



LOCATION DIAGRAM



1129-1131 PITTWATER ROAD COLLAROY

LIST OF DRAWINGS

- A01E LOCATION DIAGRAM
- A02E BASEMENT FLOOR PLAN
- A03E GROUND FLOOR PLAN
- A04C FIRST FLOOR PLAN
- A05C SECOND FLOOR PLAN
- A06C THIRD FLOOR PLAN
- A07C ROOF PLAN
- A08C ELEVATIONS EAST & NORTH
- A09C ELEVATIONS WEST & SOUTH
- A10C SECTIONS A-A & B-B
- A11 DEMOLITION PLAN
- A12C EXTERNAL COLOUR SCHEDULE
- A13 SITE ANALYSIS PLAN
- A14 DRIVEWAY RAMP SECTION
- A15D SHADOW DIAGRAMS MID WINTER
- A16D ELEVATIONAL SHADOW DIAGRAMS
- A17D VIEWS FROM SUN DIAGRAM

SURVEY
3120 SHEET 1 DP SURVEYING 23 MAY 2018
3120 SHEET 2 DP SURVEYING 23 MAY 2018

LEGEND

E	10/12/21	REVISIONS TO BASRMINT & GROUND FLOOR TO REDUCE CAR SPACES
C	4/7/21	REVISIONS TO ADDRESS VIEW CORRIDORS
A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)
ISSUE	DATE	AMENDMENTS



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Client

LOTUS PROJECTS

Project
1129-1131 PITTWATER ROAD COLLAROY

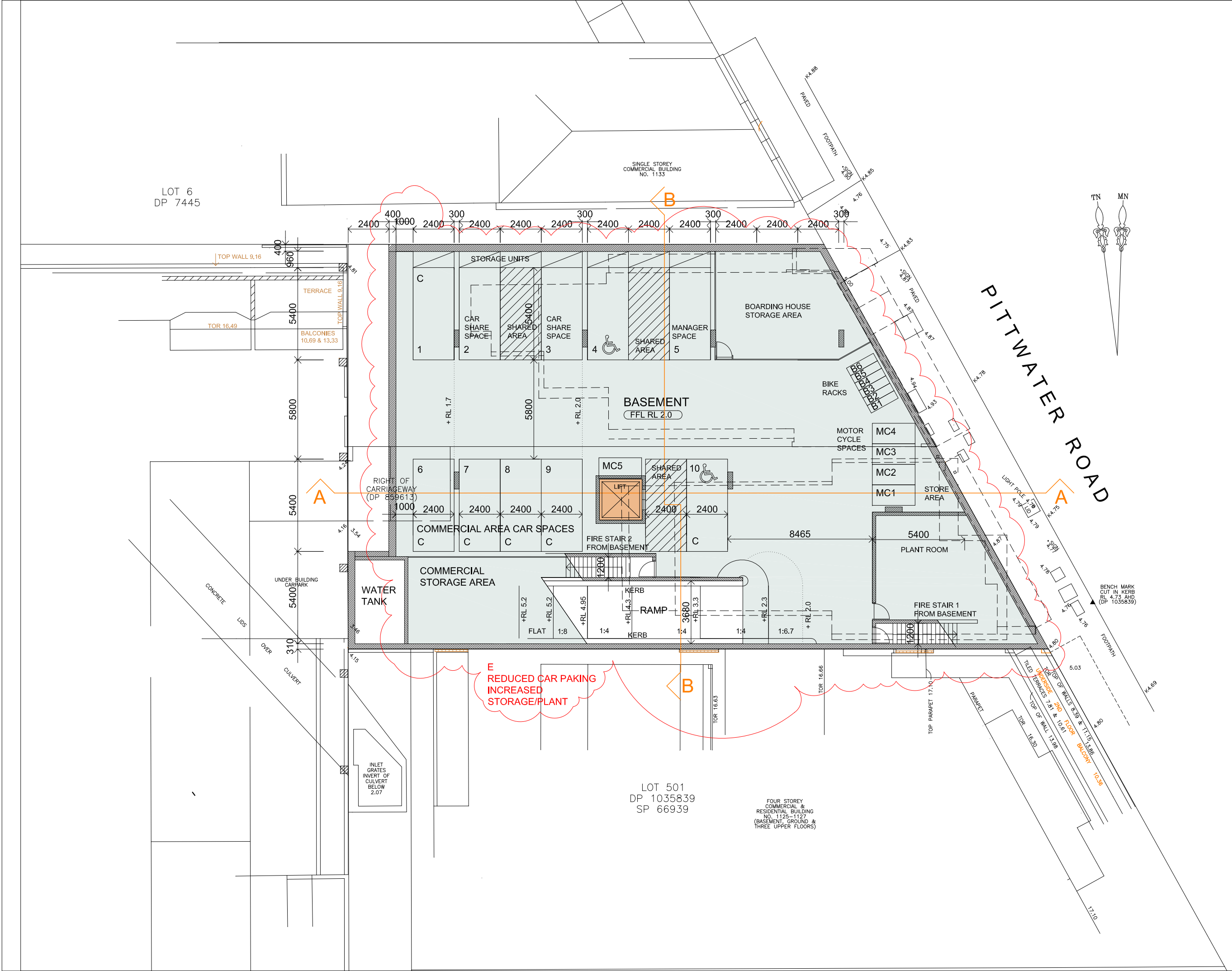
LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing

LOCATION DIAGRAM

Scale	1:100	Drawn	BR
File	DAK PITTWATER RD COLLAROY.dwg		
Plotted	10/12/2021 9:49 AM		
Job No	1812	Checked	BR
Version	DA	Drawing No:	A01E

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Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



LEGEND

E	8/12/21	REVISIONS TO REDUCE CAR PARKING & INCREASE STORAGE/PLANT AREAS
C	4/7/21	REVISIONS TO ADDRESS VIEW CORRIDORS
A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)
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LOTUS PROJECTS

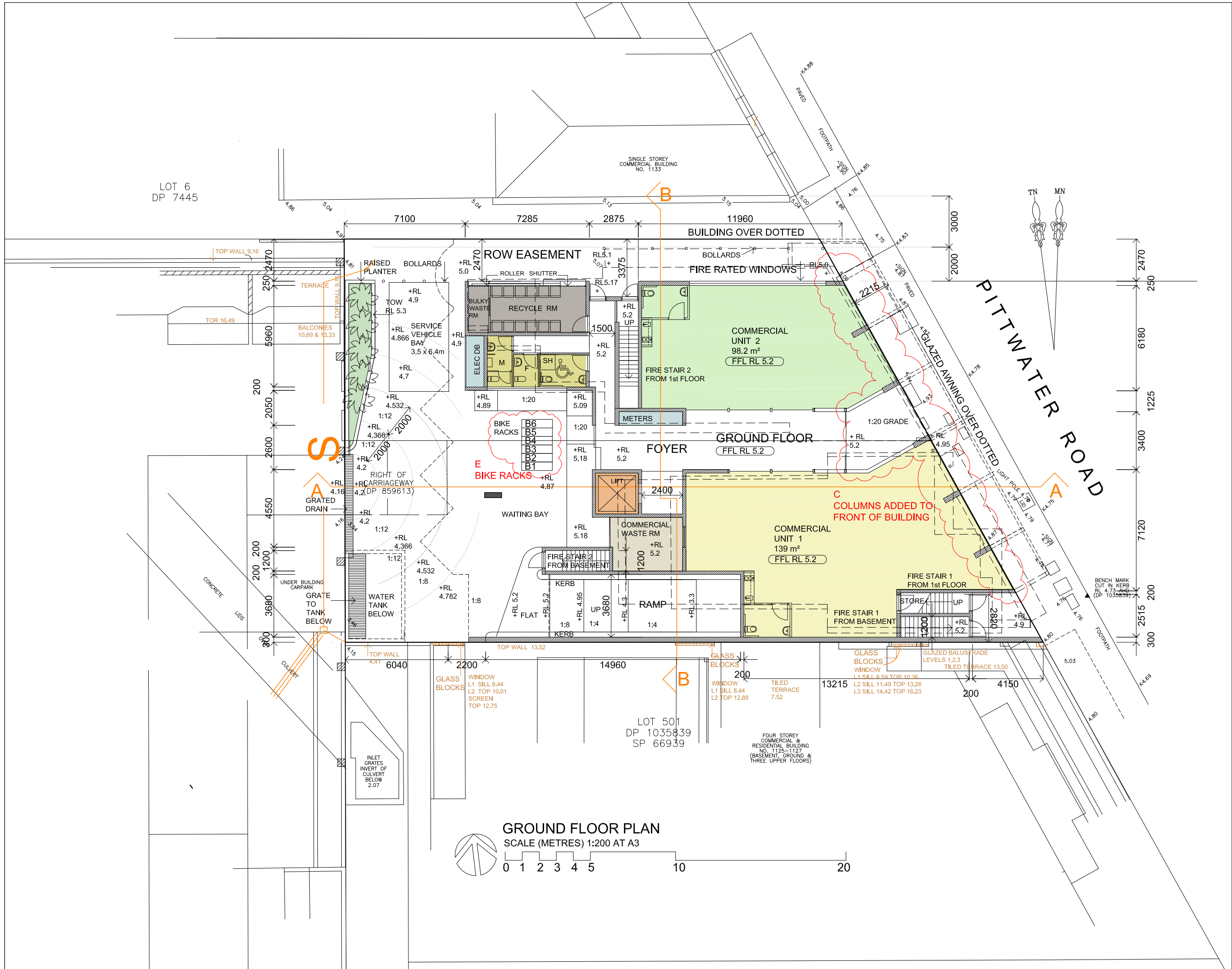
Project
**1129-1131 PITTWATER ROAD
COLLARROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
BASEMENT FLOOR PLAN

Scale	1:100	Drawn	BR
File	DAK PITTWATER RD COLLARROY.dwg		
Plotted	8/12/2021 4:41 PM		
Job No	1812	Checked	BR
Version	DA	Drawing No	A02E

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LEGEND

E	8/12/21	REVISIONS TO PROVIDE MORE BIKE SPACES
C	4/7/21	REVISIONS TO ADDRESS VIEW CORRIDORS
A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)

ISSUE	DATE	AMENDMENTS
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LOTUS PROJECTS

