



ACCESS REPORT
DEVELOPMENT APPLICATION

CLIENT
LOTUS PROJECT MANAGEMENT

PROJECT
PROPOSED MIXED USE DEVELOPMENT
1129-1131 PITTWATER ROAD
COLLARROY NSW 2097

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Project File Name:		Lotus Project Management – Proposed Mixed Use Development – 1129-1131 Pittwater Road Collaroy – Access Report (DA)		
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A	Issued to client as draft	D.Shan	C.Miroforidis	31-Jan-20
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1. INTRODUCTION

Ergon Consulting has been engaged by the client Lotus Project Management to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and within the proposed mixed use development (boarding house & retail) at 1129-1131 Pittwater Road Collaroy NSW.

This report has been prepared to be submitted with the development application and has relied on the following design documentation prepared by Barry Rush & Associates (*attached in Appendix 1*).

Document Number	Rev	Title	Date
A02	A	Basement Floor Plan	19.03.20
A03	A	Ground Floor Plan	19.03.20
A04	A	First Floor Plan	19.03.20
A05	A	Second Floor Plan	19.03.20
A06	A	Third Floor Plan	19.03.20
A07	A	Roof Plan	19.03.20

a. Purpose of report

The purpose of this report is to identify the extent to which the design documentation complies with the applicable accessibility provisions found within:

- Building Code of Australia (BCA) 2016, Part D3 (*Access for people with a disability*), Clause E3.6 (*Lift Installations*) and Clause F2.4 (*Accessible Sanitary Facilities*);
- Disability (*Access to Premises – Building*) Standards (DAPS) 2010;
- AS1428.1-2009 Part 1: General requirements for access - New building work;
- AS1428.4.1-2009 Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators;
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities;
- AS1735.12-1999 Part 12: Lift facilities for persons with disabilities;
- Northern Beaches Council – Warringah Development Control Plan 2011 – D18 Accessibility and Adaptability; and
- General best practice access requirements.

b. Report Exclusions

This report should not be misinterpreted that it provides an assessment for compliance with the following:

- Occupational Health & Safety Act and Regulations;
- Work Health and Safety requirements;
- Requirements of any standards that are not identified within this report;
- Any parts or specifications of the BCA not directly referenced within this report; and
- Disability Discrimination Act (DDA) 1992.

It is also conveyed that this report does not form part of the design documentation prepared for this project.

2. DEVELOPMENT DETAILS

a. Project Description

The mixed use development will generally include the following:

- Basement car park with 13 boarding house car parking spaces of which 2 are accessible, 7 retail car parking spaces, bicycle parking spaces, motorbike parking spaces, storage units;
- Ground floor with 2 retail units with dedicated unisex accessible toilets within each unit, common foyer, commercial waste room, commercial store room, recycle waste room, bulky waste room, communal unisex accessible toilet, male and female ambulant toilets, 1 retail accessible car parking space, 1 service vehicle car parking space and waiting bay, plant/services cabinets;
- First floor with 12 boarding rooms of which 1 is accessible, 1 common room;
- Second floor with 11 boarding rooms of which 1 is accessible, 1 common room; and
- Third floor with 1 manager boarding room; and
- Non-trafficable roof.

b. Building Details

The building(s) that are referred to within this report can be described as follows:

Property Address: 1129-1131 Pittwater Road Collaroy NSW 2097

Legal Description: Lot 1 DP859613 & Lot 4 DP7445

Total Site Land Area: 842m² approx.

Proposed Building Classification(s):

Class 3 – Boarding House (total floor area of all floors exceeds 300m and there are more than 12 residents)

Class 6 – Retail Units

Class 7a – Car Parking

Note: Building classifications determined in accordance with Part A3 of the BCA.

3. BCA ASSESSMENT

a. General

The table below assesses the compliance status of the design documentation in terms of the prescriptive accessibility provisions found within the Building Code of Australia (BCA) 2019.

The references within this table are only access related parts or clauses found within the BCA and those applicable to this project.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

b. Part D3 – Access for people with disabilities

BCA Clause		Status	Comment/Recommendation
D3.0	<p>Deemed-to-satisfy provisions</p> <p>(a) Where a D-t-S solution is proposed, the Performance Requirements DP1 to DP6, DP8 and DP9 are satisfied by complying with –</p> <p>(i). D1.1 to D1.16, D2.1 to D2.25 and D3.1 to D3.12; and</p> <p>(ii). In a building containing an atrium, Part G3; and</p> <p>(iii). In a building in an alpine area, Part G4; and</p> <p>(iv). For additional requirements for Class 9b buildings, Part H1; and</p> <p>(v). For public transport buildings, Part H2.</p> <p>(b) Where a performance solution is proposed, the relevant performance requirements must be determined in accordance with A2.2(3) and A2.4(3).</p> <p>(c) Performance requirement DP7 must be complied with if lifts are to be used to assist occupants to evacuate a building.</p>	Noted	<p>Performance Compliance</p> <p>The new building work will generally follow a D-t-S path for achieving compliance.</p> <p>Where D-t-S compliance is not achievable a performance based solution must be provided complying with the relevant performance requirements at CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
D3.1	<p>General building access requirements</p> <p>Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by Clause D3.4.</p> <p>Class 3 – Boarding House</p> <p><i>Common Areas:</i></p> <p><i>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole occupancy unit on that level.</i></p> <p><i>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</i></p> <p><i>Where a ramp complying with AS1428.1-2009 or a passenger lift is installed –</i></p> <p>(a) <i>To the entrance doorway of each sole occupancy unit; and</i></p> <p>(b) <i>To and within rooms or space for use in common by the residents,</i></p> <p><i>Located on the levels served by the lift or ramp.</i></p> <p><i>Sole Occupancy Units:</i></p> <p><i>Not more than 2 required accessible units may be located adjacent to each other.</i></p> <p><i>Where more than 2 accessible sole occupancy units are required, they must be representative of the range of rooms available.</i></p> <p><i>If the building or group of buildings contain:</i></p> <p><i>11 to 40 sole-occupancy units – access is required to and within 2 accessible sole occupancy units.</i></p> <p>Class 6 – Retail Units</p> <p><i>To and within all areas normally used by occupants.</i></p> <p>Class 7a – Car Parking</p> <p><i>To and within any level containing accessible car parking spaces.</i></p>	Capable of complying at CC stage	<p>Class 3 – Boarding House</p> <p>Access is required to the entrance doorway of each boarding room within the development.</p> <p>Each boarding room entrance door must have a minimum 850mm wide x 1980mm high clear door opening (920mm x 2040mm door) complying with AS1428.1-2009.</p> <p>Accessible Boarding Rooms</p> <p>2 accessible boarding rooms must be provided within the development complying with Table D3.1 of the BCA.</p> <p>The accessible boarding rooms must have provision for the following accessible features complying with AS1428.1-2009:</p> <ul style="list-style-type: none"> • Entrance door (920mm wide x 204mm high) with D-lever type door controls and clear door circulation space on both sides of the door; • Bed with circulation space including 1000mm clear width at each side of the bed and 1540mm x 2070mm clearance at the foot of the bed or the side with a wardrobe; • Circulation space including a 1550mm diameter circle in front of a desk, wardrobe, kitchenette, laundry or linen cupboard; • Provision for an accessible sanitary facility within the room complying with AS1428.1-2009; and • Provision for a laundry cabinet with a basin and combined drier/washing machine within the room. <p>Class 6 – Retail Units</p> <p>Access is required to and within the retail units provided within the development.</p> <p>Internal fitout details are not provided as part of this submission, therefore excluded from this assessment.</p> <p>Class 7a – Car Parking</p> <p>Access is required to and within the car parking levels (basement and ground floor) containing accessible car parking.</p> <p>Building access requirements to be confirmed at CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
D3.2	<p>Access to buildings</p> <p>(a) An accessway must be provided to a building required to be accessible:</p> <ul style="list-style-type: none"> (i). From the main points of a pedestrian entry at the allotment boundary; and (ii). From another accessible building connected by a pedestrian link; and (iii). From any required accessible car parking space on the allotment. <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and:</p> <ul style="list-style-type: none"> (i). Through not less than 50% of all pedestrian entrances, including the principal pedestrian entrance; and (ii). In a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance; <p>Except for pedestrian entrances serving only areas exempted by Clause D3.4.</p> <p>(c) Where a pedestrian required to be accessible has multiple doorways:</p> <ul style="list-style-type: none"> (i). If the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and (ii). If a pedestrian entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible. <p>(d) For the purpose of (c):</p> <ul style="list-style-type: none"> (i). An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where: <ul style="list-style-type: none"> a. All doorways serve the same part or parts of the building; and b. The distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance. 	Capable of complying at CC stage	<p>Accessway to the Building</p> <p>Accessways (<i>i.e. continuous accessible path of travel without steps or steep grades</i>) complying with AS1428.1-2009 must be provided to the development from each pedestrian entry point (retail and boarding house) at the allotment boundary and the accessible car parking provided within the car parking levels.</p> <p>Accessways are generally provided to the development, however must be confirmed in detail at CC design stage.</p> <p>Principal Pedestrian Entrances</p> <p>The principal pedestrian entrance doors providing access to the retail units and boarding house must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), D-lever type door controls, level threshold and clear door circulation space on both sides of the door complying with AS1428.1-2009.</p> <p>The CC design documents will provide details showing clear opening of doorways, level thresholds, door hardware and door circulation space requirements in accordance with AS1428.1-2009.</p>

