

ERGON CONSULTING

**Ergon Consulting Pty Ltd
Sydney Office**

Unit 116, 2 The Crescent Kingsgrove NSW 2208
PO Box 265 Enmore NSW 2042
(02) 9557 0007
sydney@ergonconsulting.com.au
www.ergonconsulting.com.au
ABN: 41 694 776 796
ACN: 606 772 776

Thursday, February 13, 2025

Revision B - Issued as Final

CTA Group
Suite 83, 26-32 Pirrama Road
Pyrmont NSW 2009

ATT: Nick Frier

**RE: Proposed Alterations to Existing Hotel
1064 Pittwater Road Collaroy NSW 2097
Statement of Access Design Compliance - Development Application**

1. Introduction

Ergon Consulting has been engaged by the client to undertake a design assessment of the DA documentation and provide accessibility advice for the proposed alterations within the existing hotel located at 1064 Pittwater Road Collaroy NSW.

The proposed alterations will include a new main bar, new kitchen, new joinery, new stairway between the ground and first floor.

2. Site Details

Site Address: 1064 Pittwater Road Collaroy NSW 2097

Legal Description: Lot 20, 21, 22 and 23 DP218990

Total Site Area: 610m² approx.

Building Classification: Class 6 - Hotel

3. Assessment

The design assessment of the documentation (*attached to Appendix A*) has been undertaken with reference to:

- BCA/NCC 2022 Volume 1, Part D4, Clause E3D6, E3D7, E3D8, Clause F4D5, F4D6, F4D7, F4D12;
- Disability (Access to Premises - Buildings) Standards 2010;
- Australian Standards: AS1428.1-2009, AS1428.4.1-2009;
- Northern Beaches Council - Warringah Development Control Plan 2011 - Part D18 Accessibility and Adaptability (*applicable accessible requirements*); and
- General best practice access requirements.

It is noted this document should not be misinterpreted that it provides an assessment of OH&S regulations, WHS requirements or the DDA Act 1992.

4. Premises Standards

The Premises Standards states when new building work is undertaken within an existing building and a building approval is required for the new work, the requirements for upgrading access are limited to the area of 'new work' and the 'affected part', and does not extend to the existing areas where building work is not taking place.

ERGON CONSULTING

The 'new work' and 'affected part' must comply with Schedule 1 found within the Premises Standards Access Code or the accessibility provisions found within the Building Code of Australia (BCA) and relevant Australian Standards relating to access.

5. BCA Access

The BCA provisions for access for people with a disability are aligned with the technical provisions outlined in the Premises Standards.

The BCA states that new building work must comply with the accessibility provisions found within the Building Code of Australia (BCA) and relevant referenced Australian Standards relating to access. The following recommendations have been recommended for the new work within the existing hotel:

- Uniform finished floor levels through areas of new work.
- Accessways throughout the new work to ensure required circulation space can be achieved.
- Double doors to remain open and held open by a magnetic hold open device; and
- Stairway from ground to first floor to have compliant handrails, nosings and tactile indicators.

6. Statement of Access Design Compliance (DA)

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

As such, we believe the development approval may be issued as the proposed alterations within the existing hotel can 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 on (02) 9557 0007.