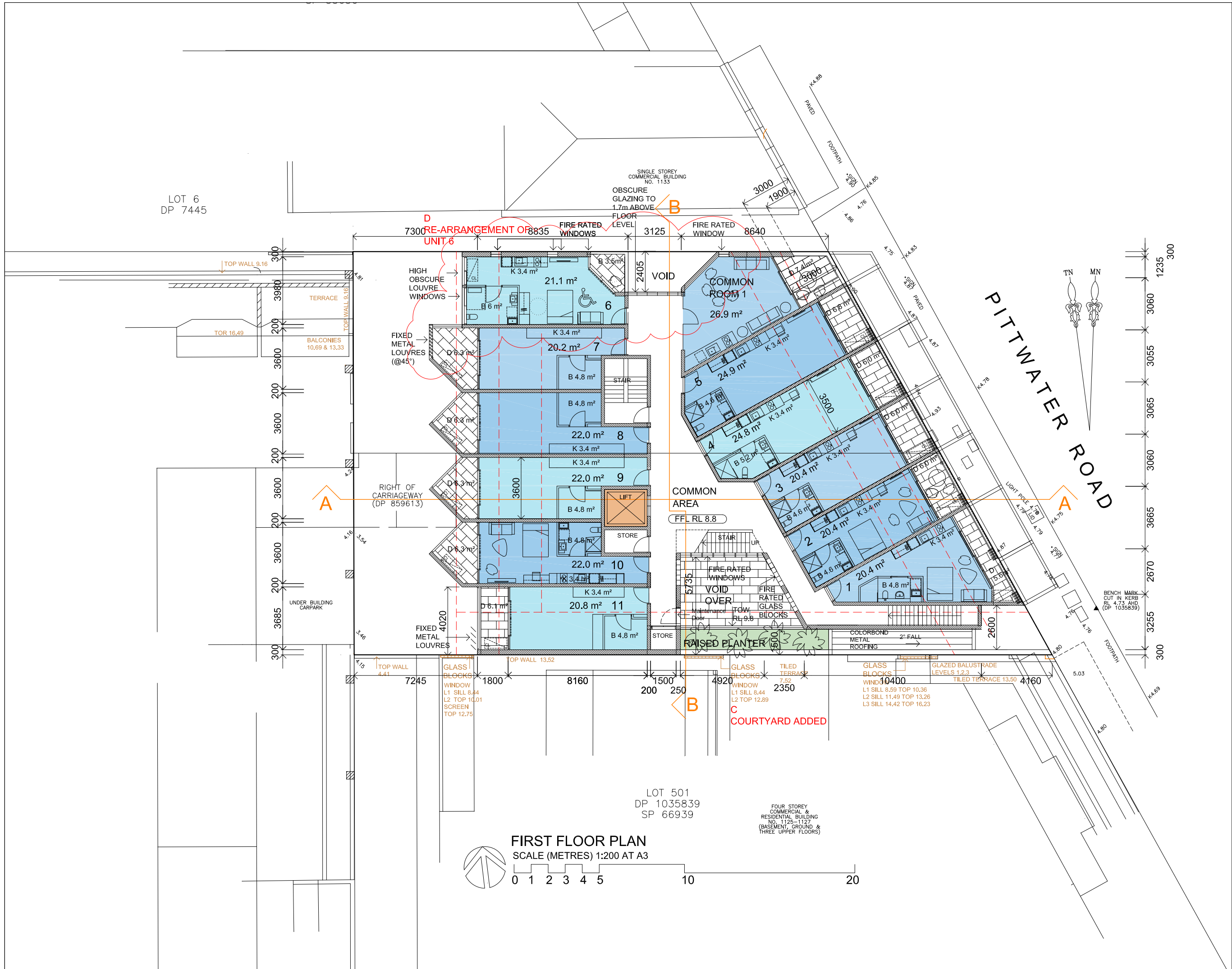
Project
**1129-1131 PITTWATER ROAD
COLLARROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
GROUND FLOOR PLAN

Scale	1:100	Drawn	BR
File	DAK PITTWATER RD COLLARROY.dwg		
Plotted	8/12/2021 4:41 PM		
Job No	1812	Checked	BR
Version	DA	Drawing No	A03E

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LEGEND

ISSUE	DATE	AMENDMENTS
D	3/12/21	REVISIONS TO UNIT 6
C	4/7/21	REVISIONS TO ADDRESS VIEW CORRIDORS
A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)



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LOTUS PROJECTS

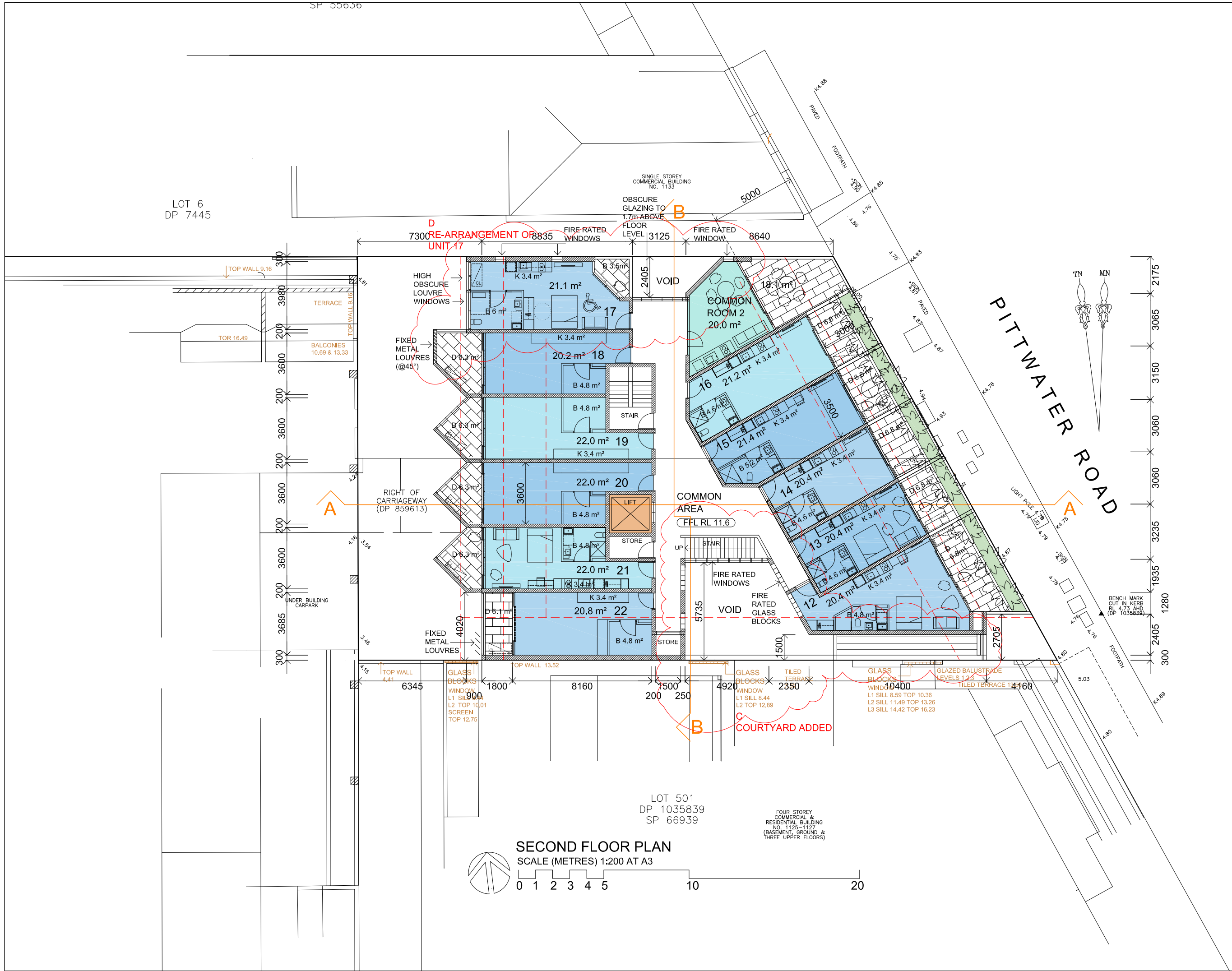
Project
**1129-1131 PITTWATER ROAD
COLLARROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
FIRST FLOOR PLAN

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File	DAL PITTWATER RD COLLARROY.dwg		
Plotted	2/12/2021 12:55 PM		
Job No	1812	Checked	BR
Version	DA	Drawing No:	A04D

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LEGEND

D	2/12/21	REVISIONS TO UNIT 17
C	4/7/21	REVISIONS TO ADDRESS VIEW CORRIDORS
A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)
ISSUE	DATE	AMENDMENTS



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LOTUS PROJECTS

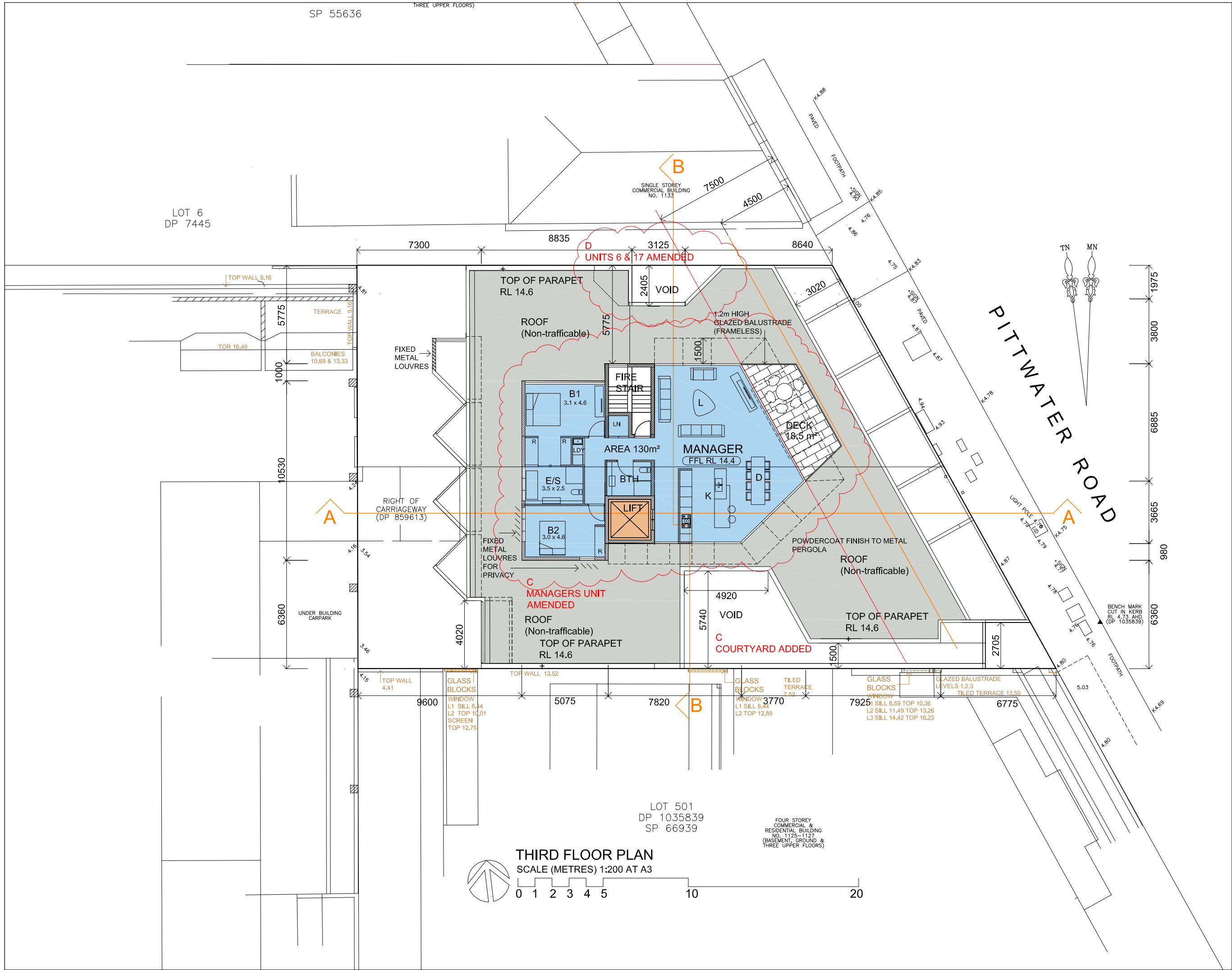
Project
**1129-1131 PITTWATER ROAD
COLLAROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
SECOND FLOOR PLAN

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Plotted	2/12/2021 12:55 PM		
Job No	1812	Checked	BR
Version	DA	Drawing No:	A05D

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LEGEND

D	3/12/21	REVISIONS TO UNITS 6 & 17
C	4/7/21	REVISIONS TO ADDRESS VIEW CORRIDORS
A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)
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Client

LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLARROY**

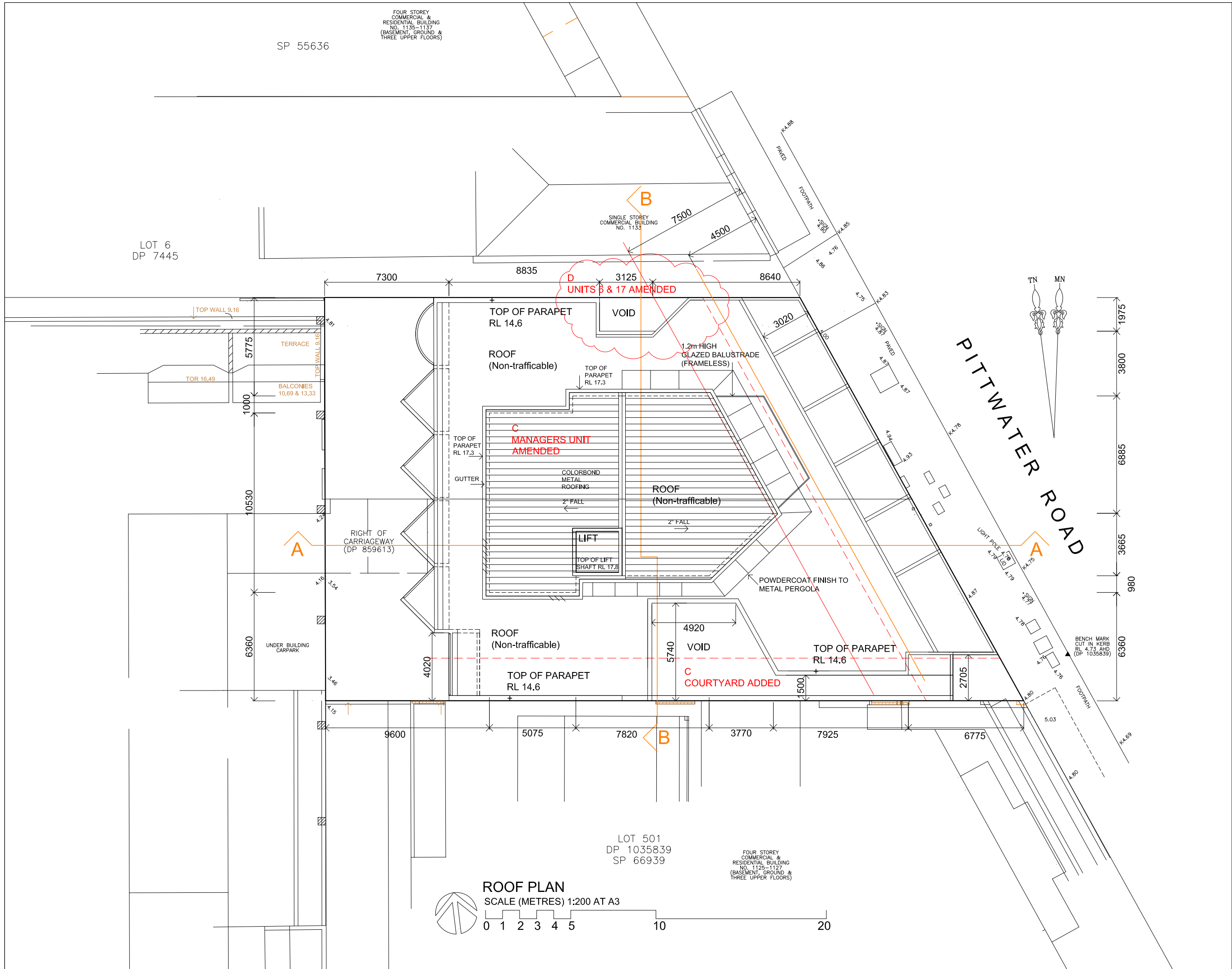
LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing

THIRD FLOOR PLAN

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Plotted	2/12/2021 12:55 PM		
Job No	1812	Checked	BR
Version	DA	Drawing No	A06D

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LEGEND

D	3/12/21	REVISIONS TO UNITS 6 & 17
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A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)
ISSUE	DATE	AMENDMENTS



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LOTUS PROJECTS

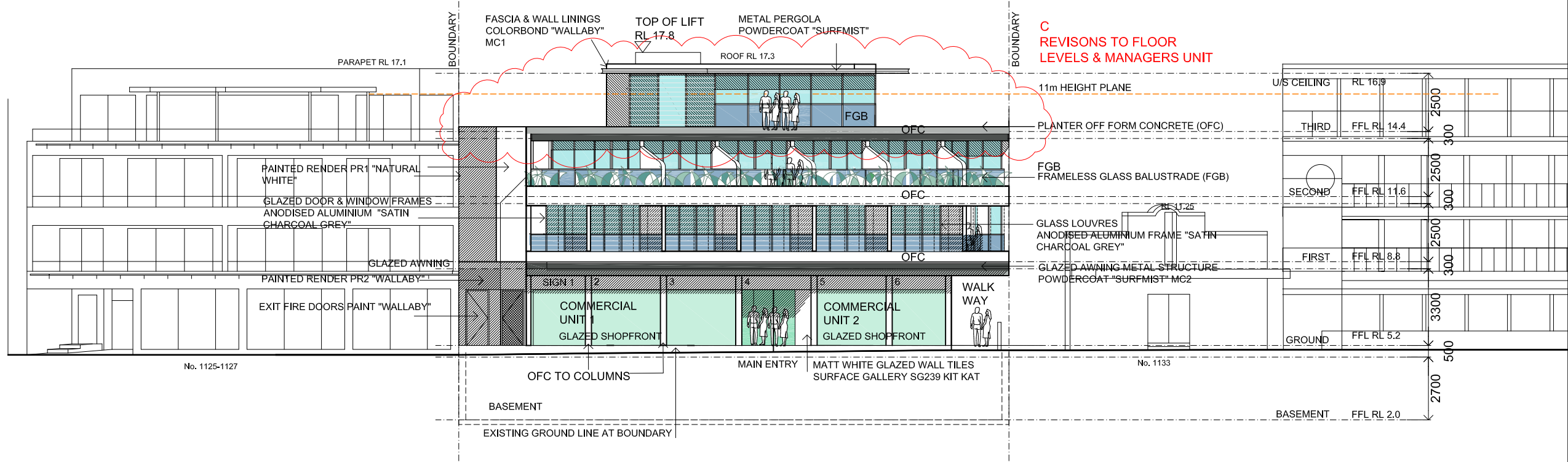
Project
**1129-1131 PITTWATER ROAD
COLLARROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

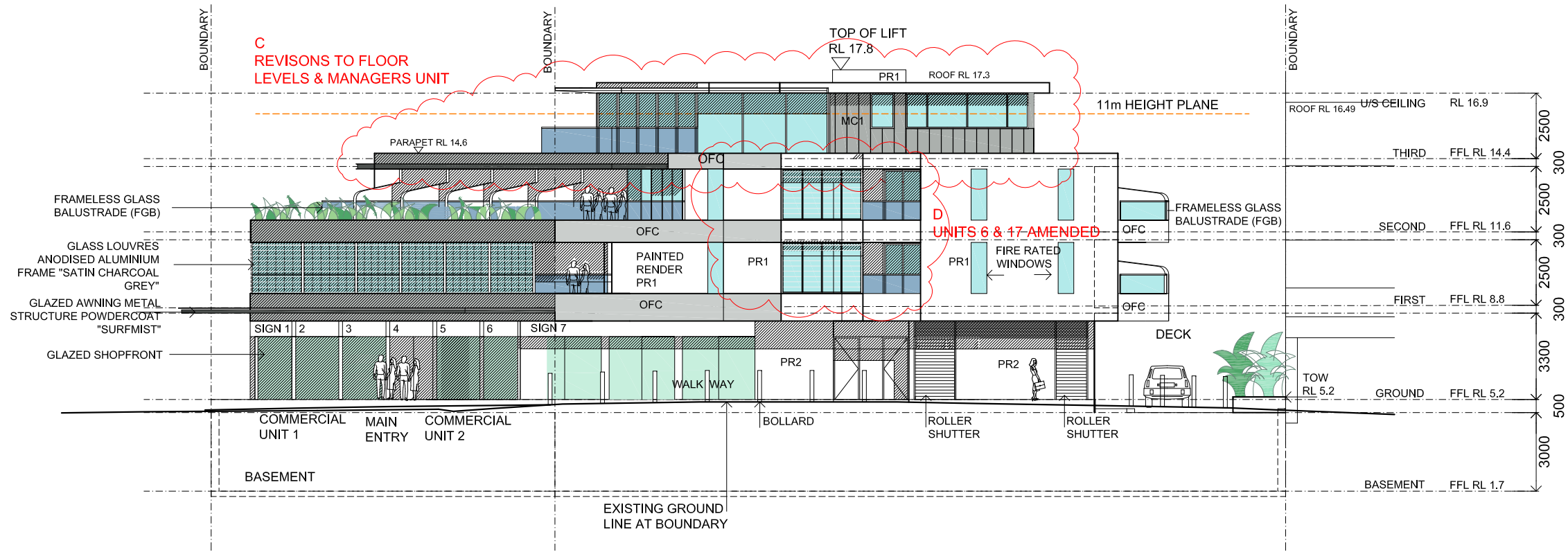
Drawing
ROOF PLAN

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File	DAL PITTWATER RD COLLARROY.dwg		
Plotted	2/12/2021 12:55 PM		
Job No	1812	Checked	BR
Version	DA	Drawing No	A07D

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EAST ELEVATION (FACING PITTWATER ROAD)



NORTH ELEVATION

ISSUE	DATE	AMENDMENTS
D	3/12/21	REVISIONS TO UNITS 6 & 17
C	4/7/21	REVISIONS TO ADDRESS VIEW CORRIDORS
A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)

