


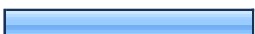




**1. Do you believe BASIX has been successful in raising the quality of residential building design in NSW in relation to energy and water efficiency?**

		Response Percent	Response Count
Yes		45.5%	45
No		10.1%	10
In some ways		44.4%	44
	Comment		20
<b>answered question</b>			<b>99</b>
<b>skipped question</b>			<b>1</b>




**2. Do you think that BASIX**

		Response Percent	Response Count
Provides a too-lax requirement for sustainability, which could be augmented by higher council standards?		39.8%	37
<b>Provides about the right level of sustainability requirements?</b>		<b>48.4%</b>	<b>45</b>
Provides a too-onerous level of requirement for sustainability and should be relaxed?		11.8%	11
	Comment		23
<b>answered question</b>			<b>93</b>
<b>skipped question</b>			<b>7</b>




### 3. How well do you consider the benchmarks and assumptions (e.g. payback periods) which underpin the performance targets in BASIX are understood by:

	Limited or no understanding			Extensive understanding	Rating Average	Response Count
Planners	25.3% (23)	<b>39.6% (36)</b>	30.8% (28)	4.4% (4)	2.14	91
Designers (Architects & Building Designers)	11.2% (10)	32.6% (29)	<b>48.3% (43)</b>	7.9% (7)	2.53	89
Developers (inc. project/manufactured/kit home providers)	31.5% (28)	<b>46.1% (41)</b>	21.3% (19)	1.1% (1)	1.92	89
Builders	31.8% (28)	<b>46.6% (41)</b>	21.6% (19)	0.0% (0)	1.90	88
Home Owners	<b>52.2% (47)</b>	41.1% (37)	6.7% (6)	0.0% (0)	1.54	90
Other professionals (Surveyors, Valuers, Real Estate Agents etc.)	<b>45.6% (41)</b>	44.4% (40)	10.0% (9)	0.0% (0)	1.64	90
<b>answered question</b>						<b>94</b>
<b>skipped question</b>						<b>6</b>




### 4. Do you consider that the BASIX benchmarks and targets relate sufficiently well to national targets for energy efficiency and greenhouse gas reduction?

		Response Percent	Response Count
Yes		18.5%	17
No		35.9%	33
Unsure		<b>45.7%</b>	<b>42</b>
Comment			12
<b>answered question</b>			<b>92</b>
<b>skipped question</b>			<b>8</b>




**5. Would you prefer to see a consistent national system, albeit responsive to different climatic regions in Australia?**

		Response Percent	Response Count
Yes		78.5%	73
No		9.7%	9
Unsure		11.8%	11
answered question			93
skipped question			7



**6. Do you think the current climatic zones in BASIX are appropriate to your LGA?**

		Response Percent	Response Count
Yes		64.4%	56
No		10.3%	9
Unsure		25.3%	22
answered question			87
skipped question			13



**7. Should R factors for insulation be increased in all areas to meet current Australian Standards for differing climatic zones?**

		Response Percent	Response Count
Yes		80.2%	69
No		7.0%	6
Unsure		12.8%	11
answered question			86
skipped question			14



**8. Should there be an explicit provision in BASIX for adequate roof space and pitch for the siting of solar energy systems (for example north facing roof able to be utilized without the use of tilt / mounting frames)?**

		Response Percent	Response Count
Yes		58.8%	50
No		41.2%	35
	Other (please specify)		11
<b>answered question</b>			<b>85</b>
<b>skipped question</b>			<b>15</b>



**9. Should BASIX do more to require developers to include solar and wind energy systems, and low energy appliances in their designs when they are not the beneficiaries of this technology and it may increase the capital costs of their development?**

		Response Percent	Response Count
Yes		52.9%	46
No		47.1%	41
	Comments		16
<b>answered question</b>			<b>87</b>
<b>skipped question</b>			<b>13</b>


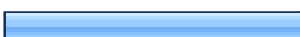
**10. Are you aware of any ongoing technical or implementation issues with particular BASIX commitments (e.g. rainwater tanks, grey water systems, window shading requirements)?**

		Response Percent	Response Count
Yes		32.1%	27
No		67.9%	57
If yes, what are the issues?			25
answered question			84
skipped question			16




**11. Are you aware of any conflicts between BASIX commitments & other standards (e.g. rainwater tanks & bushfire requirements, BCA requirements)?**

		Response Percent	Response Count
Yes		22.6%	19
No		77.4%	65
If yes, what are the issues?			16
answered question			84
skipped question			16

**12. Is the current 3 month 'use by date' for BASIX certificates (from creation to DA lodgement) too short?**

		Response Percent	Response Count
Yes		52.4%	44
No		47.6%	40
answered question			84
skipped question			16

**13. If you have had to use the BASIX hotline, have you found the service helpful and relevant?**






		Response Percent	Response Count
Yes		32.9%	28
No		17.6%	15
<b>Not used the hotline</b>		<b>49.4%</b>	<b>42</b>

Were there any specific problems with the hotline? 11

answered question 85

skipped question 15




**14. Please list any additional water, thermal or energy efficiency standards you would include in BASIX if given the opportunity? (max. 5)**

		Response Percent	Response Count
1		100.0%	22
2		45.5%	10
3		27.3%	6
4		18.2%	4
5		9.1%	2




answered question 22

skipped question 78



**15. To further encourage excellence in efficient design, do you think incentives should be provided as part of BASIX for going beyond a simple pass / fail result?**

		Response Percent	Response Count
Yes		75.3%	64
No		10.6%	9
Unsure		14.1%	12
<b>answered question</b>			<b>85</b>
<b>skipped question</b>			<b>15</b>




**16. What form could the incentives take?**

		Response Percent	Response Count
Financial (State rebate)		69.0%	49
Financial (Council rebate)		5.6%	4
Energy / Star Rating for use in marketing		67.6%	48
Other (please specify)			10
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>29</b>

### 17. Are you aware of any technical or resourcing problems with the issue of BASIX completion certificates?

		Response Percent	Response Count
Yes		14.3%	12
No		85.7%	72
If yes, what are the issues?			11
answered question			84
skipped question			16