BCA Clause		Status	Comment/Recommendation
	<p>(ii). A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.</p> <p>(e) Where a doorway on an accessway has multiple leaves, (except an automated opening door) one of the leaves must have a clear opening width of not less than 850mm in accordance with AS1428.1.</p>		
<p>D3.3</p>	<p>Parts of buildings to be accessible</p> <p>In a building required to be accessible:</p> <p>(a) Every ramp and stairway, except for ramps and stairways in areas exempted by Clause D3.4, must comply with:</p> <p>(i). For a ramp, except a fire isolated ramp, clause 10 of AS1428.1; and</p> <p>(ii). For a stairway, except a fire isolated stairway, clause 11 of AS1428.1; and</p> <p>(iii). For a fire isolated stairway, clause 11 (f) and (g) of AS1428.1; and</p> <p>(b) Every passenger lift must comply with Clause E3.6;</p> <p>(c) Accessways must have:</p> <p>(i). Passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of site is not available; and</p> <p>(ii). Turning spaces complying with AS1428.1:</p> <p>a. Within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>b. At maximum 20m intervals along the accessway; and</p> <p>(d) An intersection of accessways satisfies the spatial requirements for a passing and turning space;</p> <p>(e) A passing space may serve as a turning space; and</p> <p>(f) A ramp complying with AS1428.1 or a passenger lift need not be provided to a serve a storey or level other than an entrance storey in a Class 5, 6, 7b or 8 building:</p> <p>(i). Containing not more than 3 storeys; and</p>	<p>Capable of complying at CC stage</p>	<p>Accessways within the Building</p> <p>Accessways provided within the development must comply with AS1428.1-2009 and incorporate the following:</p> <ul style="list-style-type: none"> • 1000mm minimum clear width, except where a turning space or door circulation space is required within an accessway; • 1500mm diameter minimum clear circulation space to perform a 90-degree turn within an accessway; and • 1540mm x 2070mm minimum clear circulation space to perform a 180-degree turn within 2 metres of a terminated accessway. <p>Internal Common Doors</p> <p>The internal common doors required to be accessible must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), D-lever type door controls and clear door circulation space on both sides of the door complying with AS1428.1-2009.</p> <p>Walkways</p> <p>The walkways (<i>i.e. 1 in 20-33 graded walkways</i>) must comply with AS1428.1-2009.</p> <p>Walkways must have a minimum 1000mm clear width, landings every 15m (<i>1200mm long mid-landings, 1200mm-1500mm long top and bottom landings and 1500mm x 1500mm mid-landings</i>), 600mm wide firm level surface on abutting sides or minimum 450mm high low wall, or handrail with a kerb rail.</p> <p>Stairs</p> <p>The stairs, except fire isolated stairs must comply with AS1428.1-2009.</p>

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	<p>(ii). With a floor area for each storey, excluding the entrance storey, of not more than 200m².</p> <p>(g) Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm'.</p> <p>(h) The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.</p>		<p>The stair must have handrails on both sides with a minimum 1000mm clear width, handrail extensions (<i>300mm top and 550mm bottom</i>) with terminations to the ground or wall, enclosed risers and non-slip nosings with a 30% luminance contrast.</p> <p>Tactile ground surface indicators must be provided at top and bottom landings complying with AS1428.4.1-2009.</p> <p>The handrails must not intrude within the clear circulation space of an accessway or doorway.</p> <p>Fire-Isolated Stairs</p> <p>The fire-isolated stairs must have a minimum 1000mm clear width, non-slip nosings with a 30% luminance contrast and a compliant handrail complying with AS1428.1-2009.</p> <p>The first riser at each mid-landing must be setback one tread width to achieve handrail height compliance.</p> <p>Fire Exit Doors</p> <p>The fire exit doors must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) and D-lever type or panic bar door controls allowing a person with a disability to escape or seek refuge during an emergency.</p> <p>Passenger Lift</p> <p>The passenger lift must comply with Clause E3.6 of the BCA and AS1735.12-1999.</p> <p>Soft Floor Coverings</p> <p>The carpet provided within common areas must comply with the BCA and AS1428.1-2009. The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm (<i>max. 15mm thickness</i>).</p> <p>Slip Resistant Surfaces</p> <p>The flooring (<i>i.e. tiles, pavers, timber or concrete</i>) provided within common areas must have a slip resistant rated surface complying with the BCA and AS4586-2013 (<i>e.g. R10 or P3 rating for dry areas & R11 or P4 rating for wet areas</i>).</p> <p>Bin Rooms</p> <p>The bin rooms must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) with</p>

