

**Submission on select questions in the NSW Productivity Commissioner's *Kickstarting the productivity conversation* Discussion paper  
November 2019**

**How can government achieve greater water use efficiency by households and businesses, particularly in metropolitan New South Wales?**

The State Government should enable NSW Local Governments to increase water efficiency requirements under the Building Sustainability Index (BASIX) SEPP, especially for coastal and high density locations.

Water restrictions should be maintained and normalised because, as the NSW Government own [climate change projections](#) confirm, a hotter dryer climate with greater evaporation rates and changing seasonality of rainfall is projected in both the near and far future.

**How could electricity demand management be further improved in New South Wales?**

The State Government should enable NSW Local Governments to increase energy efficiency requirements under the Building Sustainability Index (BASIX) SEPP. This would reduce ongoing energy costs for residential development and could focus on high density locations, such as those which have been designated as Low Carbon Precincts by the NSW Government (Greater Sydney Commission).

**Are there other innovative ways of providing new public space, particularly on underutilised land?**

The chapter refers to green space – but the questions only relates to public space.

Opportunities for increasing green spaces, which as noted by the discussion paper provide long-term health and wellbeing and thereby productivity benefits, while also providing climate regulation and ecosystem services, include working with the development sector to incorporate greening into commercial buildings, including green roofs and walls both internally and externally. See Singapore's [LUSH policy](#)

**What steps could the NSW Government take to improve residential development regulations to support an adequate supply of affordable housing?**

Affordable Housing should not be defined only by its purchase price, but also its running costs. Increasing water and energy efficiency requirements under the Building Sustainability Index (BASIX) SEPP, will ensure more efficient homes are built in NSW, with lower energy and water bills for residents.

**How could the NSW Government ensure regulations around zoning, building codes and design guidelines are flexible and aligned with demand and preferences?**

Enable NSW Local Governments to increase water and energy efficiency requirements under the Building Sustainability Index (BASIX) SEPP, where they align with Community Strategic Plans, which reflect local demand and preferences, especially for locations that have been designated High Efficiency Low Carbon Precincts by the NSW Government.