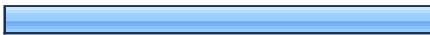

### 18. How well do you think homeowners understand their BASIX commitments?

		Response Percent	Response Count
Never heard of BASIX or don't care		26.2%	22
Have heard of BASIX but not interested		65.5%	55
Have heard of BASIX and are interested		8.3%	7
Comments			18
answered question			84
skipped question			16



**19. How often do you think the BASIX commitments of buildings in your LGA are later compromised by:**

	Rarely		Frequently		Rating Average	Response Count
Alterations and additions not subject to BASIX (e.g. roofed decks/pergolas over north-facing windows or poorly sited out buildings)	7.3% (6)	29.3% (24)	<b>34.1% (28)</b>	29.3% (24)	2.85	82
Occupants (e.g. installed heating/cooling systems or landscaping)	2.4% (2)	10.7% (9)	39.3% (33)	<b>47.6% (40)</b>	3.32	84
Adjacent properties (overshadowing, reduced solar access)	19.5% (16)	26.8% (22)	<b>29.3% (24)</b>	24.4% (20)	2.59	82
Other issues						10
<b>answered question</b>						<b>84</b>
<b>skipped question</b>						<b>16</b>



**20. Should the current BASIX exemption for State Heritage items be extended to other dwellings of heritage significance?**

		Response Percent	Response Count
Yes		69.0%	58
No		31.0%	26
Comments			7
<b>answered question</b>			<b>84</b>
<b>skipped question</b>			<b>16</b>



**21. Do you see a need for additional local input into regulation for energy and water efficiency?**

		Response Percent	Response Count
Yes		42.9%	36
No		57.1%	48
answered question			84
skipped question			16

**22. Do you believe your community would support such an approach?**

		Response Percent	Response Count
Yes		50.0%	41
No		50.0%	41
answered question			82
skipped question			18


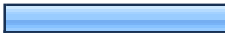
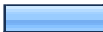
**23. Do you believe your local building industry would support such an approach?**

		Response Percent	Response Count
Yes		45.7%	37
No		54.3%	44
answered question			81
skipped question			19



**24. Have you any other comments regarding this issue?**

	Response Count
	23
answered question	23
skipped question	77



**25. Should the planning system in NSW require energy audits for existing dwellings for sale, as occurs in the ACT?**

		Response Percent	Response Count
Yes		48.8%	41
No		35.7%	30
Unsure		15.5%	13
	answered question		84
	skipped question		16


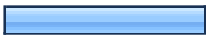
**26. If mandatory energy rating for the sale of existing homes was introduced in NSW, do you think it should be compatible with the BASIX rating system for new homes?**

		Response Percent	Response Count
Yes		65.9%	54
No		34.1%	28
	answered question		82
	skipped question		18





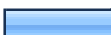

**27. The current review of BASIX is the first to address performance benchmarks since BASIX was introduced in 2004. Should BASIX be reviewed more frequently to take account of improved technology in building products, appliances etc?**

		Response Percent	Response Count
Yes		83.3%	70
No		16.7%	14
Comments			6
answered question			84
skipped question			16




**28. Should BASIX, or a system such as NABERS, be extended as a legal requirement for commercial, office and industrial developments?**

		Response Percent	Response Count
Yes		67.9%	57
No		32.1%	27
answered question			84
skipped question			16

### 29. In what DP&I region of NSW is your LGA?

		Response Percent	Response Count
Hunter		4.8%	4
<b>Northern</b>		<b>21.7%</b>	<b>18</b>
Southern		20.5%	17
<b>Western</b>		<b>21.7%</b>	<b>18</b>
Sydney East		16.9%	14
Sydney West		14.5%	12
<b>answered question</b>			<b>83</b>
<b>skipped question</b>			<b>17</b>

### 30. What is your current job position?

		Response Percent	Response Count
Planner		39.0%	30
Complying Development Officer		2.6%	2
<b>Building Surveyor</b>		<b>58.4%</b>	<b>45</b>
Other (please specify)			10
<b>answered question</b>			<b>77</b>
<b>skipped question</b>			<b>23</b>



**Page 2, Q1. Do you believe BASIX has been successful in raising the quality of residential building design in NSW in relation to energy and water efficiency?**

1	In western areas of NSW there is significant temperature differentials between winter and summer temperatures ie typically from as low as -2 oC to 40 oC+. However, BASIX still only requires single annealed glazing for the majority of dwellings. This is contributing to significant problems with condensation in dwellings - condensation and ice readily forms on the inside of the glazing in winter whilst have no effect insulation against heat loss at night; and heat gain in summer. It is still common to see large window areas facing east and west with the only protection being a 600 mm eave - useless in any effective shading in the western areas of NSW in summer. The provisions of BASIX requiring large dwelling roof areas to be drained to a single rainwater tank which has only a single 90 mm entry point into the tank is also absurd. On the issue of absurdity, the requirement by BASIX to require a swimming pool to be provided with its own rainwater tank to be supplied by the existing dwelling's roof when the existing roof area of the existing dwelling is already dedicated to its rainwater tank, is not logical. It has also been observed on a number of BASIX certificates that the ventilation requirements had actually contravened the BCA ie mechanical ventilation discharging into roof space provided with sarking but no roof vents. Specifically on the quality of the design of dwellings, BASIX has had no effect - the same type of houses are being designed without reference to such basics as orientation.	Dec 15, 2011 6:31 PM
2	Initially yes, but has not been upgraded as proposed	Dec 13, 2011 9:30 PM
3	The industry just needs to prohibit any materials/products from the market that are NOT energy efficient	Dec 12, 2011 3:27 PM
4	The tool is inadequate to do this. Simple regulation could have achieved as much as the web tool.	Dec 11, 2011 4:56 PM
5	There is an opportunity to consider reducing water use by grey water use in development and in choosing low water use garden plantings.	Dec 11, 2011 4:45 PM
6	Council did not have any provisions prior to implementation of BASIX	Dec 11, 2011 3:53 PM
7	initial commitments are not necessarily being complied with	Dec 11, 2011 2:25 PM
8	Are there any details of savings available? If Basix is in place, someone must be measuring the outcome?	Dec 8, 2011 1:58 PM
9	Good provisions on insulation. Some problems with rainwater tanks and glazing and shading requirements	Dec 7, 2011 3:09 PM
10	passive solar designs are not properly considered	Dec 6, 2011 6:29 PM
11	I think we should have minimum standards at point of manufacture for both energy and water efficiency so products that are below standards can't be imported, manufactured or sold in Australia.	Dec 5, 2011 9:36 PM
12	Yes - compared to the varied policies or lack of policies that preceded Basix	Dec 5, 2011 8:51 PM
13	While I think the approach to raising the bar for sustainability has worked there are areas that still need analysis. I believe the calculations for water storage for developments need to be adjusted as while the software tries to limit water consumption by limiting the size of rain water tanks in reality the tanks are used up and water is then supplied by the authority to supplement the supply.	Dec 5, 2011 2:53 PM