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			<p>clear door circulation space on both sides of the door, clear internal circulation space (1540mm x 2070mm) and accessible via an accessway complying with AS1428.1-2009.</p> <p>Common Areas</p> <p>The communal areas including the common rooms and outdoor areas must be accessible via an accessway complying with AS1428.1-2009.</p> <p>Access requirements within the development to be confirmed at CC stage.</p>
D3.4	<p>Exemptions</p> <p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> (a) An area where access would be inappropriate because of the particular purpose for which the area is used; and (b) Any area that would pose a health or safety risk for people with a disability; and (c) Any path of travel providing access only to an area exempted by (a) and (b). 	Noted	<p>Non Accessible Areas</p> <p>The commercial waste room, commercial store room, bulky waste room, plant/services cabinets may be exempt from being accessible as access would be considered inappropriate and would pose a health and safety risk for a person with a disability.</p> <p>The client must provide information detailing use of each non-accessible area, role of personnel to be admitted to the area, security arrangements for independent movement of non-authorized personnel, activities of the people using the area and any OH&S restraints.</p> <p>Non-accessible areas within the development to be confirmed at CC design stage.</p>
D3.5	<p>Accessible car parking</p> <p>Accessible car parking spaces:</p> <ul style="list-style-type: none"> (a) Subject to (b), must be provided in accordance with Table D3.5 in: <ul style="list-style-type: none"> (i). A Class 7a building required to be accessible; and (ii). A car parking area on the same allotment as a building required to be accessible. (b) Need not be provided in a Class 7a building or car parking area where a parking service is provided and direct access to any of the car parking spaces is not available to the public. (c) Subject to (d), must comply with AS2890.6. (d) Need not be identified with signage where there is a total of not more than 	Capable of complying at CC stage	<p>Accessible Car Parking</p> <p>The accessible car parking provided within the development must comply with AS2890.6-2009.</p> <p>The accessible car parking space must be a minimum 2400mm wide x 5400mm long with a 2400mm wide x 5400mm long shared zone.</p> <p>The accessible car parking space and shared zone must have a minimum 2500mm overhead clearance (<i>pipes, beams and cable trays should not intrude into this overhead clearance</i>).</p> <p>The car park entrance door, ramp and driveway isle within the car park must have a minimum 2200mm overhead clearance (<i>pipes, beams and cable trays should not intrude into this</i></p>

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	<p>5 car parking spaces, so as to restrict the use of the car parking space only for people with a disability.</p> <p>Class 3 – Boarding House</p> <p><i>Table D3.5 states accessible car parking must be calculated by multiplying the total number of car parking spaces by the percentage of –</i></p> <ul style="list-style-type: none"> • Accessible sole-occupancy units to the total number of sole-occupancy units; or • Accessible bedrooms to the total number of bedrooms; and <p><i>The calculated number is to be taken to the next whole figure.</i></p> <p>Class 6 – Retail Units</p> <p><i>Table D3.5 states 1 accessible car parking space for every 50 car parking spaces or part thereof for up to 1000 car parking spaces and 1 accessible car parking space for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces.</i></p> <p>Class 7a – Car Parking</p> <p><i>Table D3.5 states 1 accessible car parking space for every 100 car parking spaces or part thereof.</i></p>		<p><i>overhead clearance).</i></p> <p>Appropriate identification (<i>including the international symbol of access</i>) and non-slip line marking must be provided to the accessible car parking space and shared zone.</p> <p>The shared zone must have provision for a yellow bollard setback 850mm from the front of the shared zone.</p> <p>The cross-fall must not be more than 1 in 40 grade in any direction at the accessible car parking space and shared zone.</p> <p>Class 3 – Boarding House</p> <p>2 boarding house accessible car parking spaces must be provided within the basement car park.</p> <p>Class 6 – Retail Units</p> <p>1 retail accessible car parking space must be provided within the ground floor car park.</p> <p>Class 7a – Car Parking</p> <p>There are no visitor car parking spaces provided within the car parking levels.</p> <p>Accessible car parking requirements to be confirmed at CC design stage.</p>
<p>D3.6</p>	<p>Signage</p> <p>In a building required to be accessible –</p> <p>(a) Braille and tactile signage complying with Specification D3.6 must:</p> <p>(i). Incorporate the international symbol of access or deafness, as appropriate, in accordance with AS1428.1 and identify each:</p> <ul style="list-style-type: none"> a. Sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole occupancy unit in a Class 3 or Class 9c building; and b. Space with a hearing augmentation system. <p>(ii). Identify each door required by Clause E4.5 to be provided with an exit sign and state:</p> <ul style="list-style-type: none"> a. “Exit”; and b. “Level” followed by either the floor level number, the floor level descriptor or a combination of both. 	<p>Capable of complying at CC stage</p>	<p>Accessible Signage</p> <p>Accessible signage provided within the development must comply with Specification D3.6 of the BCA and AS1428.1-2009.</p> <p>Signs must be positioned 1200mm-1600mm from the ground, easy to read (<i>large print if possible</i>), non reflective, illuminated and include legible braille and tactile.</p> <p>Fire Exit Doors</p> <p>Signage must be provided to all fire exit doors within the development stating “Exit” and “Level” followed by the floor number, name or both.</p> <p>Directional signage must be provided directing a person with a disability to the nearest fire exit door.</p> <p>Unisex Accessible Toilets</p> <p>Signage must be provided to the unisex accessible toilets identifying if the facility is suitable for left or right hand use and stating “Unisex Toilet LH” or “Unisex</p>

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	<p>(b) Signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying:</p> <ul style="list-style-type: none"> (i). The type of hearing augmentation; (ii). The area covered within the room; and (iii). If receivers are being used and where the receivers can be obtained. <p>(c) Signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use.</p> <p>(d) Signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1 must be located on the door of the facility.</p> <p>(e) Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>(f) Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, direction signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p> <p>(g) In a building subject to F2.9, directional signage complying with Specification D3.6 must be provided at the location of each:</p> <ul style="list-style-type: none"> (i). Bank of sanitary facilities; and (ii). Accessible unisex sanitary facility, other than the one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building. 		<p>Toilet RH” with the international symbol of access.</p> <p>Male and Female Ambulant Toilets</p> <p>Signage must be provided to the male and female ambulant toilets identifying each toilet and stating “Male Ambulant Toilet” and “Female Ambulant Toilet” with the male and female ambulant symbols.</p> <p>Accessible Boarding Rooms</p> <p>The doorway room number provided to each boarding room must have tactile features (raised numbering).</p> <p>Signage need not be provided to the accessible sanitary facility provided within each accessible boarding room.</p> <p>Bin Rooms</p> <p>Signage must be provided to the bin rooms stating “Retail Garbage”. Braille and tactile features are not required.</p> <p>Non-Accessible Areas</p> <p>Non-accessible areas must have signage stating the use of the room or area i.e. “Meters”. Braille and tactile features are not required.</p> <p>Common Areas</p> <p>Signage must be provided to each common area identifying the use of the area i.e. “Common Room”.</p> <p>Signage details to be confirmed during CC design stage</p>
D3.7	<p>Hearing Augmentation</p> <p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than the</p>	Not applicable	An inbuilt amplification system other than the emergency warning system will

