



3 July 2025

Burwood Tower Holdings Pty Ltd

Suite 806
6A Glen Street
MILSONS POINT NSW 2061

Andrew Khoudeir

RE: Burwood Place – 42-50 Railway Parade Burwood 2134
S4.55 RFI – Principle 7 – Safety, Item 25

BM+G has been engaged as the Principal Certifier for the development located at 42-50 Railway Parade, Burwood, known as Burwood Place. The development was granted consent by Burwood City Council under DA no. 44.2021, determined on the 28th of November 2022. We understand that a s4.55 modification has been lodged with Council, with a number of RFIs issued to Burwood Tower Holdings for response. This letter responds to Item 25. An extract is included below for reference.

Principle 7 – Safety		
25. Balcony depths must be reviewed by a suitably qualified Certifier or NCC specialist. Balconies with depths under one metre may present climbability and fall risks.	Action: justification to be provided. BCA/certifier to provide input for balconies changing only.	BCA/certifier

Balcony Depth:

Within a Class 2 Sole Occupancy Unit, the BCA does not prescribe a minimum depth of balconies or other similar external areas. We understand balconies include balustrades with a height in excess of 1000mm, meeting the minimum height requirements under BCA D3D18. This minimum height does not change based on the available floor area directly adjacent the balustrade. As such, there is no non-compliance that occurs on the simple basis of the dimensions of the balconies as proposed under the s4.55 documentation.

Climbable elements:

BCA Clause D3D20 prevents a barrier which is located on a floor more than 4m above the surface beneath from incorporating horizontal or near horizontal elements that could facilitate climbing between 150-760mm above the floor.

Whilst a balcony depth of under 1m does increase the opportunity for climbable elements to be within proximity of the barrier, it does not result in a design that is incapable of compliance. As such, we believe that BCA compliance is readily achievable and may be resolved via design development prior to the issue of a Construction Certificate.

Liability limited by a scheme approved under Professional Standards Legislation.

Conclusion:

In the capacity of Principal Certifier of the subject development, BM+G confirm that the balcony depths as proposed in the s4.55 documentation do not prejudice the ability to comply with the BCA, subject to design development prior to the issuance of a Construction Certificate.

Yours faithfully,



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Associate Director

BM+G

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