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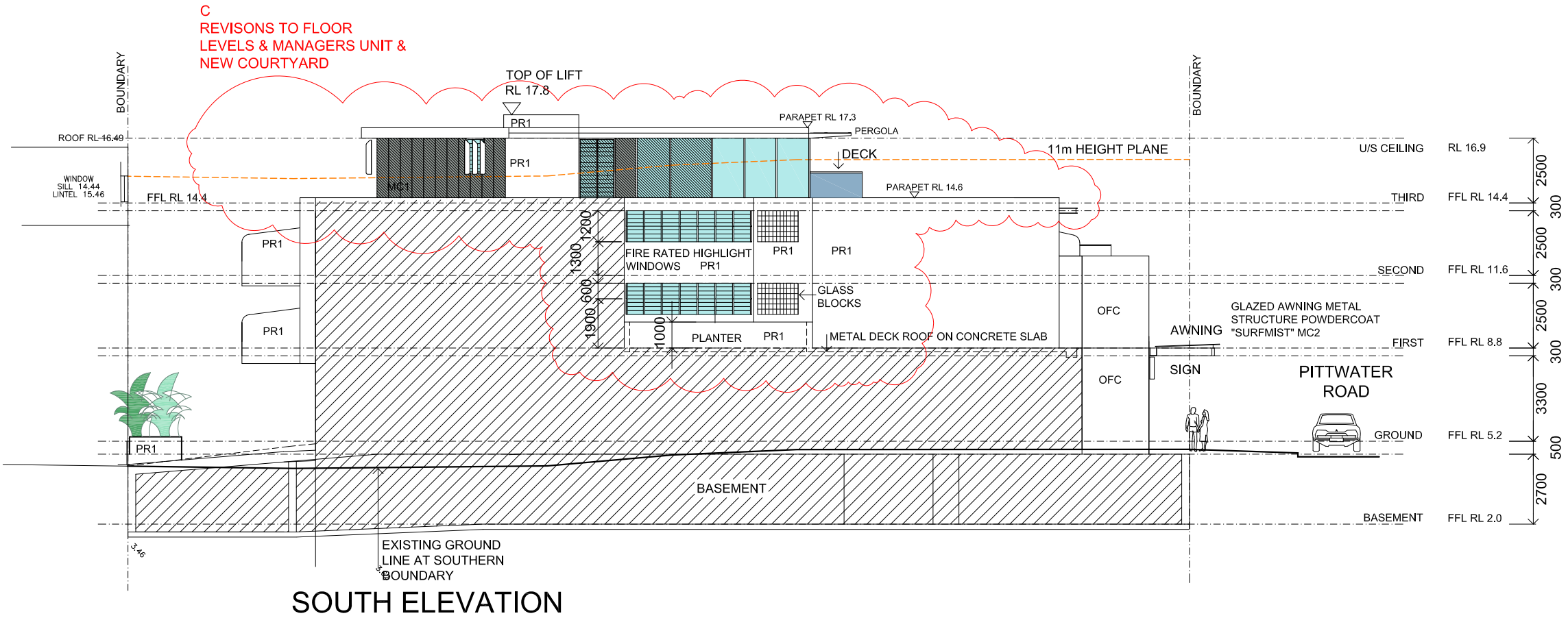
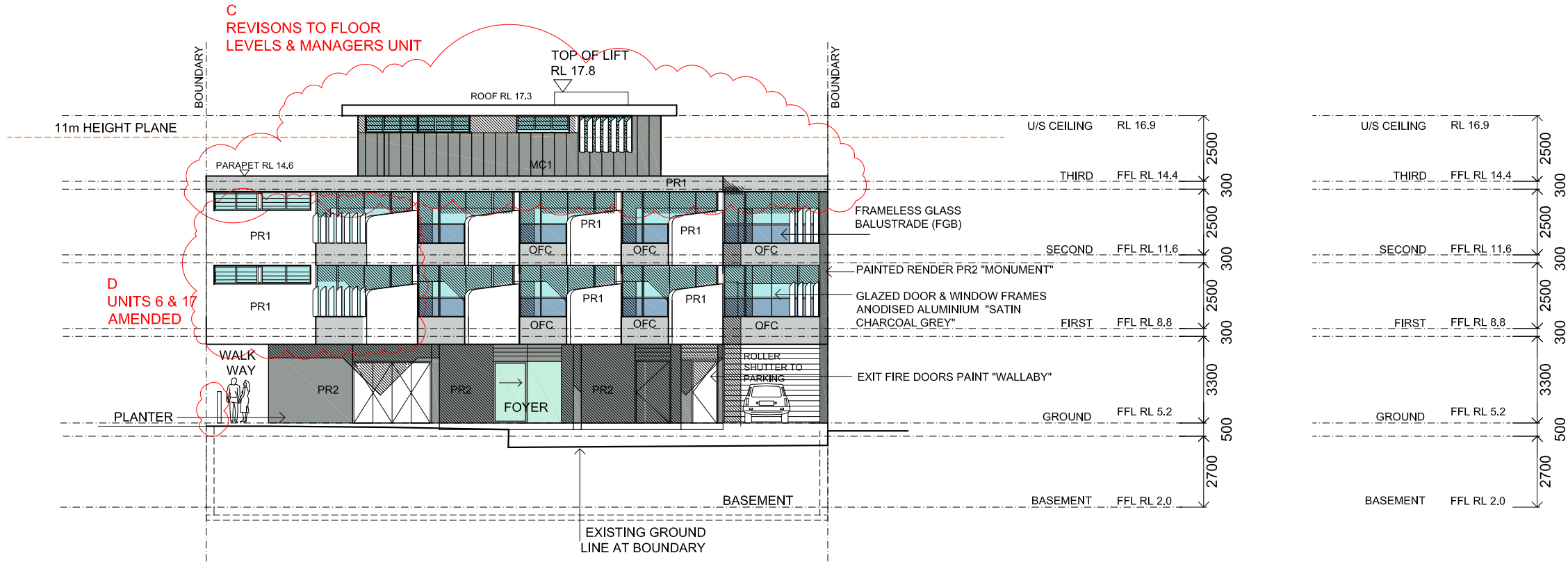
Client
LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLARROY**
LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
**ELEVATIONS
EAST & NORTH**

Scale 1:100 Drawn BR
File DAL PITTWATER RD COLLARROY.dwg
Plotted 2/12/2021 12:55 PM
Job No 1812 Checked BR
Version DA Drawing No **A08D**

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SOUTH ELEVATION

ISSUE	DATE	AMENDMENTS
D	3/12/21	REVISIONS TO UNITS 6 & 17
C	4/7/21	REVISIONS TO ADDRESS VIEW CORRIDORS
A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)

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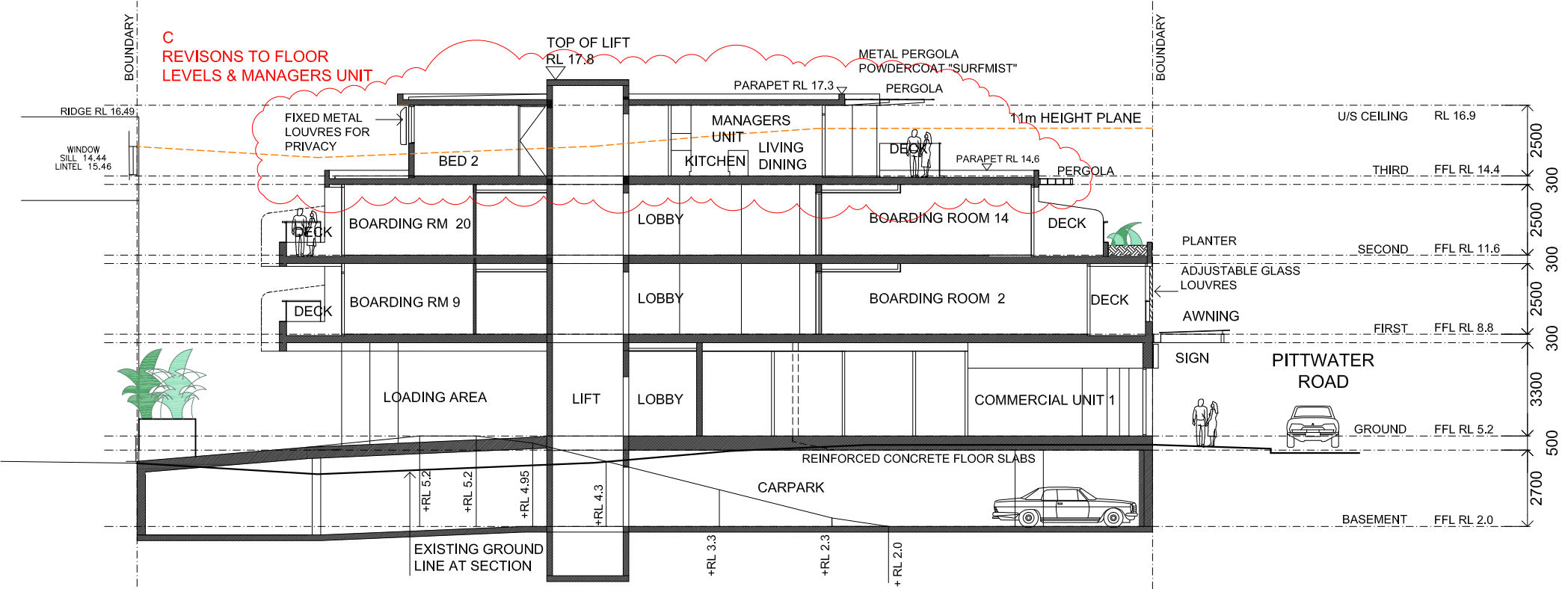
Client
LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLAROY**
LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

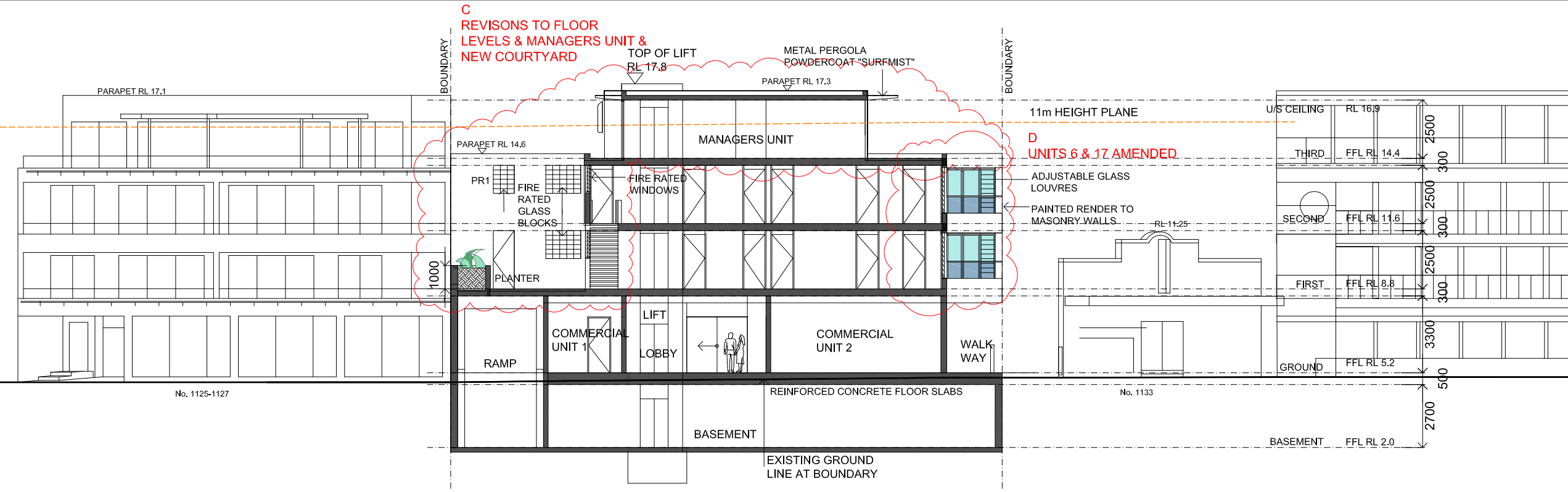
Drawing
**ELEVATIONS
WEST & SOUTH**

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File	DAL PITTWATER RD COLLAROY.dwg		
Plotted	2/12/2021 12:55 PM		
Job No	1812	Checked	BR
Version	DA	Drawing No:	A09D

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SECTION A-A



SECTION B-B

ISSUE	DATE	AMENDMENTS
D	3/12/21	REVISIONS TO UNITS 6 & 17
C	4/7/21	REVISIONS TO ADDRESS VIEW CORRIDORS
A	18/9/20	REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020)



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Client

LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLARROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
SECTIONS A-A & B-B

Scale	1:100	Drawn	BR
File	DAL PITTWATER RD COLLARROY.dwg		
Plotted	2/12/2021 12:55 PM		
Job No	1812	Checked	BR
Version	DA	Drawing No:	A10D

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7. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.

CONCRETE
PARKING

LOT 6
DP 7445

LOT 2
DP 859613
SP 58961

BRICK & CONCRETE
COMMERCIAL &
RESIDENTIAL BUILDING
NO. 1-5
(GROUND & THREE
RESIDENTIAL LEVELS)

LOT 1
DP 859613

LINE OF EXISTING
BUILDINGS TO
BE DEMOLISHED
SHOWN DASHED

NO. 1131
SINGLE STOREY
COMMERCIAL BUILDING

LOT 4
DP 7445

LINE OF EXISTING
BUILDINGS TO
BE DEMOLISHED
SHOWN DASHED

NO. 1129
TWO STOREY
COMMERCIAL BUILDING

RIGHT OF
CARRIAGEWAY
6, 5.8, 3.5 &
VARIABLE WIDTH
LIMITED IN HEIGHT &
DEPTH BETWEEN THE
REGULAR HORIZONTAL
& INCLINED PLANES
AS DEFINED BY THE
LEVELS IN THE LIMITS
TABLE

LOT 2
DP 859613
SP 58961

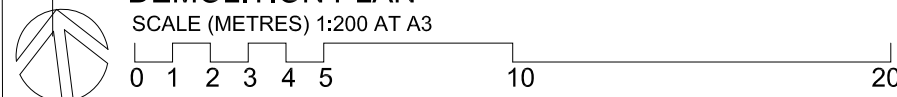
BRICK & CONCRETE
COMMERCIAL &
RESIDENTIAL BUILDING
NO. 1-5
(GROUND & THREE
RESIDENTIAL LEVELS)

LOT 501
DP 1035839
SP 66939

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

(E1) EASEMENT FOR SUPPORT, 0.4 WIDE
LIMITED IN DEPTH TO RL 2.25 &
IN HEIGHT TO RL 4.97 IN FAVOUR
OF LOT 4 DP 7445

SCALE (METRES) 1:200 AT A3



NOTES:

1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW. D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRLW, SLRW – DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.

