

FACT SHEET



BASIX

(NEW SOUTH WALES. AUSTRALIA ONLY)

BASIX Fact Sheet:

To be used for assisting in what is required and why it is required for any building work that is required to have a Basix Certificate in New South Wales (NSW) Australia Only.

What is a Basix Certificate Report:

It is a document that must be lodged to the determining authority for any new building that is required to have an assessment within the NSW Planning Policy. Normally any new residential building over the value of \$50,000.00 and a new swimming pool over 40,000litres capacity requires this document. It is to ensure that a new building/ structure will be built with a more energy and water efficiency, which is to assist in reducing excessive use of these types of resources. It is a target design program produced either from the relevant NSW Government on line site. You, your building designer or a Private Approved Certified Building Certifier can produce it and once issued it is called a BASIX CERTIFICATE REPORT.

Important Note: *This certificate report is only valid for 3 months unless lodged to the determining authority prior to the expiry date.*

Commitments:

The Certificate Report outlines certain commitments that the proposed building must adhere to, compliance is requirement under the current NSW Planning Policy so it is important that you understand the commitments and that you believe they can be met. It is suggested that discuss the commitments with your building designer before the certificate is issued, so if any changes are decided upon they can be addressed prior to the approved issued document. It is important to ensure that the above is addressed as all commitments must be added to the building plans for approval.

Mostly there are alternatives to an option you have selected, if you are not sure, the planning department has a Help Line to assist you in any questions.

- Ph 1300 650 908
- Web Site: www.basix.nsw.gov.au
- Email: help@basix.nsw.gov.au

It is advised that a modified amended certificate in the format of a new issued date can be applied for if changes occur whilst building, however this can add costs to your building.

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Why is it important to have this document:

It is believed that on average more water than two average backyard swimming pools is wasted in a residential type home site and enough energy is used to fill a home with Carbon type pollution that is excessive for what the home is used for. Both of the above can affect the earth's environment. The introduction of a sustainable environmental program that addresses the effective way to reduce water use and promotes an effective way to reduce greenhouse gas hopefully ensures that in NSW new buildings/ structures will reduce ongoing energy use costs and improve future living standards for the occupants. It could be summed up, "As every little bit makes a huge difference" .

Whilst it cannot be proven at the time of writing this FACT SHEET (2013) that the introduction of this requirement to have this certificate report will achieve what has been introduced for, and also if it has the correct methods of compliance for each region of NSW, it should be agreed that anything to assist in addressing the earth's environment that cannot harm the environment must be tried. This is a good start however it must be improved in my opinion.

Good Sustainable Items that you should endeavour to incorporate in your new building/ structure:

- **Rainwater tanks** of a minimum size of 4000 litres that service the toilets, laundry washing machine and garden areas. The total tanks volume should equal the above, therefore you can have split systems on your building site.
- **Efficient Ratings** for Taps/ Showerheads and flush systems to toilets.
- **Solar products**, therefore you should orient the building to achieve excellent access to the sun.
- **Cross ventilation** to allow breezes to pass through the building that allows natural cooling to occur. It also assists in having the building breathe too, making it a more enjoyable building to occupy.
- **Approved type of Insulation**. Insulate walls/ floors and roof voids
- **External Shading**, large overhanging eaves/ fascias/ fixed or retractable awnings and feature façade sections that add character to the building whilst providing shading to areas too.
- **Ceiling Fans/evaporative coolers** or high efficiency **air conditioning**.
- **Energy efficient lighting**.
- **Performance window glazing** in areas that will need this type of glazing such as large glazed areas, poor oriented window areas. This type of glazing assists in keeping wanted heat in to retain warmth in the building and also keeping unwanted heat out of the building so as to keep the building cooler.

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- Efficient **swimming pool heating**/solar pool covers and ensuring all equipment are efficient in performance and maintained regularly too.
- Use of **gardening plants and trees** that are local to the building site (Indigenous Plant Species) This use of these type of plants will reduce water use to retain their life span, assists in reducing soil erosion and ongoing maintenance to the soil. To find the type of local plants for your location, the Local Council or a Local Nursery should be able to assist or you could engage a Local Arborist to advise.

There are always new energy systems being produced as the energy efficient market is now a large market place, so ask your builder for what is available in the market, ask a local energy efficient professional to assist in designing this part of your building or just put your “greenhouse thinking cap on” and do it yourself. Any introduction of efficient energy systems is going to provide your new home sustainable features that will help you have a cost effective home and an enjoyable living property.

DISCLAIMER: it is advised that this fact sheet is not a legal document and must not be used for any submissions of a DA, it is only an assistance sheet for understanding most Council Check sheet lists forms only.

For more information please contact Rod Nelson from SF Plan and Design.

www.homeplansonline.com.au

www.sfbusinessgroup.com.au