**Page 2, Q1. Do you believe BASIX has been successful in raising the quality of residential building design in NSW in relation to energy and water efficiency?**

14	Not sure if the architectural aspects of building design have improved. Homes are probably more comfortable though.	Dec 5, 2011 1:11 PM
15	Made the builders use insulation,	Dec 4, 2011 6:28 PM
16	To a slight extent only	Dec 4, 2011 5:40 PM
17	But it was coming off a very low base. A minimum of 7 star housing would save the occupant a lot more than the small increase in construction costs over the lifetime of the building.	Dec 4, 2011 4:51 PM
18	The tool fails to recognise/score unusual materials and this inhibits innovative design	Dec 4, 2011 4:37 PM
19	putting in a tank that is not connected to the house (WC's etc) does not raise the quality of residential building design in NSW	Dec 4, 2011 3:56 PM
20	Still see heaps of project homes that are not designed to suit the site orientation	Dec 4, 2011 3:19 PM



**Page 3, Q2. Do you think that BASIX**

1	While BASIX may currently be too lax, it is preferable to have a universal standard rather than individual Councils having supplementary requirements.	Dec 18, 2011 6:35 PM
2	And as a SEPP over rules Council's own DCPs	Dec 13, 2011 9:33 PM
3	BASIX Alterations & Additions is too onerous in terms of window requirements. BASIX for new dwellings is OK.	Dec 13, 2011 4:29 PM
4	Only energy efficient products/materials should be made available/used in developments. No need for BASIX	Dec 12, 2011 3:35 PM
5	Its a step in the right direction	Dec 11, 2011 9:01 PM
6	Considering the cost of implementing such requirements. Currently these costs are reasonable.	Dec 11, 2011 6:17 PM
7	The alterations and additions tool is very very very poor when it comes to thermal comfort compliance and windows	Dec 11, 2011 4:58 PM
8	I think it provides a base minimum standard, but it flags sustainability as an area that homeowners can explore further in specifying for their new homes.	Dec 11, 2011 4:27 PM
9	This is difficult to answer without a full cost-benefit analysis on the impact of changes. I believe one aspect that could be improved in this area (High summer temps) -with no cost impact is the external colour of roof claddings being required to be light colours to reflect heat rather than the black roofs which seem to be in vogue.	Dec 11, 2011 3:58 PM
10	Sustainability standards should be consistent across Australia (depending on climate zones). BCA should be reference document not Council DCPS	Dec 8, 2011 7:16 PM
11	Targets need reviewing	Dec 8, 2011 6:38 PM
12	Too much detail, needs to be simplified	Dec 7, 2011 3:12 PM
13	some designs which could be obviously improved in terms of orientation and internal design still attain a certificate	Dec 7, 2011 2:48 PM
14	it works reasonably well for urban designs but for rural its a joke	Dec 6, 2011 6:31 PM
15	I don't think council standards should be relied on - this is too ad hoc. BASIX should be the single benchmark and set higher standards than currently apply.	Dec 5, 2011 9:41 PM
16	Sufficient options to question not provided. It is best that the standards are uniform not left to each council. Basix should be raised to 6 stars by NSW Government	Dec 5, 2011 8:54 PM
17	Being a prescriptive requirement increases the cost of building costs exponentially without addressing the specific seasonal or urban conditions	Dec 5, 2011 3:08 PM
18	Government controls on appliances and water use products should be implemented by Fed Govt rather than council controls or through BASIX	Dec 4, 2011 7:54 PM
19	Should be more prescriptive not given options	Dec 4, 2011 5:42 PM
20	The 40 pass mark is very easy to obtain. A benchmark of 45 for energy is also very easy to obtain and should be considered.	Dec 4, 2011 4:55 PM

**Page 3, Q2. Do you think that BASIX**

21	Standards should be set at State Level not Council. consistant across the state.	Dec 4, 2011 4:25 PM
22	Building design, materials, orientation,etc are still undervalued.	Dec 4, 2011 4:03 PM
23	All measures should be in the one place- Just some adjustments to Basix would be good	Dec 4, 2011 3:22 PM

**Page 3, Q4. Do you consider that the BASIX benchmarks and targets relate sufficiently well to national targets for energy efficiency and greenhouse gas reduction?**

1	Other states are well in front of us.	Dec 12, 2011 5:17 PM
2	Failure of BASIX to adopt the current BCA energy efficiency provisions is an example	Dec 11, 2011 4:58 PM
3	The size of houses and subsequent energy use in Australia has continued to rise, despite Basix. The energy use target does not seem to improve house design ie garages and bathrooms are located on north facing walls and living rooms on south facing elevations are all given the tick in Basix.	Dec 11, 2011 4:55 PM
4	Having worked with FirstRATE in Victoria I believe BASIX is a more holistic system. An improvement may be the standardisation of the BCA principles with the additional water and energy functions in BASIX.	Dec 11, 2011 3:58 PM
5	lack of consistency	Dec 6, 2011 6:31 PM
6	BASIX do not support the installation of solar, wind or geothermal technology, double glazing and a range of other energy saving strategies. Also don't apply to commercial and industrial!	Dec 5, 2011 9:41 PM
7	Particularly for thermal comfort	Dec 5, 2011 8:54 PM
8	The parameters are too broad to obtain any justifiable benefits.	Dec 5, 2011 3:08 PM
9	Very hard to gauge when as usual states have different requirements for sustainability. It also should be said that the land we live in is very diverse in climate.	Dec 5, 2011 2:59 PM
10	thermal performance is less than BCA minimum (6*), however, heating & cooling caps are an improvement on star rating only. Moving to 6* is likely to negate need for caps anyway.	Dec 4, 2011 6:50 PM
11	They are similar to other states. However they are below international targets.	Dec 4, 2011 4:55 PM
12	BASIX has become a cop out for not doing more	Dec 4, 2011 4:39 PM