ROAD

BENCH MARK
CUT IN KERB
RL 4.73 AHD
(DP 1035839)

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
DEMOLITION PLAN

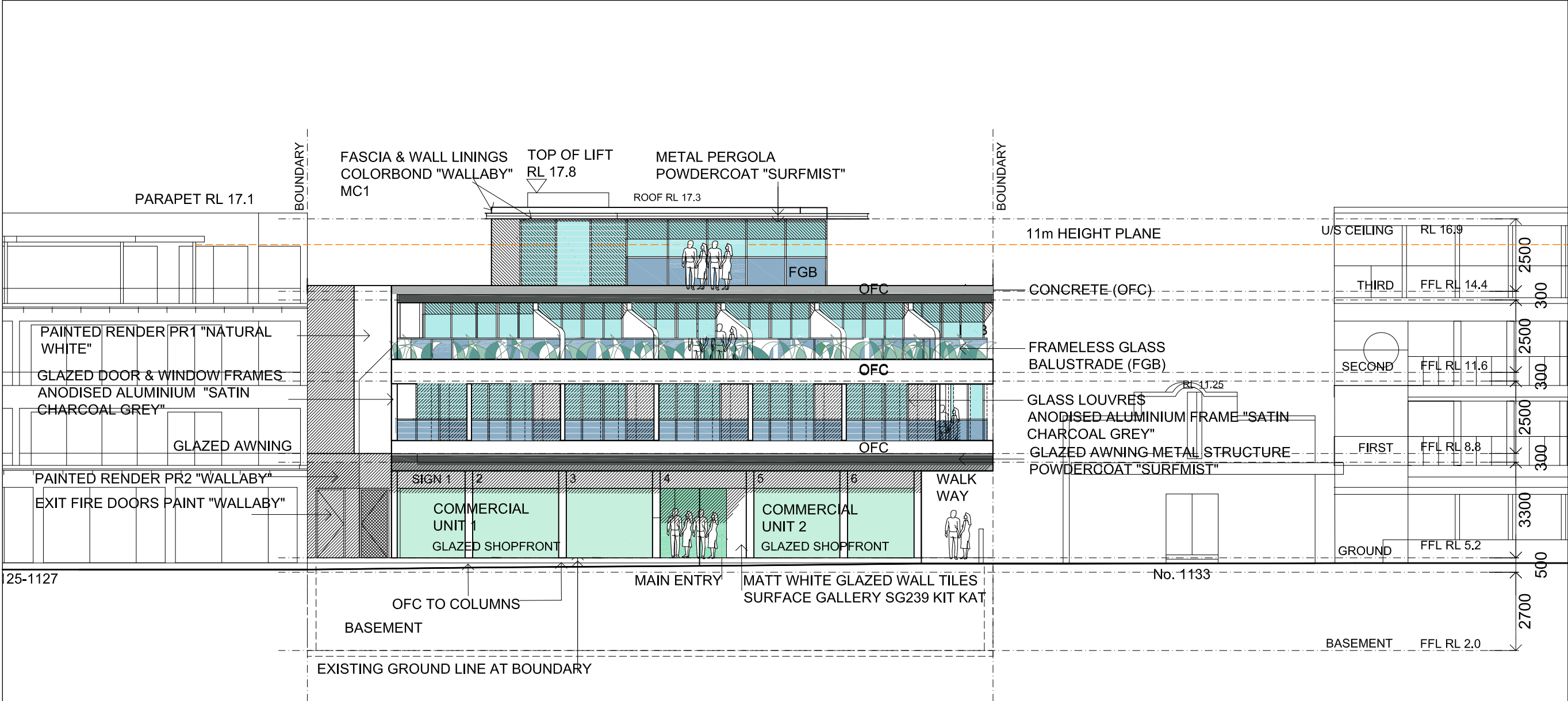
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Plotted 19/03/2020 3:17 PM

Job No 1812

Version DA Drawing No: **A11**

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EAST ELEVATION (FACING PITTWATER ROAD)

EXTERNAL FINISHES & COLOURS SCHEDULE

(A)	ROOFING	COLORBOND "WALLABY"
(B)	FASCIA & WALL LININGS LEVEL 3	COLORBOND "WALLABY"
(C)	BALUSTRADE	FRAMELESS TOUGHENED GLASS
(D)	METAL CLADDING	COLORBOND "WALLABY"
(E)	BALCONY DIVIDING WALLS	DULUX "NATURAL WHITE"
(F)	GUTTERS, DOWNPIPES, AWNINGS	COLORBOND "WALLABY"
(G)	DOOR & WINDOW FRAMES	UNIVERSAL ANODISERS "SATIN CHARCOAL GREY"
(H)	WALL TILES TO ENTRY AREA	MATT WHITE SURFACE GALLERY SG239
(I)	HANDRAILS, BALUSTRADE	SATIN STAINLESS STEEL
(J)	GARAGE ROLLER DOOR	COLORBOND "DUNE"

(E)

PR1 DULUX
"NATURAL
WHITE"

(F)

COLORBOND
"WALLABY"

(G)

UNIVERSAL
ANODISERS
"SATIN
CHARCOAL
GREY"

(H)

COLORBOND
"MONUMENT"

(J)

COLORBOND
"DUNE"

LEGEND

C

4/7/21

REVISIONS TO ADDRESS VIEW
CORRIDORS

ISSUE	DATE	AMENDMENTS
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Client

LOTUS PROJECTS

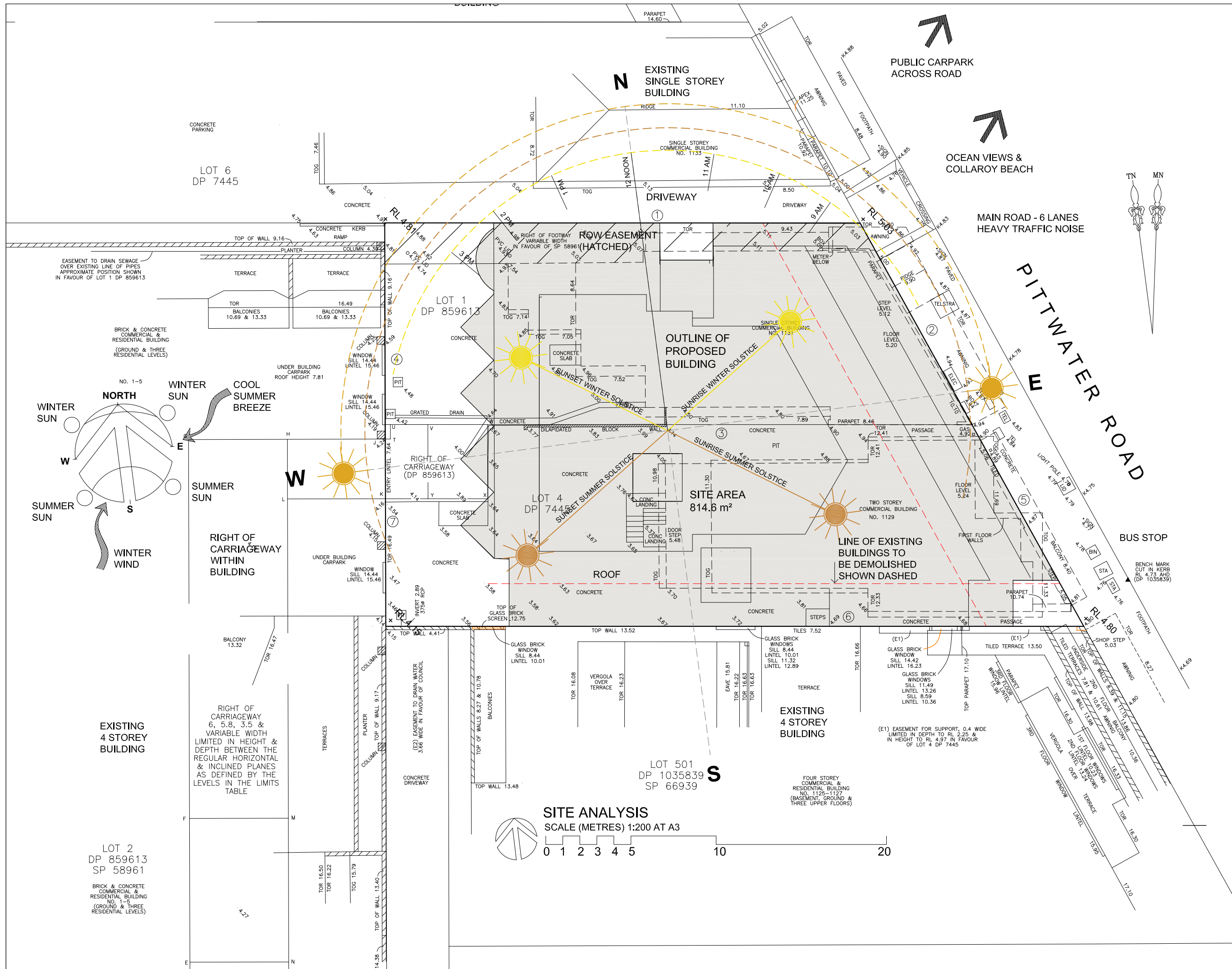
Project
**1129-1131 PITTWATER ROAD
COLLARROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
**EXTERNAL COLOUR
SCHEDULE**

Scale	1:75	Drawn	BR
File	DAK PITTWATER RD COLLARROY.dwg		
Plotted	4/07/2021 11:41 AM		
Job No	1812	Checked	BR
Version	DA	Drawing No:	A12C

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ISSUE	DATE	AMENDMENTS
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LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLAROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
**DRIVEWAY RAMP
SECTION**