Yours faithfully,



Costa Miroforidis | Principal

Certificate IV in Access Consulting - IATA

B. Construction Management and Property (Building) - UNSW

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

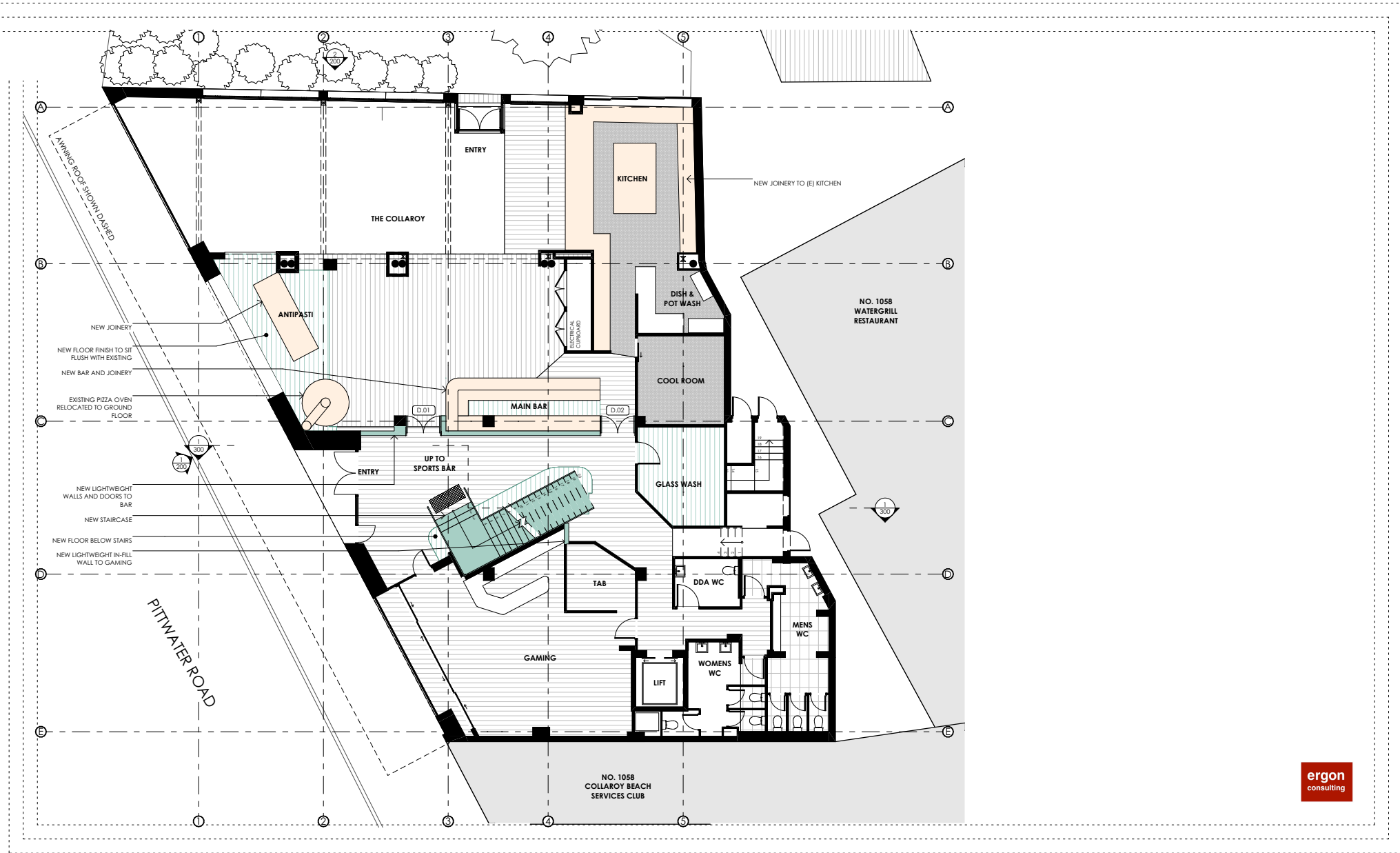
Member of the Australian Institute of Building Surveyors - AIBS

ERGON CONSULTING

Appendix A

Refer to table below for design documentation prepared by Akin Atelier.

Document Number	Rev	Title	Date
DA-100	A	General Arrangement Plan - Ground Floor	N/A
DA-101	A	General Arrangement Plan - First Floor	N/A



Manual Issue Date	REVISION A	ISSUED FOR DEVELOPMENT APPLICATION	REVISION A	CHANGE	DESCRIPTION

- DEMOLITION
- EXISTING
- PROPOSED WALLS
- PROPOSED JOINERY

AKIN ATELIER
 #4 / 1 MARY'S PLACE
 SURRY HILLS
 NSW, Australia, 2010
 T: + 61 2 9043 3166
 E: INFO@AKINATELIER.COM
 NOMINATED ARCHITECT: KELVIN HO NSW ARB # 11251

