



## Council of Social Service of New South Wales

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The Director  
ePlanning  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001  
[basixreview@planning.nsw.gov.au](mailto:basixreview@planning.nsw.gov.au)

Dear Sir or Madam

### **Re: BASIX Target Review**

As the peak body for the non-government community services sector, NCOSS welcomes this opportunity to contribute to the BASIX Target Review.

Since 2004 the Building Sustainability Index (BASIX) has set targets to reduce the water and energy consumption and greenhouse gas emissions of new or substantially modified houses and apartments across NSW. BASIX targets are calculated as percentage savings against average benchmarks, taking into account regional variations such as climate, rainfall and evaporation rates, and soil type. BASIX gives builders and homeowners the flexibility to decide the specific design and technological solutions they will apply to meet the targets.

Following the completion of a comprehensive review, the Department is proposing to increase the BASIX targets to keep them current and in line with national standards. We understand that the revised targets, if implemented, would typically:

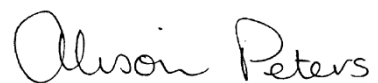
- increase the water and energy savings targets for houses and low rise buildings by 10%,
- increase the water and energy savings targets for mid-rise residential buildings by 5%, and
- increase the energy savings targets for high rise residential buildings by 5%, with no change to the current water savings targets for these buildings.

It has been estimated that the increased targets would add between \$378 and \$4,069 to the design and construction costs of a new 4 bedroom house in Western Sydney. The resulting reductions in water and energy use would reduce annual utility charges imposed on householders and restrain growth in demand for additional water and energy supplies.

While NCOSS does not claim to possess particular expertise in relation to housing design and construction, we are satisfied that the proposed increased targets are supported by technical research and consultation with relevant stakeholder groups. We therefore support the proposal and suggest that any increased targets should apply 6 months after any formal Government announcement in order to give industry professionals sufficient time to adjust their current practices and procedures.

If you require any further information please do not hesitate to contact Mr Warren Gardiner,  
Senior Policy Officer, on 02 9211 2599 ext 112 or email [warren@ncoss.org.au](mailto:warren@ncoss.org.au)

Yours faithfully

A handwritten signature in black ink that reads "Alison Peters". The signature is written in a cursive, flowing style.

Alison Peters  
Chief Executive Officer