Scale 1:200 Drawn BR

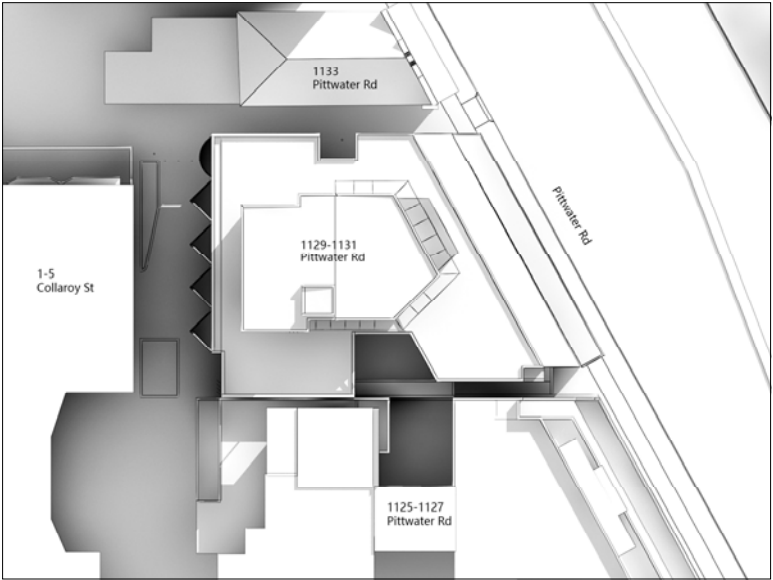
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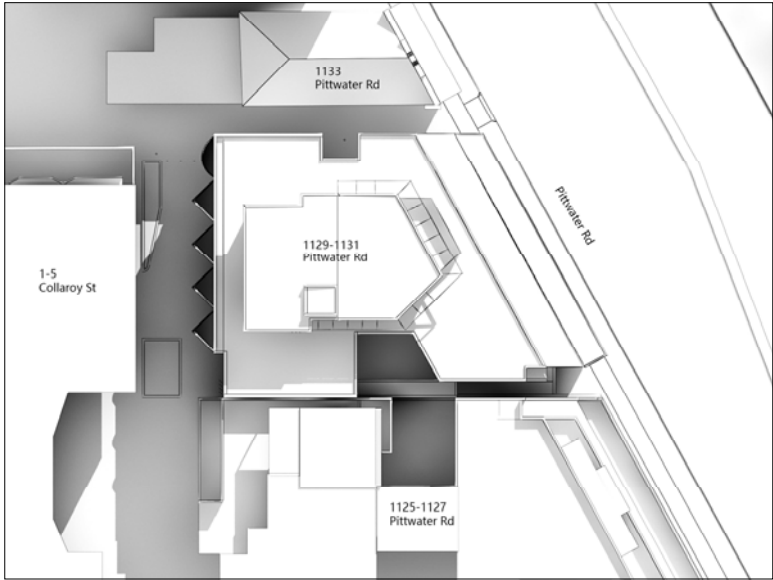
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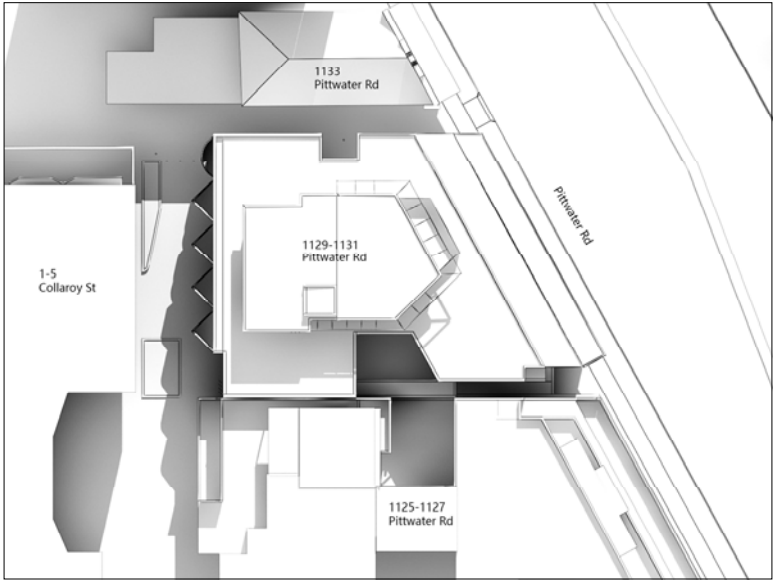
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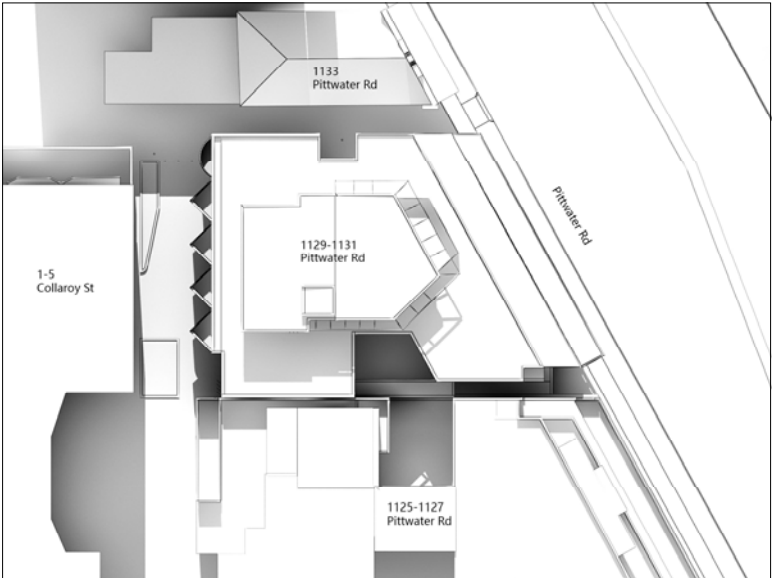
9am



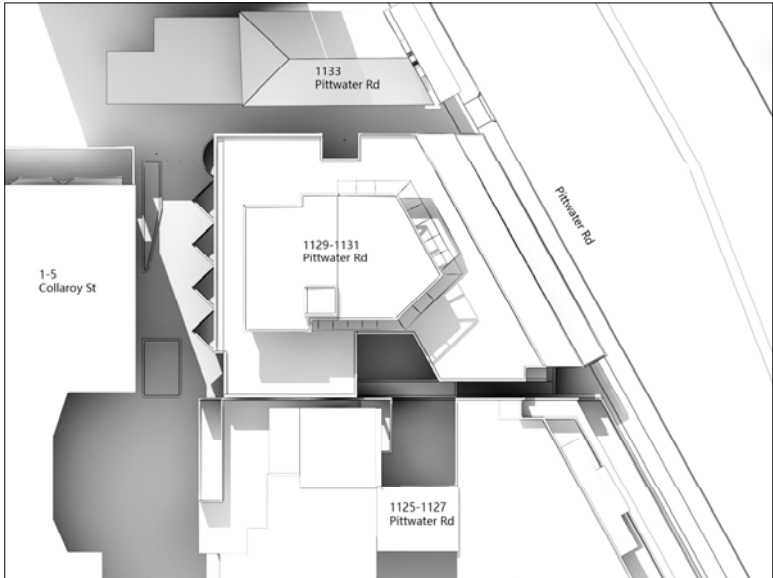
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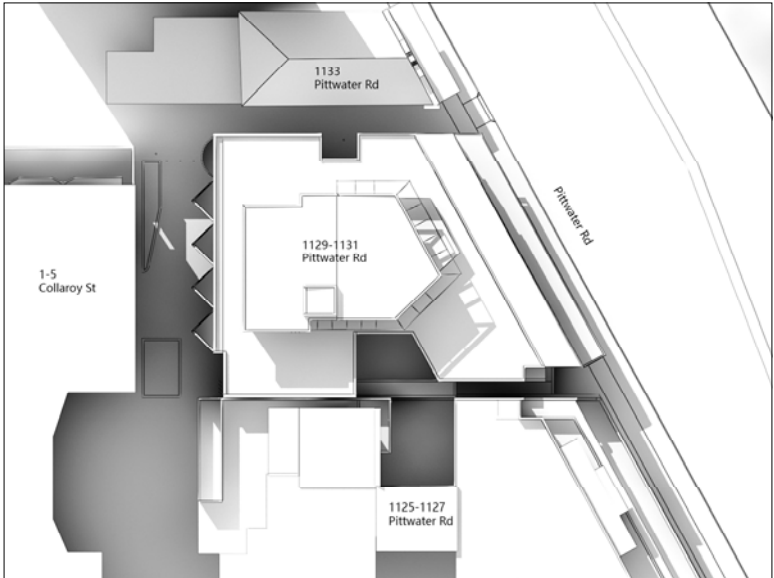
11am



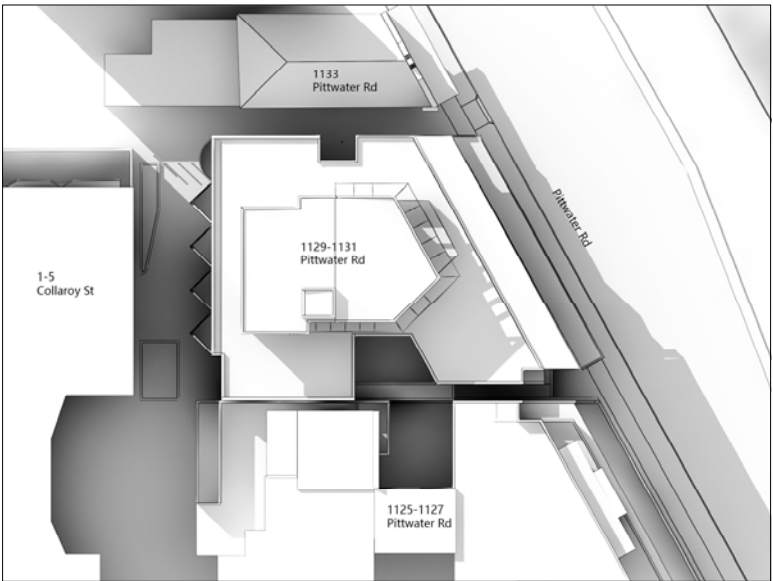
12 noon



1pm



2pm



3pm

Shadow Diagrams
Mid winter (21st June)



LEGEND

ISSUE	DATE	AMENDMENTS

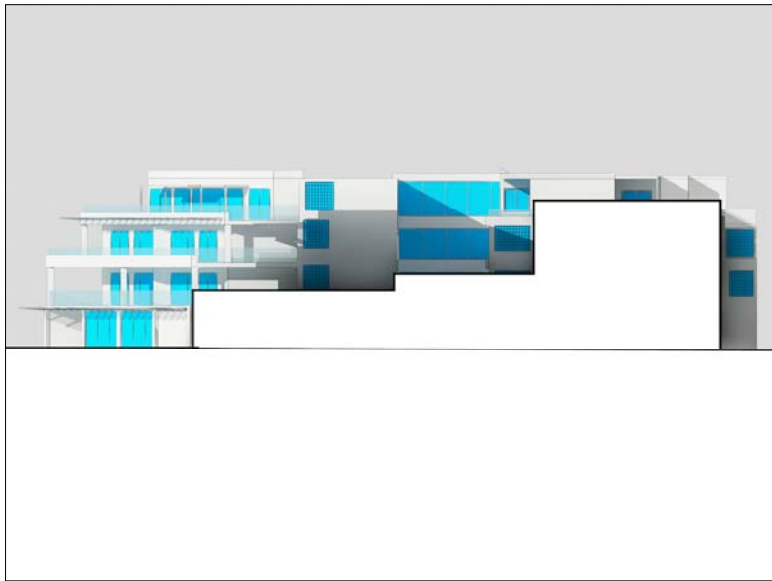
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Client
LOTUS PROJECTS

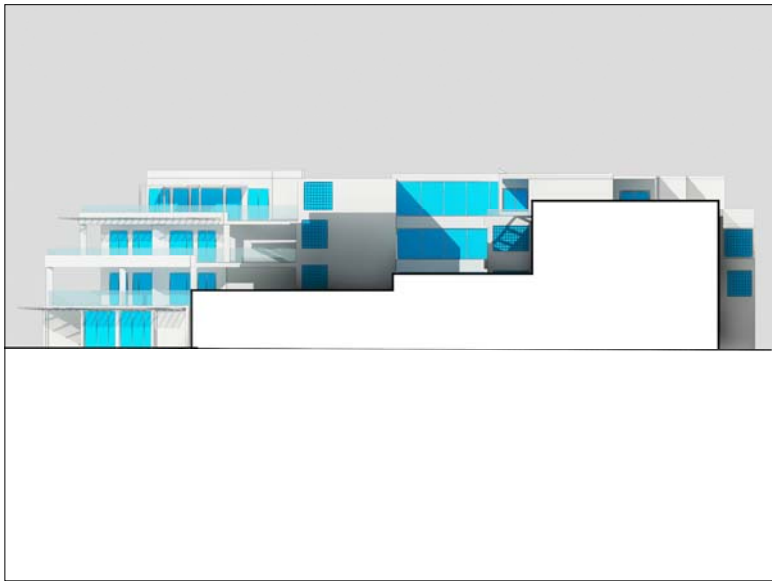
Project
**1129-1131 PITTWATER ROAD
COLLAROY**
LOT 4 IN DP 7445 &
LOT 1 IN DP 859613
Drawing
**SHADOW DIAGRAMS
MID WINTER (21st JUNE)**

Scale	1:200	Drawn	BR
File	DAKK_PITTWATER_Road_COLLAROY.dwg		
Plotted	6/12/2021 10:32 AM		
Job No	1812		
Version	DA	Drawing No:	A15D