BCA Clause		Status	Comment/Recommendation
	<p>one used for emergency warning, is installed:</p> <ul style="list-style-type: none"> (i). In a room in a Class 9b building; or (ii). In an auditorium, conference room, meeting room, or room for judicatory purposes; or (iii). At any ticket office, tellers booth, reception area, or the like, where the public is screened from the service provider. <p>(b) If a hearing augmentation system is required by (a) is:</p> <ul style="list-style-type: none"> (i). An induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; and (ii). A system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than: <ul style="list-style-type: none"> a. If the room or space accommodates up to 500 persons, 1 receiver per 25 persons or part thereof, or 2 receivers, whichever is greater; and b. If the room or space accommodates more than 500 patrons but not more than 1000, 20 receivers plus 1 receiver for every 33 person or part thereof in excess of 500 persons; and c. If the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and d. If the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. <p>(c) The number of persons accommodated in the room or space served by an inbuilt amplification</p>		<p>not be provided within the development.</p> <p>A hearing augmentation system is not required.</p>

BCA Clause		Status	Comment/Recommendation
	<p>system must be calculated according to Clause D1.13.</p> <p>(d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>		
D3.8	<p>Tactile Indicators</p> <p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching:</p> <ul style="list-style-type: none"> (i). A stairway, other than a fire-isolated stairway; and (ii). An escalator; and (iii). A passenger conveyor or moving walk; and (iv). A ramp, other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v). In the absence of a suitable barrier: <ul style="list-style-type: none"> a. An overhead obstruction less than 2m above floor level, other than a doorway; and b. An accessway meeting a vehicle way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in Clause D3.4, if there is no kerb or kerb ramp at that point; <p>Except of areas exempted by Clause D3.4.</p> <p>(b) Tactile ground surface indicators required by (a) must comply with Section 1 and 2 of AS/NZS 1428.4.1.</p> <p>(c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with AS1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>	<p>Capable of complying at CC stage</p>	<p>Tactile Ground Surface Indicators</p> <p>Tactile ground surface indicators (<i>warning type</i>) provided within the development must comply with AS1428.4.1-2009.</p> <p>Tactile ground surface indicators must be provided to the top and bottom landings of stairs (<i>except for fire-isolated stairs</i>).</p> <p>Tactile ground surface indicators provided at stairs must be a minimum 600-800mm wide where the distance of the landing is more than 3000mm from the nearest nosing and if less than 3000mm must be 300-400mm wide.</p> <p>The tactile ground surface indicators must be provided for the full width of an opening and setback 300mm from the hazard.</p> <p>Integrated tactile ground surface indicators must have a 30% luminance contrast, discrete tactile ground surface indicators must have a 45% luminance contrast and 2 tone tactile ground surface indicators must have a 60% luminance contrast to surrounding surfaces.</p> <p>Tactile ground surface indicators must not be provided to mid-landings where a continuous handrail is provided.</p> <p>Tactile ground surface indicator locations to be confirmed at CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
D3.9	<p>Wheelchair seating spaces in Class 9b assembly buildings</p> <p>Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS1428.1 must be provided with the following:</p> <p>(a) The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9;</p> <p>(b) In a cinema:</p> <p>(i). With not more than 300 seats, wheelchair seating spaces must not be located in the front row seats; and</p> <p>(ii). With more than 300 seats – not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.</p>	Not applicable	<p>There is no fixed seating or areas of the development that are classified as Class 9b.</p> <p>Wheelchair seating spaces are not required.</p>
D3.10	<p>Swimming pools</p> <p>(a) Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.</p> <p>(b) An accessible entry/exit must be by means of:</p> <p>(i). A fixed or moveable ramp and an aquatic chair; or</p> <p>(ii). A zero depth entry and an aquatic chair; or</p> <p>(iii). A platform swimming pool lift and an aquatic wheelchair; or</p> <p>(iv). A sling style swimming pools lift.</p> <p>(c) Where a swimming pool has a perimeter of more than 70m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii).</p> <p>(d) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS1428.1.</p>	Not applicable	<p>There are no swimming pools proposed within the development.</p>
D3.11	<p>Ramps</p> <p>On an accessway:</p> <p>(a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and</p> <p>(b) A landing for a step ramp must not overlap a landing for another step</p>	Noted	<p>There are no ramps with a total rise of 3.6m and no overlapping step ramp or other ramp landings proposed within the development.</p>

BCA Clause		Status	Comment/Recommendation
	ramp or ramp.		
D3.12	<p>Glazing on an accessway</p> <p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.</p>	Capable of complying at CC stage	<p>Frameless glazed doors or windows (<i>without mid-rails</i>) that can be mistaken as opening within common areas of the development must have a luminance contrast strip in accordance with AS1428.1-2009.</p> <p>Contrasting strips must have a solid, non-transparent contrasting line with a minimum 30% luminance contrast, not less than 75mm wide with the lower edge located at a height between 900-1000mm from the ground.</p> <p>Visual indicators on glazing to be confirmed at CC design stage.</p>

c. Part E3 – Lift Installations

BCA Clause		Status	Comment/Recommendation
E3.6	<p>Passenger Lifts</p> <p>In an accessible building, every passenger lift must:</p> <p>(a) Be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</p> <p>(b) Have accessible features in accordance with Table E3.6b;</p> <p>(c) Not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p> <p>Electric Passenger Lift</p> <p><i>Table E3.6a states there are no limitations on this type of lift.</i></p> <p><i>Table E3.6b states the following accessible features are required for this type of lift:</i></p> <ul style="list-style-type: none"> • Handrails complying with the provisions for a mandatory handrail in AS1735.12; • Lift floor dimension of not less than 1400mm wide x 1600mm deep; • Minimum clear door opening complying with AS1735.12; • Passenger protection system complying with AS1735.12; • Lift landing doors at the upper landings; 	Capable of complying at CC stage	<p>Passenger Lift</p> <p>The passenger lift provided within the development must comply with Clause E3.6 of the BCA and AS1735.12-1999.</p> <p>The following accessible features are required:</p> <ul style="list-style-type: none"> • Lift door opening to be a minimum 900mm wide; • Lift floor dimensions not less than 1400mm wide x 1600mm deep (<i>unless a stretcher lift is required</i>); • Handrails complying with AS1735.12-1999; • Passenger protection system complying with AS1735.12-1999; • Lift landings doors with clear circulation space for a 90-degree turn (<i>1500mm diameter clearance</i>); • Lift car and landing controls buttons must comply with AS1735.12-1999. Control buttons must have provision for tactile and braille; • Lighting in accordance with AS1735.12-1999; • Audible and visual indication

