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## MEMORANDUM

**DATE:** 22 June 2021  
**TO:** Development Determination Panel (Panel)  
**CC:** Anna Williams  
**FROM:** Maxwell Duncan  
**SUBJECT:** 37 Radio Avenue, Balgowlah Heights  
**REFERENCE:** Revised BASIX Certificate

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Dear Panel Members,

The purpose of this memo is to inform the Panel that additional information for DA2021/0617 has been provided by the applicant.

The applicant has provided an updated BASIX Certificate, after council noted that the current BASIX was for alterations and additions and not a new dwelling. The applicant subsequently provided a new BASIX certificate.

The new BASIX certificate (Certificate No.1215286S dated 22 June 2021) correctly refers to the application as a new dwelling and not alterations and additions.

Additionally, drawings Nos. DA01, DA03, DA04, DA05 which detail the proposed demolition which were not included in the recommendation have been subsequently incorporated into Condition 1 – Approved Plans and Supporting Documentation.

### RECOMMENDATION

The revised BASIX Certificate and demolition plans are recommended to be incorporated into Condition 1 – Approved Plans and Supporting Documentation. The condition is amended as follows:

- **Approved Plans and Supporting Documentation**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA01	27 April 2021	Actions Plans



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DA02	27 April 2021	Actions Plans
<b>DA03</b>	<b>27 April 2021</b>	<b>Actions Plans</b>
<b>DA04</b>	<b>27 April 2021</b>	<b>Actions Plans</b>
<b>DA05</b>	<b>27 April 2021</b>	<b>Actions Plans</b>
DA06	27 April 2021	Actions Plans
DA07	27 April 2021	Actions Plans
DA08	27 April 2021	Actions Plans
DA09	27 April 2021	Actions Plans
DA10	27 April 2021	Actions Plans
DA11	27 April 2021	Actions Plans
DA12	27 April 2021	Actions Plans
DA13	27 April 2021	Actions Plans
DA14	27 April 2021	Actions Plans
DA21	27 April 2021	Actions Plans

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
<b>BASIX Certificate No. 1216286S</b>	<b>22 June 2021</b>	<b>Actions Plans</b>
Arboricultural Report	13 May 2021	Hugh the Arborist
Geotechnical Report	13 January 2021	Geotechnics

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

<b>Waste Management Plan</b>		
<b>Drawing No/Title.</b>	<b>Dated</b>	<b>Prepared By</b>
Waste Management Plan	15 May 2021	Bridget and Phil Holmewood

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.