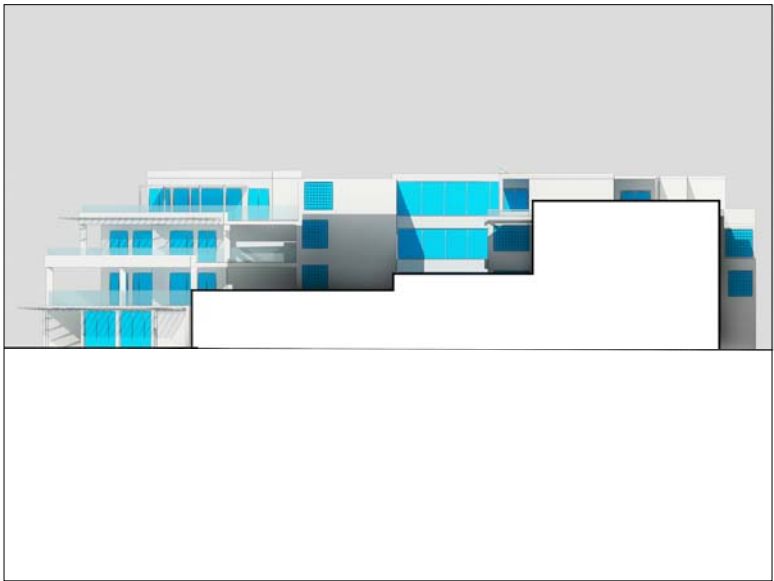
© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



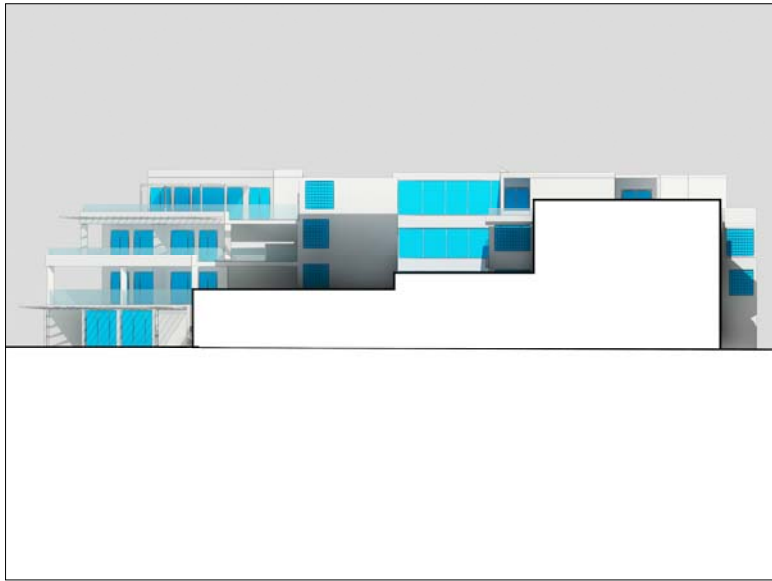
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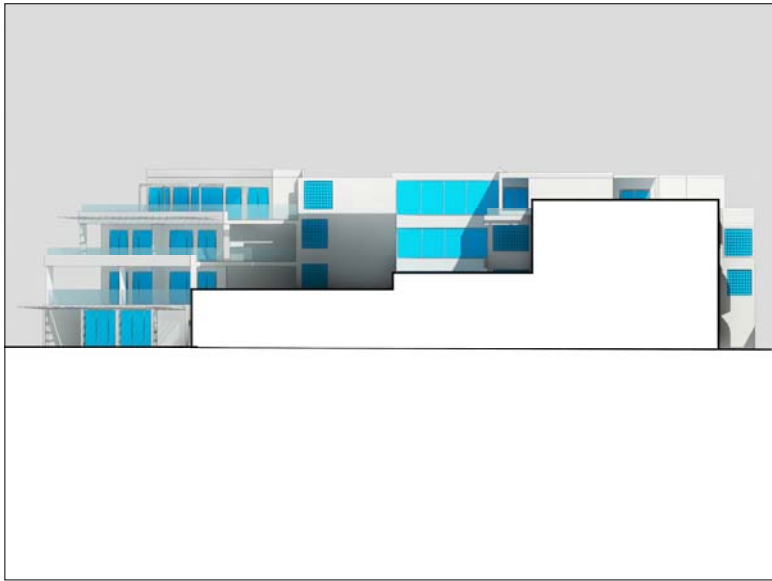
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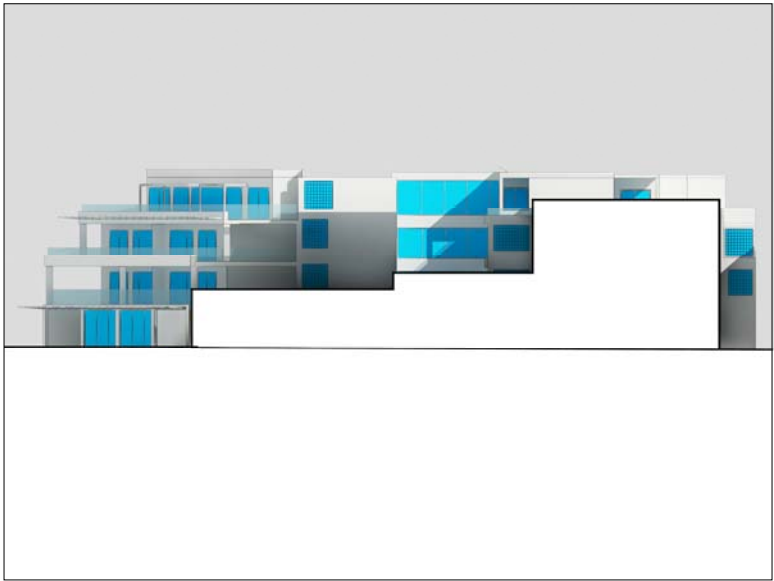
11am



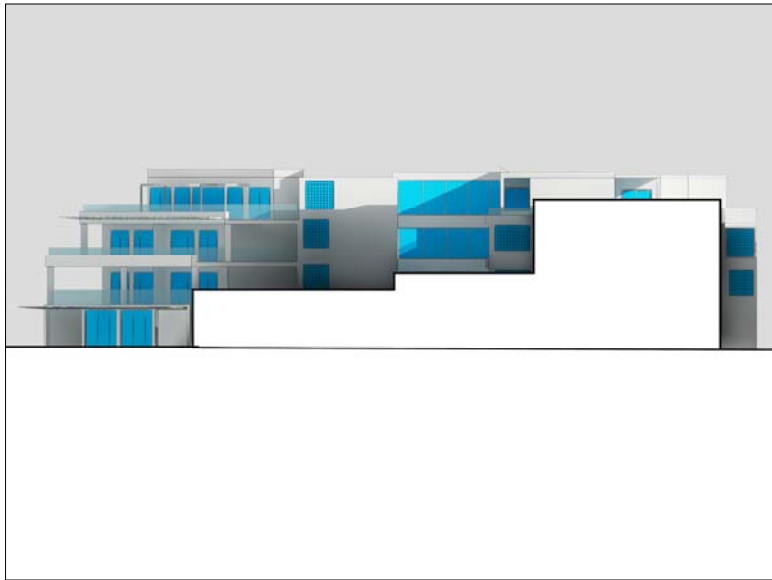
12 noon



1pm



2pm



3pm

Elevational Shadow Diagrams
North Elevation
1125-1127 Pittwater Rd
Mid winter (21st June)



LEGEND

ISSUE	DATE	AMENDMENTS



Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

LOTUS PROJECTS

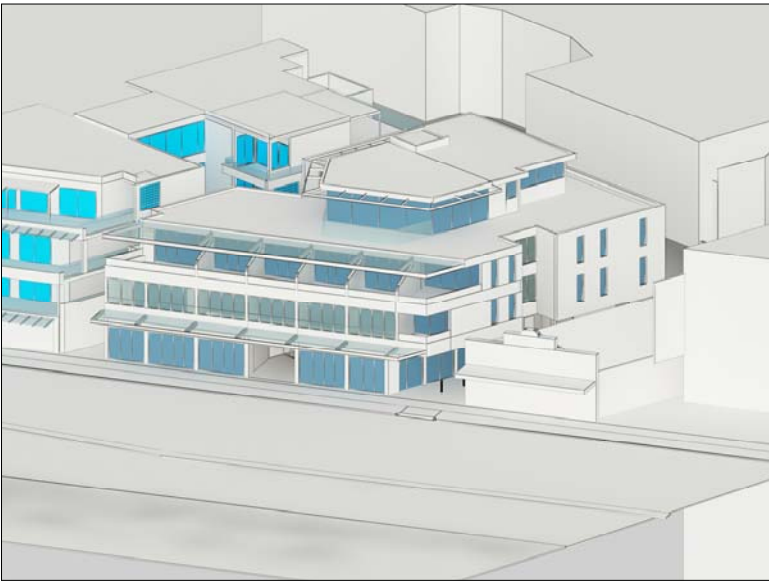
Project
**1129-1131 PITTWATER ROAD
COLLAROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

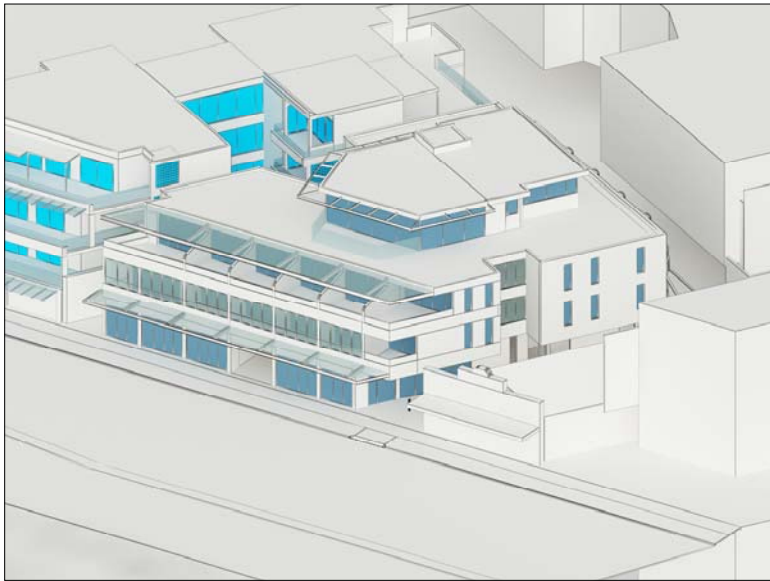
Drawing
**ELEVATIONAL SHADOW
DIAGRAMS**
North Elevation of 1125-1127 Pittwater Rd
MID WINTER (21st JUNE)

Scale	1:200	Drawn	BR
File	DAKK-PITTWATER-ROAD-COLLAROY.dwg		
Plotted	6/12/2021 10:32 AM		
Job No	1812		
Version	DA	Drawing No:	A16D

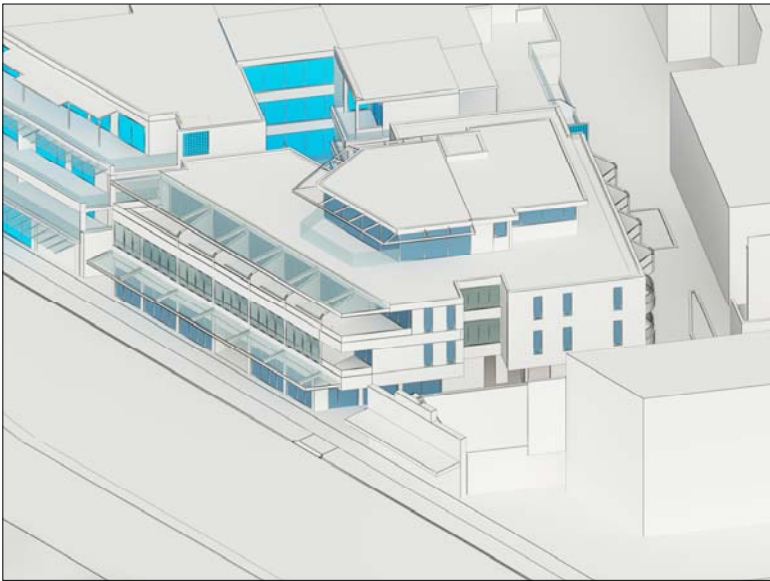
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Verify all dimensions on site.