BCA Clause		Status	Comment/Recommendation
	<ul style="list-style-type: none"> • <i>Lift car and landing control buttons complying with AS1735.12;</i> • <i>Lighting in accordance with AS1735.12;</i> • <i>Automatic audible information within the lift car to identify the level each time the car stops;</i> • <i>Audible and visual indication at each lift landing to indicate the arrival of the lift car;</i> • <i>Audible information and audible indication must be provided in a range of between 20-80 dB (A) at a maximum frequency of 1 500 Hz;</i> • <i>Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</i> 		<p>systems as prescribed in AS1735.12-1999; and</p> <ul style="list-style-type: none"> • Emergency hands-free communication device including a button that alerts a call centre of a problem and a light to signal that the call has been received. <p>Lift details to be provided at CC design stage for review.</p>

d. Part F2 – Sanitary and other facilities

BCA Clause		Status	Comment/Recommendation
<p>F2.4</p>	<p>Accessible Sanitary Facilities</p> <p>In a building required to be accessible:</p> <p>(a) Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a); and</p> <p>(b) Accessible unisex showers must be provided in accordance with Table F2.4 (b); and</p> <p>(c) At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females; and</p> <p>(d) An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels;</p> <p>(e) The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and Table F2.4 (b) must comply with the requirements of AS1428.1; and</p>	<p>Capable of complying at CC stage</p>	<p>Unisex Accessible Toilets & Showers</p> <p>The unisex accessible toilet and shower (<i>minimum clear internal dimensions 2300mm wide x 2700mm long</i>) provided within each accessible boarding room must have fixtures, fittings and circulation space complying with AS1428.1-2009.</p> <p>The WC, washbasin, grabrails, toilet paper dispenser, soap dispenser, tapware, clothes hanging device, shower head and rail, shower seat, door locking hardware and other associated fixtures or fittings must comply with AS1428.1-2009.</p> <p>Unisex Accessible Toilets</p> <p>The unisex accessible toilet (<i>minimum clear internal dimensions 1900mm wide x 2700mm long</i>) provided within the retail units and common areas of the development must have fixtures, fittings and circulation space complying with AS1428.1-2009.</p> <p>The WC, washbasin, grabrails, toilet paper dispenser, soap dispenser, tapware, clothes hanging device, door locking hardware and other associated fixtures or fittings must comply with</p>

BCA Clause		Status	Comment/Recommendation
	<p>(f) An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3 (f) to be provided with a passenger lift or ramp complying with AS1428.1.</p> <p>Class 3 – Boarding House</p> <p><i>Table F2.4 (a) – Accessible Unisex Sanitary Compartments states:</i></p> <ul style="list-style-type: none"> <i>In every accessible sole occupancy unit provided with sanitary compartments within the accessible sole occupancy unit, not less than 1 accessible toilet; and</i> <i>At each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1 accessible toilet.</i> <p><i>Table F2.4 (b) – Accessible Unisex Showers states:</i></p> <ul style="list-style-type: none"> <i>In every accessible sole occupancy unit provided with showers within the accessible sole occupancy unit, not less than 1 accessible shower; and</i> <i>1 accessible shower for every 10 showers or part thereof provided in common areas.</i> <p>Class 6 – Retail Units</p> <p><i>Table F2.4 (a) states where Clause F2.3 requires a closet pan, 1 accessible toilet must be provided on every storey containing sanitary compartments and where a storey has more than one bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</i></p> <p><i>Table F2.4 (b) states where Clause F2.3 requires 1 or more showers, not less than 1 accessible shower for every 10 showers or part thereof.</i></p>		<p>AS1428.1-2009.</p> <p>Class 3 – Boarding House</p> <p>2 unisex accessible toilets and showers must be provided within the accessible boarding rooms (1 right handed facility and 1 left handed facility).</p> <p>1 unisex accessible toilet must be provided within the ground floor level for common use (1 right handed facility).</p> <p>Class 6 – Retail Units</p> <p>2 unisex accessible toilets must be provided within the retail units (1 in each retail unit – 1 right handed facility and 1 left handed facility).</p> <p>Class 7a – Car Parking</p> <p>There are no accessible sanitary facilities proposed within the car parking levels.</p> <p>Accessible sanitary facilities to be confirmed at CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
	<p>Class 7a – Car Parking</p> <p><i>Table F2.4 (a) states where Clause F2.3 requires a closet pan, 1 accessible toilet on every storey containing sanitary compartments and where a storey has more than one bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</i></p> <p><i>Table F2.4 (b) states where Clause F2.3 requires 1 or more showers, not less than 1 accessible shower for every 10 showers or part thereof.</i></p>		
<p>F2.9</p>	<p>Accessible Adult Change Facilities</p> <p>(a) Accessible adult change facilities required by (b):</p> <ul style="list-style-type: none"> (i). Must be constructed in accordance with Specification F2.9; and (ii). Cannot be combine with another sanitary compartment; <p>(b) One unisex accessible adult change facility must be provided in an accessible part of a:</p> <ul style="list-style-type: none"> (i). Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole occupancy units; and (ii). Class 9b sports venue or the like: <ul style="list-style-type: none"> a. Has a design occupancy of not less than 35,000 spectators; or b. Contains a swimming pool that has a perimeter of not less than 70m and that is required by Table D3.1 to be accessible; (iii). Museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and (iv). Theatre or the like having a design occupancy of not less than 1,500 patrons; and (v). Passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002; <p>(c) For the purpose of (b), the design</p>	<p>Not applicable</p>	<p>Accessible adult change facilities are not applicable to the development as they are only required within shopping centres, sports venues, museums, art galleries, theatres or airports.</p>

BCA Clause		Status	Comment/Recommendation
	<p>occupancy must be calculated in accordance with Clause D1.13, but excluding any area that:</p> <ul style="list-style-type: none"> (i). Can only be accessed by staff, employees, contractors, maintenance personnel and the like; or (ii). Is subject to an exemption under Clause D3.4. 		

4. STATEMENT OF DESIGN COMPLIANCE (DA DESIGN)

Ergon Consulting has completed a review of the design documentation relative to the detail provided, with reference to the minimum applicable accessibility requirements found within Part D3, Clause E3.6 and Clause F2.4 of the Building Code of Australia 2019, Disability (*Access to Premises – Building*) Standards 2010, relevant Australian Standards as applicable to this project (*i.e. AS1428.1-2009, AS1428.4.1-2009, AS2890.6-2009, AS1735.12-1999*), Warringah DCP 2011 D18 and general best practice access requirements.

