

28 May 2021

Enquiries: Rebecca Dracup
Project No: 301333595

The Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Attention: The Chief Executive Officer

**RE: BASIX for Section 4.55(1A) Modification Application to DA2018/1332
Glenaeon Retirement Village – 199 & 207 Forest Way, Belrose**

On 26 May 2021 Northern Beaches Council issued a request for an amended BASIX Certificate in response to the Application No. Mod2021/0297 – PAN-102960. Stantec is the ESD Engineer providing the BASIX Certificate for Glenaeon Retirement Village and while the proposal relates to a material change to the development it will not impact the NatHERS thermal energy modelling results, nor the BASIX outcome.

The material change listed as potentially impacting the BASIX Certificate: “replace[ment of the] majority of the steel structure and metal roofing to concrete with a waterproof membrane. The waterproofing top coat colour will be matched to Monument”

Why this material change will have no impact on the BASIX Certificate:

1. The BASIX Report specifies achieving a total R-value of 3.2 for the roof and ceiling. This value remains the same with change from steel to concrete roof.
2. The BASIX Report specifies a dark colour for the roof. This value remains the same as the waterproofing top coat colour will be matched to the Monument colour.

Summary of documents reviewed: Section 4.55(1A) Modification Application to DA2018/1332, Application Returned Response Application No. Mod2021/0297 - PAN-10296.

Please do not hesitate to contact the undersigned if you have any queries.

Yours sincerely

Stantec Australia Pty Ltd



**Rebecca Dracup
Sustainability Project Engineer**