**Page 4, Q8. Should there be an explicit provision in BASIX for adequate roof space and pitch for the siting of solar energy systems (for example north facing roof able to be utilized without the use of tilt / mounting frames)?**

1	The placement of solar energy systems should be determined on a case by case basis particularly in relation to visibility of the system from the street, particularly where the property has heritage constraints.	Dec 18, 2011 6:39 PM
2	Encouraged but not mandated as most technology can be applied in other locations.	Dec 13, 2011 9:42 PM
3	Too onerous on dwelling design	Dec 12, 2011 5:21 PM
4	Unless the legislation stipulates it.	Dec 12, 2011 3:57 PM
5	Irelevant question. There are bigger problems with BASIX than this!!	Dec 11, 2011 5:03 PM
6	There needs to be flexibility in design. Further, a north facing roof will not necessarily receive solar access due to overshadowing by vegetation or adjoining buildings.	Dec 11, 2011 4:53 PM
7	The use of frames is an acceptable way of meeting the performance for solar energy systems. The question should more relate to passive solar design by siting of living areas to the north of the building would be more beneficial.	Dec 11, 2011 4:04 PM
8	Flat roofs are appropriate in certain circumstances. eg view preservation, to minimise overshadowing etc.	Dec 8, 2011 7:24 PM
9	a correctly pitched north facing elevation should be mandatory	Dec 6, 2011 6:38 PM
10	I think this is one of the parameters that basix doesn't cover to well Orientation. I believe a proposed sub-division should have a basix certificate attached for orientation requirements. on	Dec 5, 2011 3:22 PM
11	where possible, yes	Dec 4, 2011 7:58 PM



**Page 4, Q9. Should BASIX do more to require developers to include solar and wind energy systems, and low energy appliances in their designs when they are not the beneficiaries of this technology and it may increase the capital costs of their development?**

1	but more passive design requirement.	Dec 19, 2011 2:10 PM
2	Like greenstar accreditation by design and as built ratings, needs to perform as designed	Dec 13, 2011 9:42 PM
3	Improvements through good design and orientation would accomplish more with minimal cost increase. If the govt had not wrecked the solar scheme this would have resulted in affordable benefits.	Dec 12, 2011 7:44 PM
4	Unless the legislation stipulates it.	Dec 12, 2011 3:57 PM
5	If the houses were designed properly they should not require the level of cooling and heating requirements.	Dec 11, 2011 4:59 PM
6	Although there would be concern that low cost energy systems could be placed, that would ultimately have little benefit long term.	Dec 11, 2011 4:53 PM
7	Note limitation to the answer solar or wind systems not solar and wind. Low energy appliances should be a no-brainer.	Dec 11, 2011 4:04 PM
8	This is difficult to enforce	Dec 8, 2011 7:24 PM
9	only as optional	Dec 7, 2011 8:25 PM
10	Continue to include as option. If you do put a more efficient system in the an offset or benefit should be realised	Dec 7, 2011 3:21 PM
11	Absolutely. There should be incentives for developers who install better energy systems and better design outcomes. They should have rated houses at the sale point so that purchasers can compare the energy and water efficiency of houses and gardens.	Dec 5, 2011 10:21 PM
12	No - what is provided for in Basix at the moment is ok as weighting is given to each of the options. Maybe review the weightings.	Dec 5, 2011 9:01 PM
13	Wind energy systems scare me a bit in built up areas. As there noise level's are above specs supplied by manufacturer's.	Dec 5, 2011 3:22 PM
14	Only in larger developments (ie over \$5m or \$10m) so that economies of scale can absorb such costs	Dec 4, 2011 7:58 PM
15	End-purchaser expectations have evolved to include energy efficiency. More importantly, tenants usually have lower disposable incomes, have limited (or no) opportunity to install energy systems in their homes and therefore remain exposed to rising utility bills.	Dec 4, 2011 6:17 PM
16	The initial outlay will increase but so will the return on investment over time. With energy prices predicted by IPART to increase these investments made by property owners (not developers) will be considered to be a prudent investment. The position of developers that BASIX costs an extra \$20,000 (conversations with builders and developers) is in my opinion incorrect and has been used to inflate margins. Economies of scale will come into play and the added costs will decrease e.g. double glazing in Canada is the same price as single glazing.	Dec 4, 2011 5:06 PM



**Page 4, Q10. Are you aware of any ongoing technical or implementation issues with particular BASIX commitments (e.g. rainwater tanks, grey water systems, window shading requirements)?**