This statement confirms accessibility can be appropriately achieved within this development with the provided comments and recommendations. This report confirms the client's commitment to providing an equitable and accessible environment for all.

As such, we believe the development approval may be issued without any concern that the development cannot achieve a reasonable level of access and meet statutory requirements, subject to further assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully,



Costa Miroforidis

Principal/Access Consultant

Certificate IV in Access Consulting – IATA

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Graduate Diploma in Building Surveying – UWS

Accredited Member of the Association of Consultants in Access Australia – ACAA

Registered LHA Design Guideline Assessor – LHA

Member of the Australian Institute of Building – AIB

Member of the Australian Institute of Building Surveyors – AIBS

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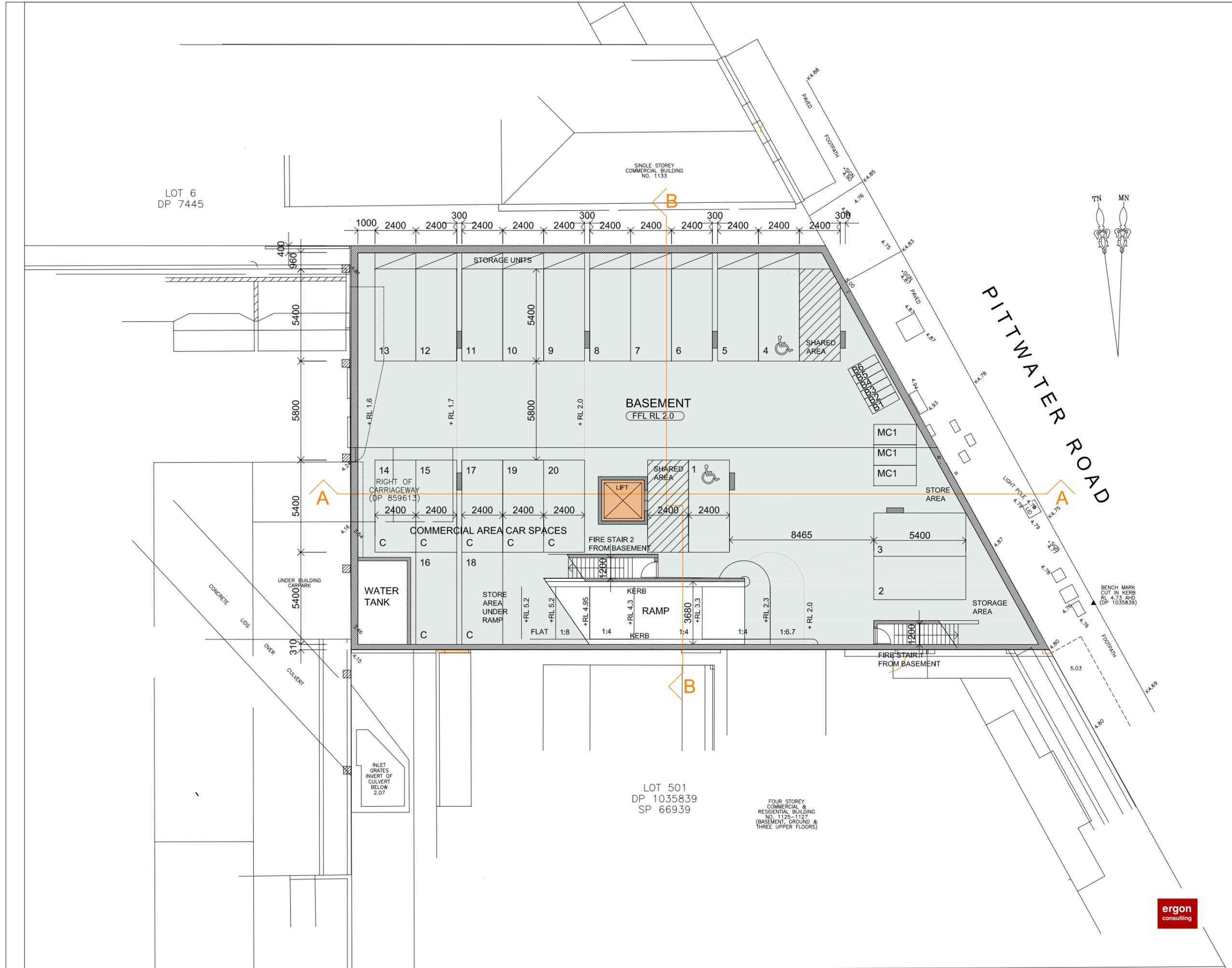
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APPENDIX 1



ISSUE	DATE	AMENDMENTS



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Client
LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
 COLLAROY**

