

## Applying for a Heritage Alternative Assessment

*The Department of Planning and Environment is conscious of the need to conserve heritage values within the built environment while improving the sustainability of new building work.*

*BASIX commitments that are in conflict with heritage conservation values may be waived or varied, subject to completion of an application form and approval by the Consent Authority.*

### INTRODUCTION

BASIX is a web-based planning tool that assesses the potential performance of new residential developments against the NSW Government's energy and water reduction targets.

BASIX compliance must be achieved along with other State and local government planning and building requirements. In some cases, compliance with heritage controls may conflict with BASIX requirements. Where a conflict is confirmed in writing by a consent authority, the Department will remove or revise the conflicting commitments from that dwelling's BASIX Certificate through Alternative Assessment. A complete exemption from BASIX for the entire development will not be given.

To be considered for Alternative Assessment, the building must be listed as a heritage item on a statutory list or in a heritage conservation area identified by an environmental planning instrument or development control plan.

Complete the steps outlined below and send the completed form to the BASIX Help Line as detailed on the form.

### PROCESS FOR ALTERATIONS AND ADDITIONS

1. Enter the dwelling details in BASIX. Complete all sections and make a genuine and reasonable attempt to achieve the BASIX mandatory requirements. Test a range of compliance strategies in order to comply without conflicting with heritage controls. If you are using the Simulation Method for new dwellings, your Accredited Assessor will be able to assist you. If a certificate can be produced that achieves a pass in all relevant sections and is not in conflict with any heritage controls, no alternative assessment will be required and the BASIX certificate can be generated.

Note: Existing construction that does not meet the BASIX definition of 'new or altered construction' does not need to be described on a BASIX Certificate and hence will not require an alternative assessment.

2. If a pass cannot be achieved due to conflicting heritage controls, generate a BASIX Report listing the commitments that can be made. Do not generate a BASIX Certificate.
3. Discuss the potential conflict of the BASIX commitments and statutory heritage controls with council/consent authority (particularly their heritage officer/advisor). The consent authority must form the opinion that the limitations on building modifications arising from the heritage listing are in conflict with one or more commitments on the BASIX Report. For example, BASIX compliance might require shading or dark tinted performance glass that is not consistent with the heritage façade or in keeping with existing windows.

Note: If it is possible for 'heritage compatible' shading or glazing selections to be provided that comply with both BASIX and the heritage controls, that commitment should be made.

4. Complete the attached Heritage Alternative Assessment Form identifying the heritage listing and the heritage controls that conflict with the BASIX commitments. The form **must** be signed by the consent authority and submitted to the Department with the BASIX Report and documentation of alternative compliance strategies attached.

5. Log back into your project in BASIX and apply for an Alternative Assessment on the Certificate page. Select 'Thermal Comfort (Heritage)' as the type of application.
6. If the dwelling cannot comply with a reasonable alternative compliance method, the Department may issue a Certificate with the conflicting BASIX commitment/s removed or revised.

Note: You may be requested to provide documentation detailing the alternative compliance strategies explored.

7. Submit the Certificate with the DA to the consent authority. You will need to obtain modified Certificates from the Department through the Alternative Assessment process if the design/specification changes, however you will not need further council consent if the affected heritage aspect has not changed.

### **ROLE OF THE CONSENT AUTHORITY**

The role of the consent authority is to assess the heritage values of the building and establish the extent to which new modifications can be made in the normal manner. Any restrictions on modifications which arise from heritage values that conflict with a commitment on the BASIX Report should be noted on the Alternative Assessment (Heritage) Form.

If it is possible for 'heritage compatible' shading or glazing selections to be provided that comply with both BASIX and the heritage controls, the applicant should be required to fulfil both BASIX and the heritage provisions.

### **SUBMITTING APPLICATION TO THE DEPARTMENT OF PLANNING & ENVIRONMENT**

Email your form and any required supporting documentation to: [basix@planning.nsw.gov.au](mailto:basix@planning.nsw.gov.au)

or mail to:

BASIX, Department of Planning and Environment, GPO Box 39 SYDNEY NSW 2001

### **ASSISTANCE**

For assistance, call the BASIX Help Line on 1300 650 908 during business hours.