1	Landscaping requirements are rarely undertaken at the final inspection. The landscaping requirements are completely ineffective as new tenants of investment properties struggle to maintain the landscaping. New owners have their own ideas and generally do their own landscaping. I feel it is unnecessary to include landscaping in BASIX.	Dec 19, 2011 4:52 PM
2	builders, trades and assessors are too casual with implementation and acceptance. Project builders do not deal with landscaping, so BASIX obligations with landscaping or push upon an unwilling owner, who was previously unaware of the obligations.	Dec 19, 2011 2:10 PM
3	Refer to previous comments made under Question No. 1	Dec 15, 2011 6:37 PM
4	Limits window size which reduces natural lumination and ventilation potential in some circumstances.	Dec 13, 2011 9:42 PM
5	Stormwater issue associated with the overflowing of rainwater tanks.	Dec 13, 2011 5:41 PM
6	Issues are more with tradesman and their not understanding what needs to be done	Dec 13, 2011 2:09 PM
7	Window manufacturer not been provided with BASIX requirements and builder not installing windows in correct aspect. There are 40 grey water systems in the market but only 8 meet Australian standards and NSW Health requirements	Dec 12, 2011 5:21 PM
8	There is an increase in enquiries from Owners who are seeking to amend their BASIX commitments. This in turn creates the confusion as to whether a Modification to DA, CC or CDC is required. More headaches for the Assessment Officer and PCA.	Dec 12, 2011 3:57 PM
9	Too many to list	Dec 11, 2011 5:03 PM
10	Anecdotally commitments made under BASIX are removed or changed after Occupation. It is not uncommon for builders to advise their clients to make commitments with no intention of maintaining them longer term.	Dec 11, 2011 2:28 PM
11	Lack of maintenance Over sizing catchment area to size tank Costs to running pumps as opposed to water savings	Dec 7, 2011 3:21 PM
12	Dependant on alternative water system type. Some developments can not use water for flushing of toilets etc during a blackout. In country areas these can last for days.	Dec 6, 2011 8:30 PM
13	where to you begin all of the above and particularly R value for floors	Dec 6, 2011 6:38 PM
14	Window schedules with respect to glazed areas and shading are almost never correct with respect to the accompanying plans. This is more likely due to the applicant committing to things just to get a pass mark. The plan they submit does not match what the commitments are.	Dec 6, 2011 2:52 PM
15	Guidance for compliance under thermal comfort needs to be improved	Dec 5, 2011 9:01 PM
16	Owners are not aware of commitments specified by builders and don't adhere to the requirements	Dec 5, 2011 8:43 PM
17	rainwater tanks are disconnected because dirty water cause problems with	Dec 5, 2011 8:08 PM

**Page 4, Q10. Are you aware of any ongoing technical or implementation issues with particular BASIX commitments (e.g. rainwater tanks, grey water systems, window shading requirements)?**

	toilets and washing machines	
18	Rainwater tanks can be undersized but still meet the BASIX requirements. For instance providing an 1800L rainwater tank to a 3 bedroom unit that is connected to the laundry and toilets is inadequate. Tanks continually run out due to demand	Dec 5, 2011 6:44 PM
19	A stated before the calculations for storage supplies from required tanks need to be lifted for 3 & 4 bedroom dwellings.	Dec 5, 2011 3:22 PM
20	Some certificates require a fully enclosed roofspace however BCA requires sanitary compartments, laundries or bathrooms which exhaust into the roofspace, to be into a 'ventilated' roofspace. This creates a contradiction between BASIX & the BCA.	Dec 5, 2011 1:40 PM
21	sometimes for shading structures there is no room given in the setback zone to allow the basix specified structure.	Dec 4, 2011 7:58 PM
22	Rainwater tanks connected to house to flush toilets & cold tap on WM. Pump is left turned off and runs from town main.	Dec 4, 2011 7:23 PM
23	Rainwater tanks require a pump which is not benefitting the planet	Dec 4, 2011 3:57 PM
24	How many houses have 3 phase power as standard yet I see a lot of 3 phase aircon on Basix certificates. I don't think the owners know what they are committing to.	Dec 4, 2011 3:28 PM
25	Interpretation is an issue..... can not work out how "Fixed Gas Flued Unit" in individual rooms equals ducted A/C ??????	Dec 4, 2011 3:27 PM



**Page 4, Q11. Are you aware of any conflicts between BASIX commitments & other standards (e.g. rainwater tanks & bushfire requirements, BCA requirements)?**

1	Dedicated tanks for fire-fighting also being used for BASIX certificate	Dec 22, 2011 9:45 PM
2	appears to allow sarked roof, mechanical vent to bathroom or the like, but doesn't insist on vents or whirlbirds in roof space?	Dec 19, 2011 2:10 PM
3	Refer to previous comments made under Question No. 1	Dec 15, 2011 6:37 PM
4	BCA is minimum requirements for all states except NSW. where is the national approach to sustainability, where BASIX is leaving NSW behind behind BCA is reviewed for sustainability measures.	Dec 13, 2011 9:42 PM
5	SEPP 65 and Basix for energy efficiencies.	Dec 13, 2011 5:41 PM
6	Conflict between rainwater tank size (BASIX and Council Policy and Bushfire)	Dec 13, 2011 2:09 PM
7	I know that glazing is preferred on northern and western aspects to achieve BASIX solar requirements. However I know that on sites that in bushfire prone areas, this is not considered good design in terms of bushfire protection.	Dec 12, 2011 2:12 PM
8	BCA thermal comfort provisions are more stringent. Nothing is required for compliance under \$50,000. BASIX does not address what to do properly/adeautely when alteraing an existing multi-unit development, or changing a building to a dwelling house.	Dec 11, 2011 5:03 PM
9	Glare from light coloured roofs.	Dec 8, 2011 7:24 PM
10	Side setbacks and interference with drainage lines in this location.	Dec 7, 2011 8:25 PM
11	Some councils have requirements beyond Basix	Dec 6, 2011 2:29 PM
12	Under Basix - you can get a certificate for a lot lower star rating home than you can under the BCA.	Dec 5, 2011 9:01 PM
13	Rainwater tanks and RFS requirements	Dec 4, 2011 3:57 PM
14	Rainwater tanks become dedicate bushfire tanks and dont get used.	Dec 4, 2011 3:28 PM
15	Bushfire v Basix.... bushfire wins	Dec 4, 2011 3:27 PM
16	SEPP 65 floor to ceiling heights	Dec 4, 2011 3:11 PM

**Page 4, Q13. If you have had to use the BASIX hotline, have you found the service helpful and relevant?**

1	tehy show a complete disinterest in the problems and conflicts associated with the use of BASIX. Availability is another issue.	Dec 15, 2011 6:37 PM
2	I am content with the current 24 hour turnaround timeframe adhered to by the Hotline & Helpdesk.	Dec 13, 2011 4:31 PM
3	Very poor service from [REDACTED] who seems to not understand the issues of BASIX.	Dec 11, 2011 5:03 PM
4	I have found it better to email for service.	Dec 11, 2011 4:59 PM
5	useless and limited availability	Dec 6, 2011 6:38 PM
6	Queries are not handled fast enough. Most of the time you have to leave a message and wait for a call back.	Dec 6, 2011 2:52 PM
7	It takes an eternity to get a response and even then the operator is only reading from the FAQ's on the web page with absolutely no other technical understanding. Not their fault but poorly trained.	Dec 5, 2011 1:40 PM
8	poor knowledge of subjects, especially with respect to new gen boarding house developments	Dec 4, 2011 7:58 PM
9	Helpdesk is under resourced.	Dec 4, 2011 7:23 PM
10	Follow up phone calls outside timeframe stated.	Dec 4, 2011 5:06 PM
11	Unavailability of officers	Dec 4, 2011 3:11 PM