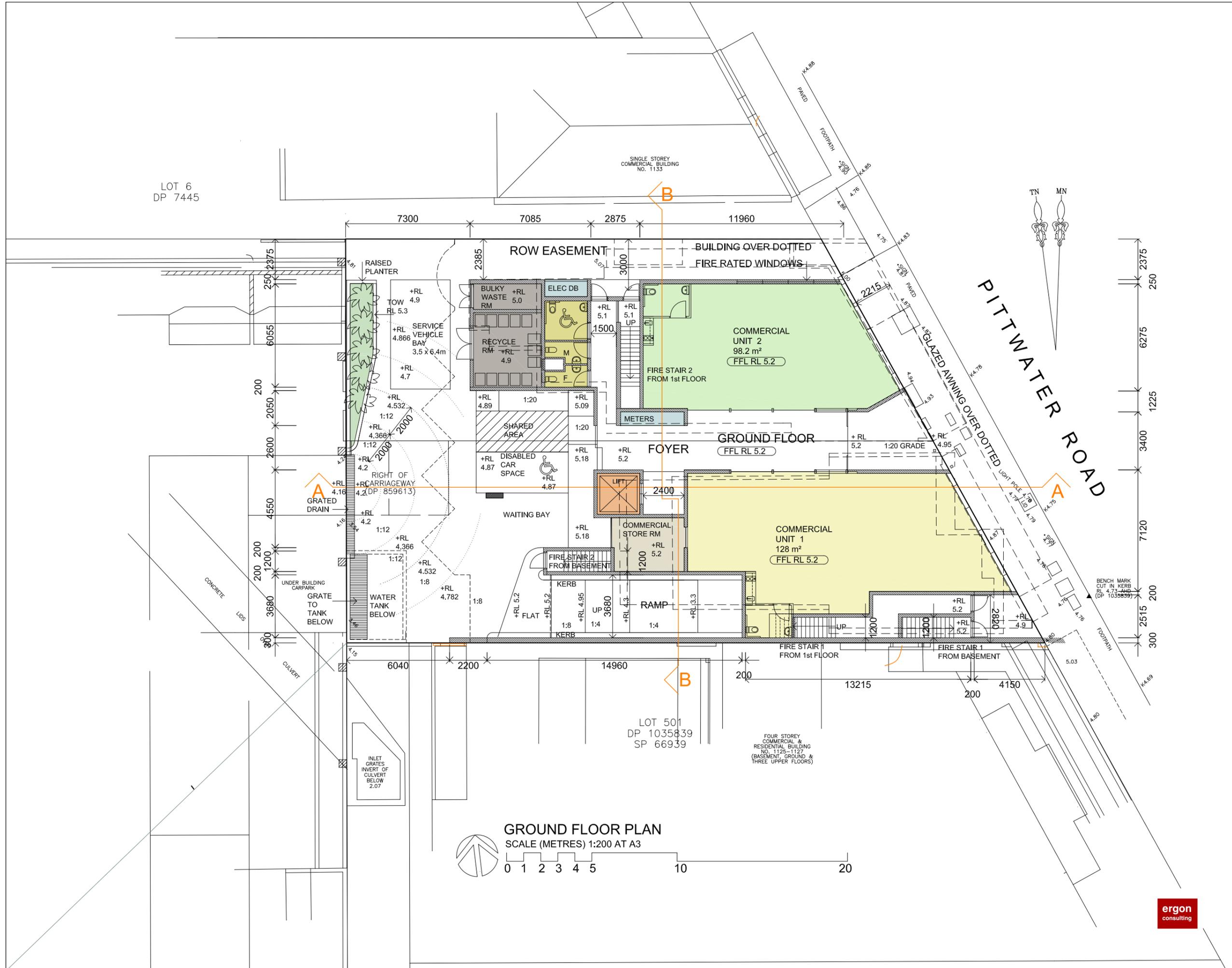
LOT 4 IN DP 7445 &
 LOT 1 IN DP 859613

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BASEMENT FLOOR PLAN

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Version DA	Drawing No: A02

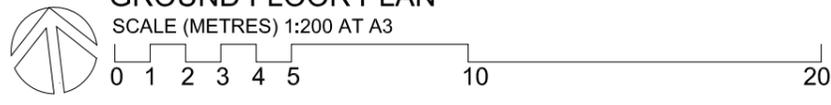
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GROUND FLOOR PLAN

SCALE (METRES) 1:200 AT A3



ISSUE	DATE	AMENDMENTS



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Client
LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
 COLLAROY**

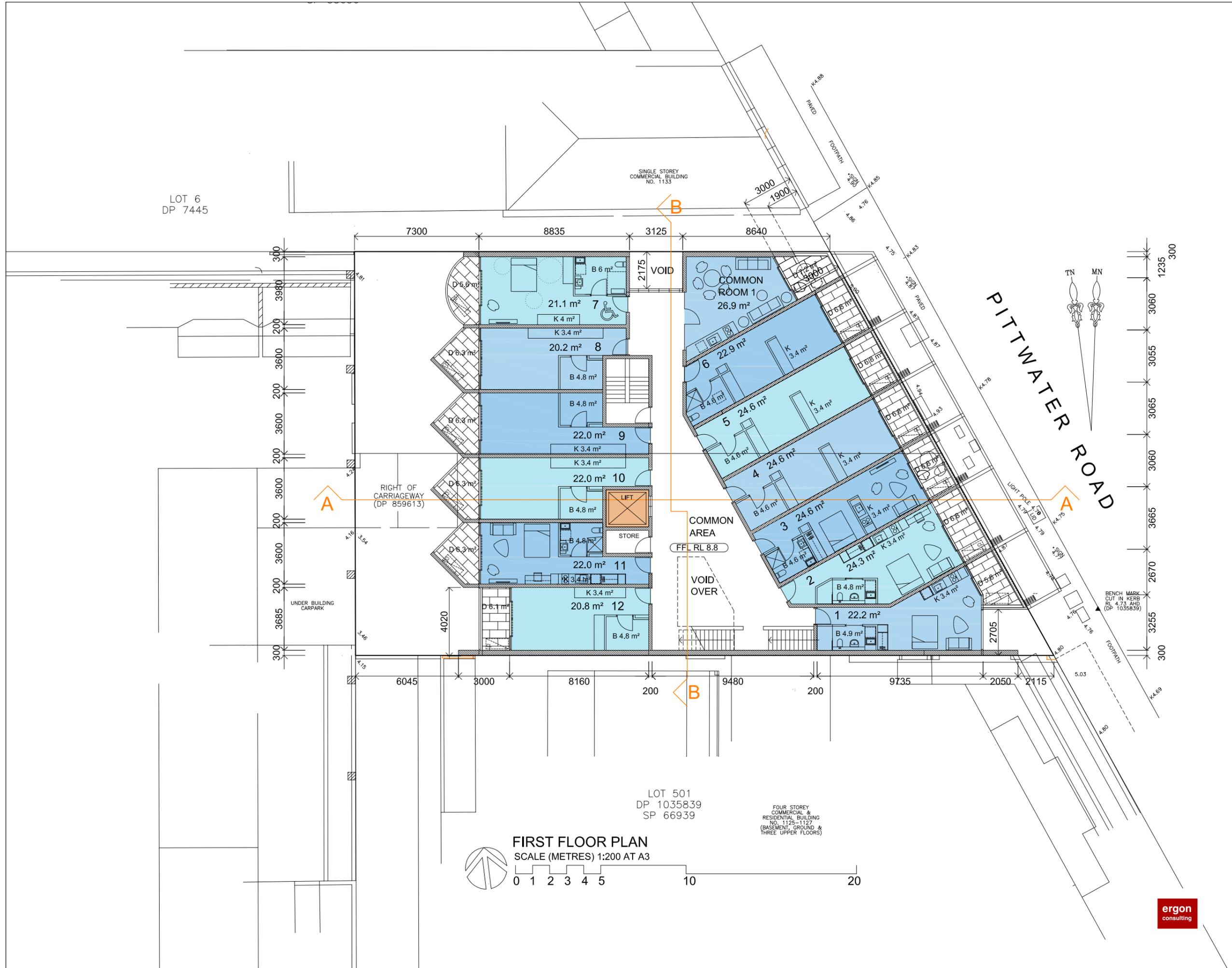
LOT 4 IN DP 7445 &
 LOT 1 IN DP 859613

Drawing
GROUND FLOOR PLAN

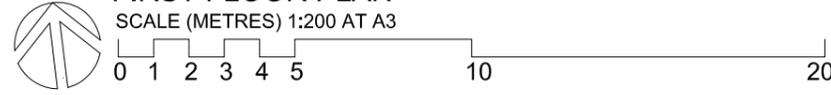
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Version DA	Drawing No: A03

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FIRST FLOOR PLAN
SCALE (METRES) 1:200 AT A3



