gas use
- > businesses or services are unable to establish in a building with an existing connection or exempt zone
- > there is a broader community benefit in allowing the connection.

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.

More information on exemptions and how to apply is available through the Everyday Climate Choices [website](#).

### Understand your options before seeking an exemption

Before applying for an exemption, businesses will need to seek advice through the Sustainable Business Program on electrification options available.



# Support for electrification:

## Sustainable Business Program

Businesses who need help finding the right solutions to electrify can seek free advice through the [Sustainable Business Program](#). The program also offers rebates on upgrades, like energy efficient electric heating and cooling, hot water heat pumps, solar panels and more, of up to \$10,000.

## Your Energy Journey Tool

You can get information on what electric appliance options might be available for your business through the [Your Energy Journey](#) tool. The tool provides information for key small-medium business sectors including retail, hospitality, professional and person services, and wholesale and warehouse. It also considers whether you own or lease your premise.

## A Practical Guide to Electrification

If you are designing a new building, or undertaking a fit-out for your business, now is the right time to design for all-electric. The [Green Building Council](#) has a range of resources for your journey:

[Guide to electrification - New buildings](#)

[Guide to electrification - Existing buildings](#)



## More information

To find out more about the regulation, including applying for an exemption, visit [climatechoices.act.gov.au](https://climatechoices.act.gov.au)

You can also get in touch with us by emailing [gastransition@act.gov.au](mailto:gastransition@act.gov.au) or calling 13 22 81.



**ACT**  
Government