**Page 4, Q14. Please list any additional water, thermal or energy efficiency standards you would include in BASIX if given the opportunity? (max. 5)**

1

1	too easy to eliminate eaves on dwellings.	Dec 19, 2011 2:10 PM
2	Thermally efficient glazing in most climatic zones	Dec 15, 2011 6:37 PM
3	natural ventilation considerations	Dec 13, 2011 9:42 PM
4	Greater emphasis on building orientation for solar access, passive heating and cooling	Dec 13, 2011 2:09 PM
5	Greater insulation requirement	Dec 11, 2011 4:53 PM
6	Not necessarily an inclusion but sometimes a report will state air-conditioning is required in a room. This seems against energy efficiency principles. Energy using appliances should not be a solution.	Dec 11, 2011 4:04 PM
7	Mandatory eaves	Dec 11, 2011 2:28 PM
8	All alterations and additions to a dwelling house should require a rainwater tank for at least stormwater collection	Dec 7, 2011 1:56 PM
9	thermal mass	Dec 6, 2011 6:38 PM
10	Heavy curtains, blinds or any other internal window shading materials	Dec 6, 2011 2:29 PM
11	Increased insulation R Ratings (especially in cold climate areas)	Dec 5, 2011 10:21 PM
12	Appliances	Dec 5, 2011 8:43 PM
13	commercial development should be included	Dec 5, 2011 6:44 PM
14	In alts and adds certificates - all new lighting should be energy efficient not just 40%	Dec 5, 2011 1:40 PM
15	6* thermal performance minimum or other BCA options for 5.5* (climate zone 2)	Dec 4, 2011 7:23 PM
16	Alternate Energy Generation (Wind, PV etc)	Dec 4, 2011 6:25 PM
17	value (points) of rainwater tanks should be reduced in stormwater harvesting catchments	Dec 4, 2011 6:17 PM
18	Remove rapid and DIY thermal comfort.	Dec 4, 2011 5:06 PM
19	orientation	Dec 4, 2011 3:37 PM
20	Building has to be designed to suit the site- I dont know how some of the project homes get their certificates.	Dec 4, 2011 3:28 PM
21	true sustainability is related to the size of the home yet basix does not penalise large homes or reward smaller homes	Dec 4, 2011 3:00 PM
22	Orientation needs to be given much more weighting	Dec 4, 2011 2:37 PM

2

2	Require the provision of multiple rainwater tanks	Dec 15, 2011 6:37 PM
---	---	----------------------

**Page 4, Q14. Please list any additional water, thermal or energy efficiency standards you would include in BASIX if given the opportunity? (max. 5)**

3	underfloor insulation	Dec 13, 2011 9:42 PM
4	Planning of lot layout for subdivision	Dec 13, 2011 2:09 PM
5	A bigger focus on "airtight" dwellings, and exclusion of drafts, particularly around services and openings.	Dec 11, 2011 4:53 PM
9	passive solar shading in particular for north elevations	Dec 6, 2011 6:38 PM
11	Minimum Star ratings for all installed air conditioners, dishwashers, water heaters etc	Dec 5, 2011 10:21 PM
15	Remove Rapid as an option in thermal performance assessment	Dec 4, 2011 7:23 PM
18	Minimum 7 star thermal rating.	Dec 4, 2011 5:06 PM
19	indoor/outdoor living connections	Dec 4, 2011 3:37 PM
21	True sustainability index should look at size in relation to raw material usage	Dec 4, 2011 3:00 PM
3		
3	materials selection	Dec 13, 2011 9:42 PM
4	Emphasis on shade strautucres on western facades as opposed top blank brick walls	Dec 13, 2011 2:09 PM
9	solar hot water and holiday homes don't work	Dec 6, 2011 6:38 PM
11	Minimum ratings for all appliances, toilets, taps etc imported/manufactured so that low rating items cannot be sold at all in Australia	Dec 5, 2011 10:21 PM
15	DIY thermal option to call up BCA minimum insulation, glass areas etc	Dec 4, 2011 7:23 PM
18	minimum 45 pass marke for energy efficiency standards.	Dec 4, 2011 5:06 PM
4		
3	onsite stormwater managemenet in landscaped areas i.e WSUD	Dec 13, 2011 9:42 PM
9	allowance for enclosed subfloor as required by PLBFP	Dec 6, 2011 6:38 PM
11	Standard installation of alternate energy systems - solar wind geothermal etc for all new dwellings, commercial and industrial buildings	Dec 5, 2011 10:21 PM
18	Solar HWS and PV must be orrientated correctly.	Dec 4, 2011 5:06 PM
5		
9	riparian water users	Dec 6, 2011 6:38 PM
11	Double glazed windows in all climate zones	Dec 5, 2011 10:21 PM

**Page 5, Q16. What form could the incentives take?**

1	Incentives for being sustainable shouldnt be rewarded through rebates, the reward itself is being sustainable and taking responsibility for your footprint.	Dec 18, 2011 8:12 PM
2	Mandatory BASIX assessment and disclosure of star rating of properties prior to sale should be implemented as soon as possible.	Dec 18, 2011 6:41 PM
3	Awards/recognition opportunities i.e how many extra tonnes CO2 will be saved of KL of water	Dec 13, 2011 9:46 PM
4	Let's stick with the legislation/minimum requirements and not make everything more complex and onerous.	Dec 12, 2011 4:00 PM
5	Not required.	Dec 11, 2011 5:04 PM
6	With mandatory energy / efficiency reports likely in the future when selling the star rating may be beneficial.	Dec 11, 2011 4:05 PM
7	reduce the price of the certificate progresivley after pass has been obtained	Dec 6, 2011 6:39 PM
8	Certificates to home owners that specify areas of excellent design/good siting of dwellings/use of energy appliances - so that they can use these as selling points	Dec 5, 2011 10:23 PM
9	renewable energy feed in tariff rates should be based on energy efficiency of building. more efficient building = more \$ for surplus energy	Dec 4, 2011 6:20 PM
10	Residential Mandatory Disclosure will be a financial motivator in the future	Dec 4, 2011 5:07 PM