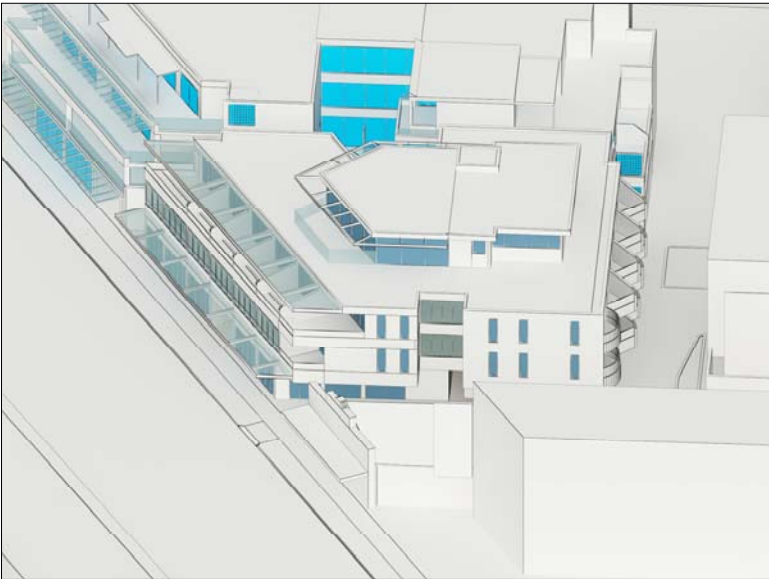
9am



10am



11am



12 noon



1pm



2pm



3pm

Views from the sun Diagrams
Mid winter (21st June)



LEGEND

ISSUE	DATE	AMENDMENTS



Barry Rush & Associates Pty Ltd
Architects
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NSW, Australia, 2041
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Client

LOTUS PROJECTS

Project
**1129-1131 PITTWATER ROAD
COLLARROY**

LOT 4 IN DP 7445 &
LOT 1 IN DP 859613

Drawing
**VIEWS FROM THE SUN DIAGRAM
MID WINTER (21st JUNE)**

Scale 1:200 Drawn BR

File DAKK PITTWATER ROAD COLLARROY.dwg

Plotted 6/12/2021 10:32 AM

Job No 1812

Version DA Drawing No: **A17D**

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Verify all dimensions on site.

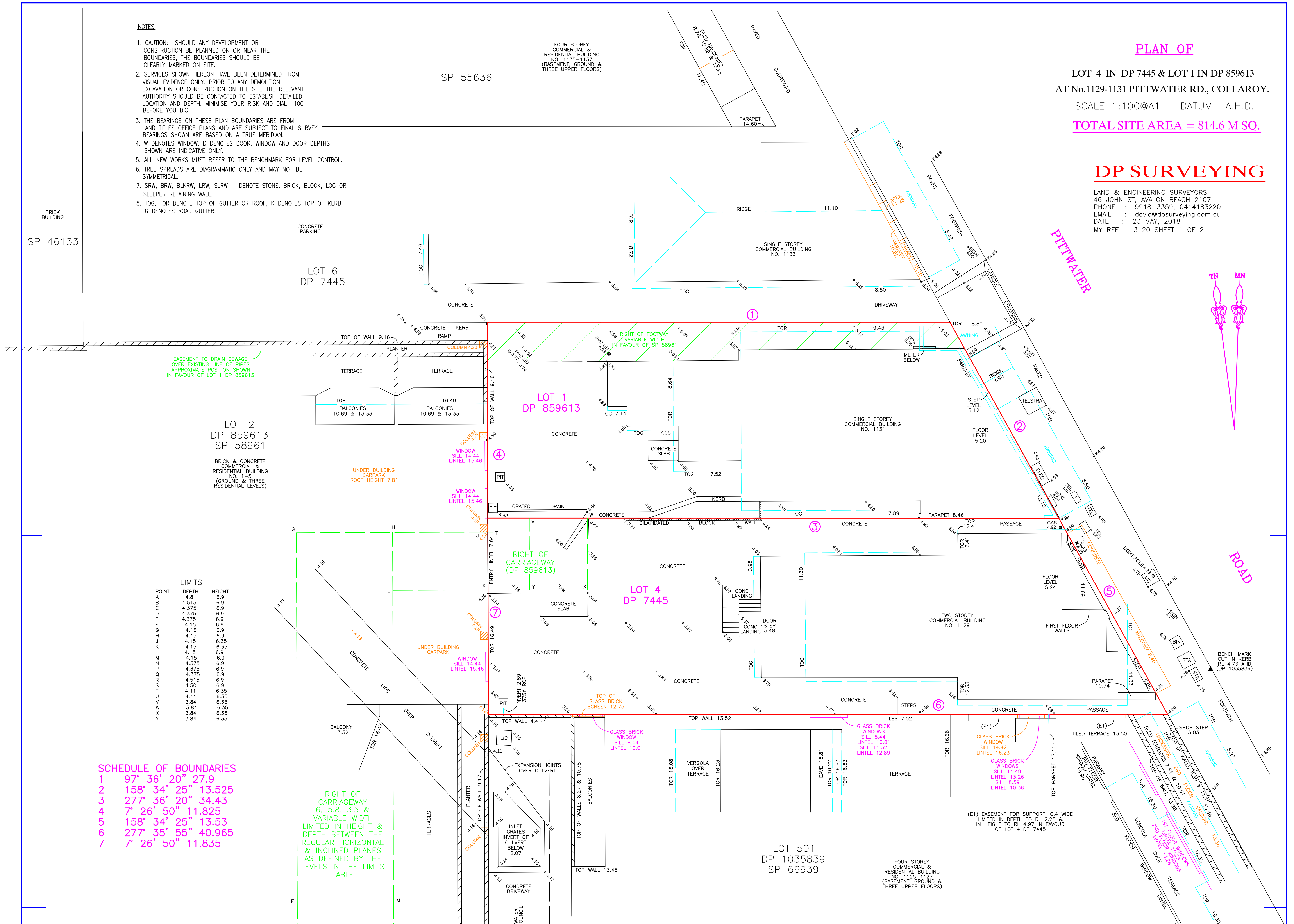
1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW. D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRW, SLRW – DENOTE STONE, BRICK, BLOCK, LOG O SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROOF GUTTER.

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

LOT 4 IN DP 7445 & LOT 1 IN DP 859613
AT No.1129-1131 PITTWATER RD., COLLAROY.

TOTAL SITE AREA = 814.6 M SQ.

LAND & ENGINEERING SURVEYORS
46 JOHN ST, AVALON BEACH 2107
PHONE : 9918-3359, 0414183220
EMAIL : david@dpsurveying.com.au
DATE : 23 MAY, 2018
MY REF : 3120 SHEET 1 OF 2



POINT	DEPTH	HEIGHT
A	4.8	6.9
B	4.515	6.9
C	4.375	6.9
D	4.375	6.9
E	4.375	6.9
F	4.15	6.9
G	4.15	6.9
H	4.15	6.9
I	4.15	6.9
J	4.15	6.9
K	4.15	6.9
L	4.15	6.9
M	4.15	6.9
N	4.375	6.9
O	4.375	6.9
P	4.375	6.9
Q	4.515	6.9
R	4.50	6.9
S	4.11	6.35
T	4.11	6.35
U	3.84	6.35
V	3.84	6.35
W	3.84	6.35
X	3.84	6.35
Y	3.84	6.35

SCHEDULE OF BOUNDARIES

1	97' 36' 20" 27.9
2	158' 34' 25" 13.525
3	277' 36' 20" 34.43
4	7' 26' 50" 11.825
5	158' 34' 25" 13.53
6	277' 35' 55" 40.965
7	7' 26' 50" 11.835

LOT 2
DP 859613
SP 58961

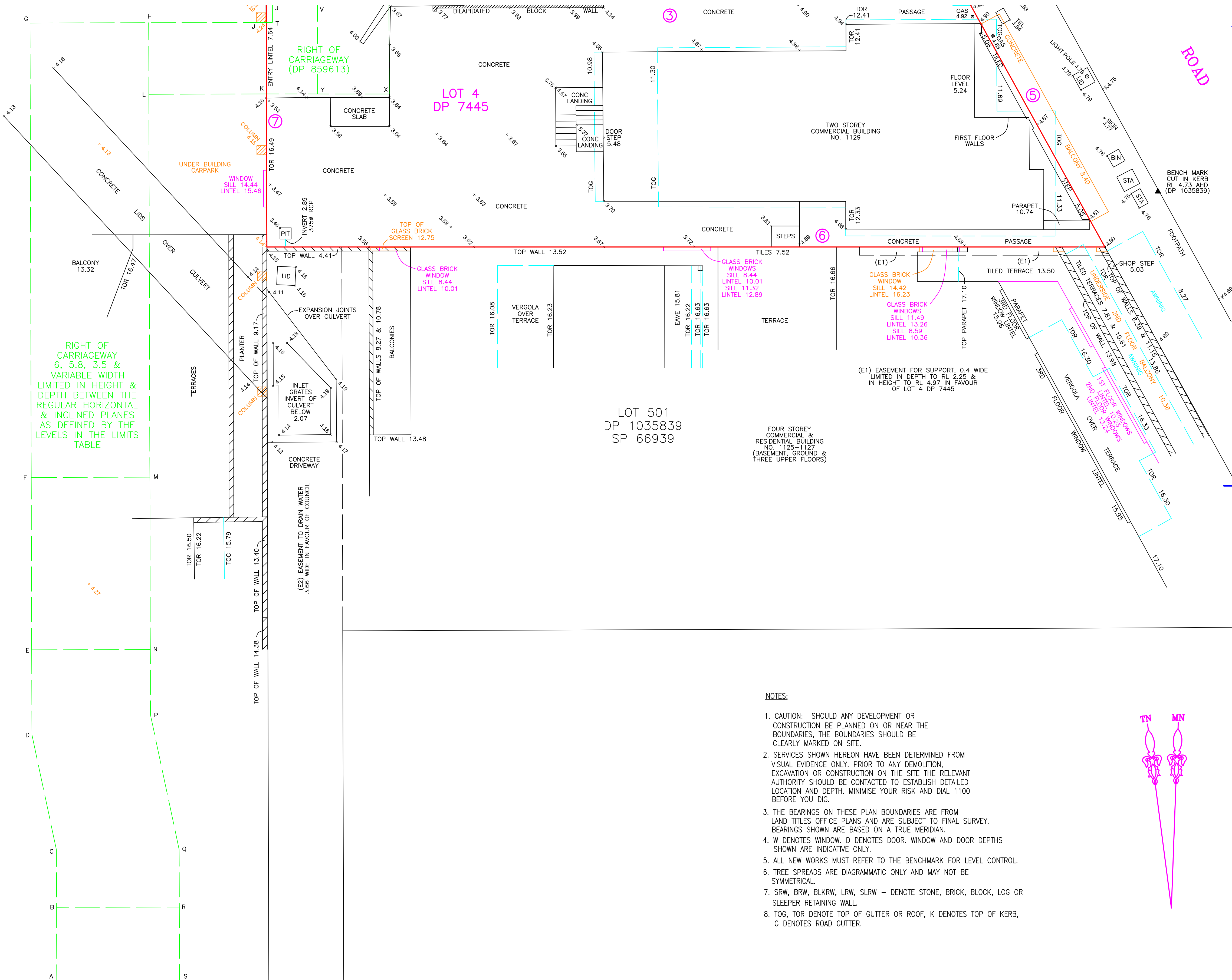
BRICK & CONCRETE
COMMERCIAL &
RESIDENTIAL BUILDING
NO. 1-5
(GROUND & THREE
RESIDENTIAL LEVELS)

PLAN OF

LOT 4 IN DP 7445 & LOT 1 IN DP 859613
AT No.1129-1131 PITTWATER RD., COLLAROY.

SCALE 1:100@A1 DATUM A.H.D.

TOTAL SITE AREA = 814.6 M SQ.



DP SURVEYING

LAND & ENGINEERING SURVEYORS
46 JOHN ST, AVALON BEACH 2107
PHONE : 9918-3359, 0414183220
EMAIL : david@dpsurveying.com.au
DATE : 23 MAY, 2018
MY REF : 3120 SHEET 2 OF 2

COLLAROY

STREET