



291 - 293 Condamine Street, Manly Vale - Eastview BCA Statement

Referring to the following DA Assessment Report Conditions:

Conditions to be satisfied prior to the issue of the construction certificate - Condition 18 - Amendments to Balcony Elements / Cladding

- i) The rectangular landscape planter boxes on each balcony (shown along the sides of each balcony area) is to be widened to 1.0 metre (m) for all 9 residential Units.
- ii) A 1.0m wide x 0.6m deep soil planter box is to be provided along the (east) edge of the balcony balustrade for Unit 7 (FL27.942) to include additional minor landscape elements similar to adjacent buildings to the north. The main balustrade is to be of glazed material and setback from Condamine Street to maintain a maximum trafficable width of 3.0m from the front (eastern) wall of Unit 7 to minimise the visual impact of the balustrade height when viewed from Condamine Street.

DA condition 18 i) & 18ii) do not correspond with the BCA compliance standard or The National Construction Code. The NCC requires that: "where people could fall 1 m or more; a barrier must be provided which must be continuous and extend for the full extent of the hazard; and be of a height to protect people from accidentally falling". Performance Requirement DP3 – NCC 2019 – Amd 1 Vol 1. The BCA standards states: "Barriers and handrails are required to prevent fall – ensure to provide barriers to balconies and stairs in accordance with D2.16, D2.17 of the BCA and AS1428.1-2009."

The proposed alterations mentioned in DA condition 18, create a falling hazard, as it become possible to climb onto the planter box's and fall over the now reduced effective height of the balustrades. Condition 18 i & ii places the balustrades in a position where they do not extend "for the full extent of the hazard" and is not at a "height to protect people from accidentally falling".

The Section 4.55 plans propose an alteration to clause 18 i & ii that are in line with the NCC and BCA requirements and priorities the occupant's safety.

Yours sincerely,

Eastview (Aust) Pty Ltd

Jim Simons
Director