**Page 6, Q17. Are you aware of any technical or resourcing problems with the issue of BASIX completion certificates?**

1	BASIX accepted plants are difficult to obtain and very expensive.	Dec 19, 2011 2:14 PM
2	Limited professionals in regional areas	Dec 18, 2011 9:57 PM
3	Does factor in other energy efficiency requirements	Dec 13, 2011 9:07 PM
4	Additional costs associated with the additional step in the process however this has been now included in the QA checklist for OC determinations it is an extra service that Council is undertaking for free. However this just one of many cost shifting from the State to Local Government	Dec 13, 2011 5:46 PM
5	The tool asks for date of final inspection. You cannot enter a date that is the same as Occupation Certificate issue (which seems to contradict latest legislative requirement for issuing completion receipt before issuing OC).	Dec 11, 2011 5:06 PM
6	Cannot state date of occupation certificate if issued on same say as completion certificate.	Dec 8, 2011 7:48 PM
7	too onerous. Lack of resources	Dec 7, 2011 3:25 PM
8	can be hard to lodge and little support	Dec 6, 2011 6:40 PM
9	I beleive you should be able to go back into the basix certificate and change parameters now that you have to pay for the previeillage of the certificate. To identify that the basix certificate has been changed signitures of owner/applicant and certifiying authority could be added to legitimize the certificate.	Dec 5, 2011 3:35 PM
10	There a waste of time	Dec 4, 2011 3:31 PM
11	not enough time in the day. Basix already adds on average an hour per DA assessment (not including completion certificate)	Dec 4, 2011 3:00 PM



**Page 6, Q18. How well do you think homeowners understand their BASIX commitments?**

1	Commonly have a low understanding that they actually have to incorporate their commitments into their project	Dec 20, 2011 8:35 PM
2	Too complicated and majority don't understand BASIX or no where to go to get more info	Dec 13, 2011 9:54 PM
3	Some thing they must do	Dec 13, 2011 9:07 PM
4	It varies from homeowner to homeowner. The main concern for homeowner at the present time is the upfront costs	Dec 13, 2011 5:46 PM
5	They see it as an impost by the powers that be but as with all non-vocal majoritys, they just live with it.	Dec 13, 2011 4:35 PM
6	Only interested from cost perspective - seen as an extra layer of red tape	Dec 13, 2011 2:12 PM
7	lack of understanding of requirements and future benefits	Dec 12, 2011 5:22 PM
8	Most homeowners just see BASIX as an extra exercise and expense.	Dec 12, 2011 4:04 PM
9	Financial incentives assist in this regard. I think BASIX does help prompt homeowners to think about the sustainability of their dwelling.	Dec 11, 2011 4:56 PM
10	It varies from owner to owner right across the range of answers.	Dec 11, 2011 4:07 PM
11	This question is far too general, some owners are going to be very interested whilst others would not care.	Dec 7, 2011 2:36 PM
12	This is a generalisation only	Dec 5, 2011 9:04 PM
13	Only some interested. Many see it as another hurdle or piece of red tape, now with fees	Dec 4, 2011 8:05 PM
14	Majority of homeowners	Dec 4, 2011 7:25 PM
15	Most homeowners just want a pass mark and are not aware of the commitments made in the certificate.	Dec 4, 2011 5:09 PM
16	People just want the DA /CC approved - will do minimum to achieve this.	Dec 4, 2011 4:06 PM
17	Interested in the additional costs incurred	Dec 4, 2011 3:43 PM
18	Some are really interested and some just see it as a waste of money. Most are in the middle	Dec 4, 2011 3:31 PM

**Page 6, Q19. How often do you think the BASIX commitments of buildings in your LGA are later compromised by:**

1	replacing water saving shower heads, tap fixtures.	Dec 19, 2011 2:14 PM
2	Exempt Codes permitting exempt and complying development doesn't have to consider BASIX requirements.	Dec 13, 2011 9:54 PM
3	Exempt and Complying development codes.	Dec 13, 2011 5:46 PM
4	Most are happy to maintain the existing efficient systems, assuming they work. I can't imagine how people cope with 6 star rated taps and fixtures. The water flow would be so heavily restricted that i can't imagine that any water would be coming out.	Dec 13, 2011 4:35 PM
5	refitting shower head with less efficiency	Dec 7, 2011 3:25 PM
6	I think building surveyors are pretty lax in checking the star ratings and ensuring appliances etc comply with BASIX.	Dec 5, 2011 10:28 PM
7	Commitments that are not required to be checked by the certifier are often not complied with	Dec 5, 2011 8:45 PM
8	Developers obtaining final certificates and removing high star rated appliances and installing cheap, low star rated appliances and fittings.	Dec 4, 2011 8:05 PM
9	By moving to a minimum 7 star building the need for a/c etc after Occ Certificate has been issued is reduced.	Dec 4, 2011 5:09 PM
10	Complying development does not take into consideration the potential impact on adjoining properties therefore compromising the BASIX commitments of existing developments.	Dec 4, 2011 3:43 PM

**Page 7, Q20. Should the current BASIX exemption for State Heritage items be extended to other dwellings of heritage significance?**

1	As a Council Heritage Planner I have not found evidence that heritage status of a property makes it more difficult to achieve BASIX compliance.	Dec 18, 2011 6:44 PM
2	currently not hard to meet	Dec 13, 2011 9:55 PM
3	If the buildings are identified within an LEP than that is reasonable.	Dec 11, 2011 4:08 PM
4	but only as far as it directly effects the fabric or other identified aspects of the building	Dec 6, 2011 6:42 PM
5	There are technologies available internationally (UK) that can assist heritage buildings to comply with BASIX requirements	Dec 4, 2011 5:11 PM
6	Heritage items over-regulated as it is.	Dec 4, 2011 3:45 PM
7	& No. merit based	Dec 4, 2011 3:28 PM



