

BASIX Alterations & Additions

BASIX Alterations and Additions is a NSW Government initiative that will require household renovations to include cost-effective and practical measures to reduce greenhouse gas emissions and potable water consumption, and improve thermal comfort.

BASIX Alterations and Additions will become mandatory across NSW on 1 October 2006.

The scheme will apply to certain Development Applications (DA) or applications for a Complying Development Certificate (CDC) for the alteration, enlargement and/or extension of an existing dwelling, and ancillary developments such as new swimming pools.

Affected developments under the Alterations and Additions scheme

From 1 October, 2006, BASIX Alterations and Additions will apply to projects that are valued at or more than \$100,000 as well as large swimming pools. From 1 July 2007, BASIX Alterations and Additions will apply to projects valued at, or more than \$50,000.

Minor developments, including garages, storerooms, car ports, gazebos, verandahs and awnings, will be exempt from BASIX.

When an applicant voluntarily lodges a BASIX Certificate for a project of, BASIX will prevail over Council provisions relating to greenhouse and water reductions and thermal comfort.

BASIX Alterations & Additions will:

- Operate on-line, as part of the existing BASIX website (www.basix.nsw.gov.au);
- Set simple, specific requirements, based on the proposed work;
- Only apply to the sections of the home that are being renovated;

The scheme differs from the *BASIX for new homes* scheme in that there are no set reduction targets for Energy and Water. The requirements, which are sensitive to climate, have some flexibility and only apply to the section of the home that is being renovated.

New pools and spas

The average size domestic pool in NSW is approximately 45,000 litres and, due to evaporation, splash and backwash factors, will require a similar volume of water every two years to keep it full. This represents an additional 10% water consumption over and above the average NSW household level.

Swimming pools and outdoor spas also use energy for pool pumps and heating (where installed). Commonly, a pool pump will use over 1,500 kWh per year, representing an additional 17% energy consumption compared to the average NSW household. A heated swimming pool uses even more energy, and has greater evaporation, resulting in even greater water use.

Refer to the BASIX website for additional information on the Alterations and Additions scheme, including:

- The Requirements document, which provides an indication (for single dwellings only) of the BASIX requirements, according to region;
- A powerpoint presentation explaining the scheme, and
- A cost estimate that provides a reasonable indication of the expected costs.

For more information, contact the BASIX Help Line:
1300 650 908, help@basix.nsw.gov.au, www.basix.nsw.gov.au

