Davis Langdon
An AECOM Company

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25 July 2014

Cote Owners Corporation (COC)
Strata Plan No.50785
Attention: Mr Kevin O'Shea

Dear Kevin,

Cote D'Azur Balustrade Upgrade Project - Progress Report (July 2014)

Davis Langdon as Project Manager for the Cote Owners Corporation provides the following progress report regarding the Cote D'Azur Balustrade Upgrade project.

Project update

1. Kevin O'Shea/ Alan Bailey (COC – Project Sub-committee) and Mark Davis (Davis Langdon – Project Manager) visited site on 3 June 2014 to carry out an inspection of the general layout of the building complex, balconies and access provisions for undertaking a full balustrade replacement program
2. Davis Langdon has since made enquiries with Sutherland Shire Council and a Private Certifier regarding the planning approvals process applying to this project. They advised a DA is not required for the replacement of the existing balustrades
3. Further advice has been sought from a balustrade installer regarding various systems, fixing details, procurement lead-times and warranty/durability matters
4. Davis Langdon is proceeding with seeking fee proposals from an appropriately experienced architect and PCA to enable presentation material and tender specifications to be prepared
5. Davis Langdon have commenced enquiries for preparing a preliminary panel of tenderers
6. Davis Langdon have updated the Project Delivery Program (refer attached) for communication to the Project Sub-committee

Planning, Approvals & Design

Davis Langdon has made preliminary enquiries with Sutherland Shire Council as well as a Private Certifier to clarify the planning and approval requirements for replacement of the entire balustrade system.

Informal advice was received from the Private Certifier that the works would fall under the category of exempt development. This was subsequently confirmed by a Duty officer at Sutherland Shire Council when phone enquiries were made on 26 June 2014.

Section 2.53 Specified development of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (NSW) Part 2 Exempt Development Codes states:

A minor external non-structural building alteration, such as the following:

(e) the repair to or replacement of a balustrade

is development specified for this code if it is not constructed or installed on or in a heritage item or a draft heritage item or in a heritage conservation area or a draft heritage conservation area.

What this means for the Cote D'Azur development is that under exempt development a Development Approval (DA) is not required as the character of the complex is not altering and the property is not subject to heritage or conservation protection.

Given the complexity of issues required to be considered in producing an outcome that meets compliance it is recommended the COC appoint a Private Certifier to assess the completed design and installed works to ensure compliance with the relevant standards and codes. This consultant could be incorporated into a D&C contract thus making it the responsibility of the contractor however impartiality would be desirable therefore it would be recommended the PCA be appointed by the Owners.

Design Brief

In selecting and designing a solution for replacing the existing balustrading several systems with a multitude of finishes are available in the market. These broadly include:

- Framed glass
- Semi-framed glass
- Frameless glass

Ultimately, the system that is selected will be required to meet the Building Code of Australia (BCA) and relevant Australian Standards as a minimum.

Certification of the design and the installation will be required from a registered and practicing Structural Engineer. As a Design & Construct contract is likely to be recommended, the responsibility for certification of the design will fall to the contractor.

The Cote Owners Corporation has previously indicated its preference for a frameless glass approach for replacing the existing framed glass balustrade system. This approach has its merits on the following basis:

- Aesthetically and visually desirable
- Unobstructed views
- Reduced maintenance

All systems are required to be engineered to comply with structural code requirements however a frameless system will require a specific engineered solution to address the limitations of glass and fixing details. Davis Langdon has confirmed this with a balustrade supplier and will take this into account when putting tender documents together.

Each of the systems has advantages and disadvantages. These will be identified and form part of the presentation material to the COC.

Design criteria will be documented by an Architect through a tender specification which will form part of the Request for Tender documentation.

A Private Certifier will need to be engaged to review and sign off on the design meeting the requirements of the BCA and sign off on the as installed works on completion.

Prior to finalising the project scope of works and proceeding to tender documentation activities, a presentation will be required to enable the COC to select its preferred option for a balustrade system.

Procurement

Various contract systems are available with a Design & Construct contract the likely method of procurement to be recommended by the Project Manager. By selecting this method the design risk is transferred to the contractor who is best positioned to manage this whilst coming up with the detailed solution.

A number of potential tenderers have been identified by the Project Manager. These will be made available shortly once investigation and due diligence of these entities has been undertaken by the Project Manager.

Program

Project investigation is complete and planning and approvals commenced mid-2014. An updated Delivery Program is attached.

Subject to COC reaching a decision on a preferred option, tendering of the works is scheduled to commence in September 2014.

Once a contractor is appointed there is a long lead-time on materials of approx. 10 weeks which will also coincide with the Christmas period. This will allow the owners and occupiers quiet amenity over the period of December/

January with an anticipated start date on site in early February 2015. Construction is anticipated to take 6-8 months. A program is attached that has no float for inclement weather during construction.

Yours faithfully



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encl: 1. Delivery Program (Rev 1)