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Client
LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLAROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
FIRST FLOOR PLAN

Scale 1:100	Drawn BR
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Job No 1812	
Version DA	Drawing No: A04

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SP 55636

LOT 6
DP 7445

SINGLE STOREY
COMMERCIAL BUILDING
NO. 1133

PITTWATER ROAD



SECOND FLOOR PLAN

SCALE (METRES) 1:200 AT A3

0 1 2 3 4 5 10 20

LOT 501
DP 1035839
SP 66939

FOUR STOREY
COMMERCIAL &
RESIDENTIAL BUILDING
NO. 1125-1127
(BASEMENT, GROUND &
THREE UPPER FLOORS)

LEGEND

ISSUE	DATE	AMENDMENTS



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Client
LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLAROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
SECOND FLOOR PLAN

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Plotted 19/03/2020 3:17 PM	
Job No 1812	
Version DA	Drawing No: A05

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SP 55636

THREE UPPER FLOORS)

LOT 6
DP 7445

B
SINGLE STOREY
COMMERCIAL BUILDING
NO. 1133

PITTWATER ROAD

A

A

B

RIGHT OF
CARRIAGEWAY
(DP 859613)

UNDER BUILDING
CARPARK

AREA 158m²

MANAGER
(FFL RL 14.0)

B1
3.3 x 4.6

E/S
3.5 x 3.6

B2
3.0 x 3.6

B3
3.3 x 4.6

LIFT

LDY

FIRE
STAIR

ROOF
LIGHT
2nd FALL

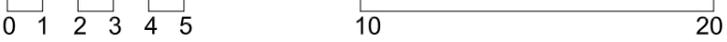
ROOF
LIGHT
2nd FALL

ROOF
(Non-trafficable)

LOT 501
DP 1035839
SP 66939

FOUR STOREY
COMMERCIAL &
RESIDENTIAL BUILDING
NO. 1125-1127
(BASEMENT, GROUND &
THREE UPPER FLOORS)

THIRD FLOOR PLAN
SCALE (METRES) 1:200 AT A3



LEGEND

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Client

LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLARROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
THIRD FLOOR PLAN

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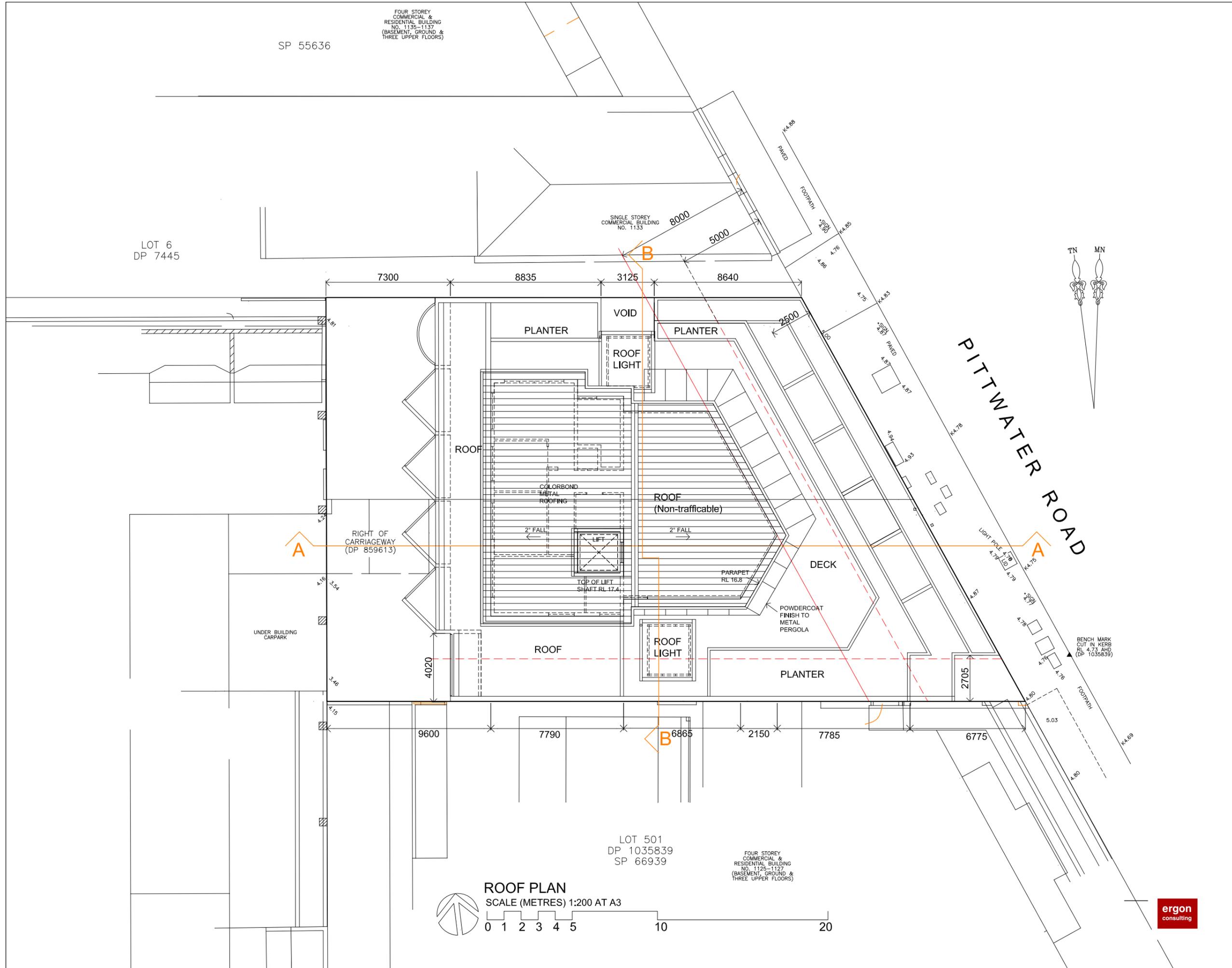


SP 55636

FOUR STOREY
COMMERCIAL &
RESIDENTIAL BUILDING
NO. 1135-1137
(BASEMENT, GROUND &
THREE UPPER FLOORS)

LOT 6
DP 7445

SINGLE STOREY
COMMERCIAL BUILDING
NO. 1133



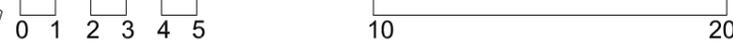
A

B

A



ROOF PLAN
SCALE (METRES) 1:200 AT A3



LOT 501
DP 1035839
SP 66939

FOUR STOREY
COMMERCIAL &
RESIDENTIAL BUILDING
NO. 1125-1127
(BASEMENT, GROUND &
THREE UPPER FLOORS)

LEGEND

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Client

LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLAROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
ROOF PLAN

Scale 1:100	Drawn BR
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