**Page 8, Q24. Have you any other comments regarding this issue?**

1	If benchmarks were set locally it is very likely that the industry would lobby strongly to water down the standards, as many see it as a cut to the profitability of their developments, especially "spec' houses.	Dec 20, 2011 8:39 PM
2	The great benefit of the BASIX system is that Council planners do not need to undertake further assessment of an application in relation to thermal comfort and energy and water usage. Any supplementary standards which individual Council's may seek to impose would require additional time and expertise which Council may not be resourced to provide.	Dec 18, 2011 6:52 PM
3	Allowing local government authorities to introduce their own requirements will lead to inconsistency across the State and confusion in the building industry.	Dec 15, 2011 6:41 PM
4	The building Industry is pushing for best practice i.e green star ratings and have publicly stated that councils are hindering efforts to implement best practice. While NSW Council's hands are being tied by BASIX. The BCA should be the floor for all states and Council's should be encouraging and providing education and incentives for best practice implementation.	Dec 13, 2011 9:58 PM
5	Local issues such as local infrastructure and the ability for services to be provided would need to be considered	Dec 13, 2011 5:50 PM
6	Best left as an across-the-State regulation approach, best if local Council's are not allowed to get involved in this. BASIX has been set up in response to an international issue (climate change), it should not be delegated down to the local level.	Dec 13, 2011 4:37 PM
7	Gosford Council has a DCP (DCP 165) on water cycle management that requires water tanks normally larger than required by BASIX.	Dec 12, 2011 5:23 PM
8	BASIX is just another exercise and expense for all involved which could be replaced with a blanket set of minimum targets implemented in the industry along with having the availability of energy efficient materials/products in the market only.	Dec 12, 2011 4:10 PM
9	Very difficult in competitive locations - NSW/Victorian border makes it very difficult to remain competitive and encourage use and adoption of BASIX measures when project homes less than 500m away are \$8,000 to \$10,000 cheaper based on BASIX alone. This is commonly stated by local builders and especially the project builders. A national approach would be far more advantageous or at least some level of consistency.	Dec 11, 2011 5:14 PM
10	'Targets' are not really a community or industry issue. They just comply with what is required.	Dec 11, 2011 5:08 PM
11	Unsure whether or not many Council's have the resource for this. However where regional Councils have their own water authority I think this would be of benefit.	Dec 11, 2011 4:58 PM
12	If this is going to be an option local Councils will need to be provided with appropriate resources to assist in the implementation or otherwise it will generally not be supported by Councils even if the desire is there at an officer level to recommend supporting these changes..	Dec 11, 2011 4:10 PM
13	no	Dec 11, 2011 2:29 PM
14	BCA compliance should be required	Dec 8, 2011 7:50 PM

**Page 8, Q24. Have you any other comments regarding this issue?**

15	I think these matters are better dealt with in a single SEPP, rather than having bits and pieces of information in multiple documents. The planning system is confusing enough as it is without adding additional layers of information. Also, these things are constantly challenged when in DCPs and this wastes Council staff time writing reports to Council and then they want to vary the policy to suit a single case and set ill informed precedents.	Dec 5, 2011 10:33 PM
16	The local building industry, generally, will follow whatever is required to gain an approval. Some will look for better outcomes but most will just want the certificate. Designers and architects will generally seek value for money for their clients.	Dec 5, 2011 9:06 PM
17	No	Dec 5, 2011 8:45 PM
18	Local input means potential influence by politicians to create inconsistencies between applications	Dec 5, 2011 6:53 PM
19	If there is a substantial cost to owners as a result of increased energy and water efficiency in various local government areas then there is likely to be resistance by the community.	Dec 5, 2011 1:20 PM
20	Much easier when its a national or state standard, old energy smart homes code struggled to gain acceptance and took months of work to implement and will collapse if the drivers leave the council.	Dec 4, 2011 7:28 PM
21	Must have financial support from states & federal governments NOT LOCAL GOVERNMENT as BASIX is a big picture issue that can be assisted/ supported at a local level. Remember small rural councils are struggling, make the city pay first as this is where the population is, let them get it right first, we will follow.	Dec 4, 2011 6:14 PM
22	Scrap BASIX ,make it mandatory to provide insulation ( High R value) to walls and ceiling and a water tank of min 5000ltr	Dec 4, 2011 5:49 PM
23	There would be plenty of redneck Alan Jones listeners trying to water it down	Dec 4, 2011 3:33 PM

**Page 10, Q27. The current review of BASIX is the first to address performance benchmarks since BASIX was introduced in 2004. Should BASIX be reviewed more frequently to take account of improved technology in building products, appliances etc?**

1	As promised and not delivered on!	Dec 13, 2011 9:59 PM
2	Especially now that we are being charged a lot of money for the BASIX certificates.	Dec 13, 2011 4:38 PM
3	The BASIX fee for using the computer system is a joke and should never have been introduced. What a scam - Requirie BASIX as a mandatory matter for 6 years then charge for a computer to generate a Certificate. Good work DOP!	Dec 11, 2011 5:10 PM
4	Suggested ten year review. In the interim new technology / products need to benchmark new products against known products as a comparison for the purpose of reporting. With the many changes in technology the need to review on a product or technological change would be never ending.	Dec 11, 2011 4:14 PM
5	A review every 5 years would seem adequate	Dec 5, 2011 1:21 PM
6	The improvement of technology has accelerated in the last 10 years and would more likely than to to continue to do so.	Dec 4, 2011 5:13 PM

**Page 11, Q30. What is your current job position?**

1	Heritage Planner	Dec 18, 2011 6:54 PM
2	Sustainability planner	Dec 13, 2011 9:59 PM
3	Manager	Dec 13, 2011 5:51 PM
4	With input from fabulous planning professionals	Dec 13, 2011 2:17 PM
5	landscape assessment officer	Dec 11, 2011 5:03 PM
6	Manager Health & Development (Health, Bulding & Planning)	Dec 11, 2011 4:15 PM
7	Group response. Planner, Building Surveyor, Plaumobing and Drainage Officer	Dec 7, 2011 3:28 PM
8	Manager of Building certification area	Dec 5, 2011 9:08 PM
9	Environmental Health & Building Surveyor	Dec 4, 2011 6:19 PM
10	Energy Assessor	Dec 4, 2011 5:13 PM