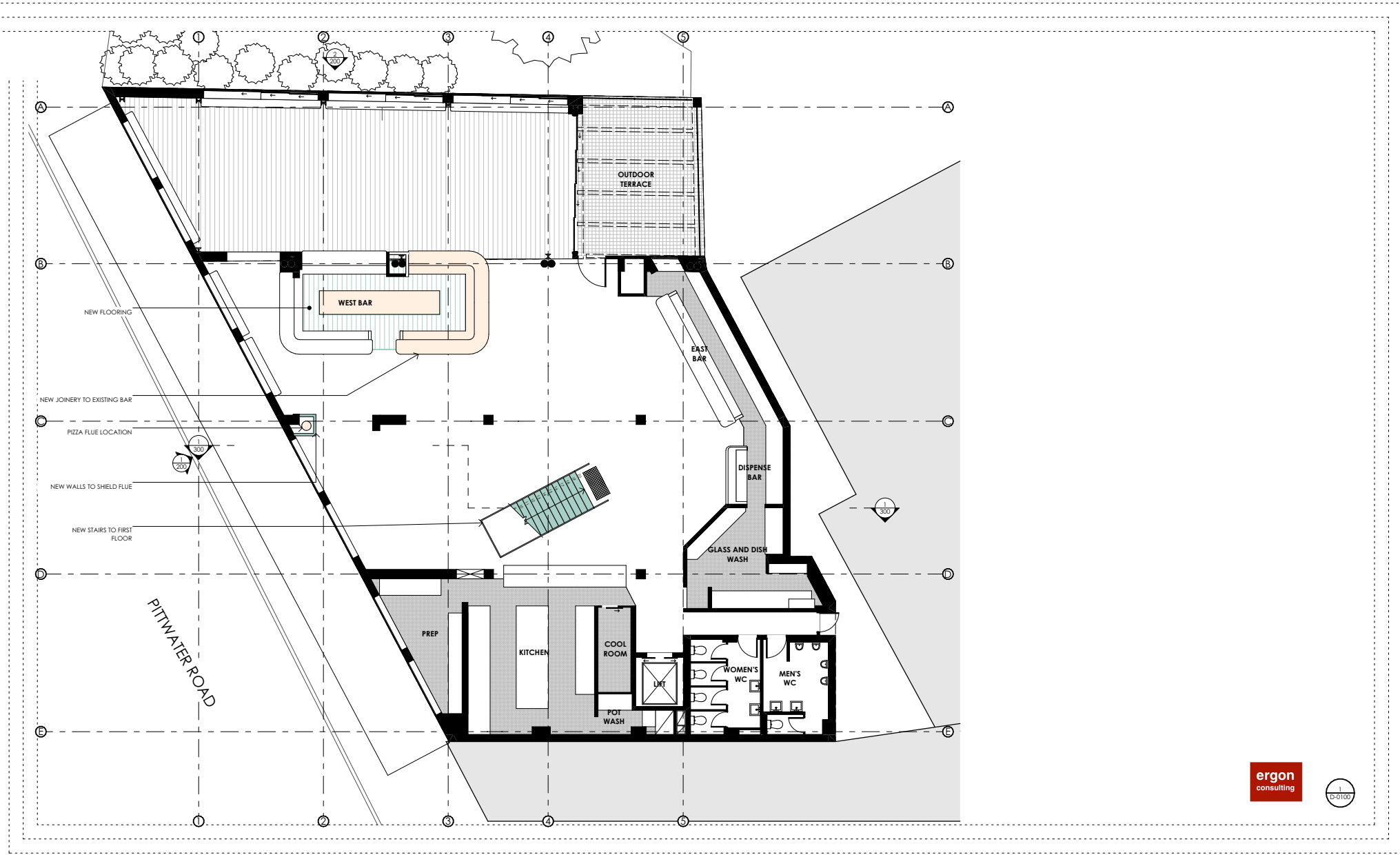


CLIENT
HEMMES TRADING
PTY LTD

PROJECT
THE COLLAROY
 1064 PITWATER ROAD
 COLLAROY NSW 2097
 AUSTRALIA

DRAWING
GENERAL ARRANGEMENT PLAN - GROUND FLOOR
CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
 USE FIGURED DIMENSIONS ONLY DO NOT SCALE.
 COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS
 COMPLY WITH BUILDING CODE OF AUSTRALIA
 COMPLY WITH RELEVANT AUSTRALIAN STANDARDS
 COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY AKIN ATELIER

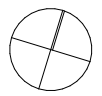
PROJECT NO. 0468	DRAWN TS
SCALE 1:150@ A3	CHECKED KH
DWG NO. DA-100	REVISION A



Manual Issue Date	REVISION A	ISSUED FOR DEVELOPMENT APPLICATION	REVISION A	CHANGE	DESCRIPTION

- - - DEMOLITION
- EXISTING
- PROPOSED WALLS
- PROPOSED JOINERY

AKIN ATELIER
 #4 / 1 MARY'S PLACE
 SURRY HILLS
 NSW, Australia, 2010
 T: +61 2 9043 3166
 E: INFO@AKINATELIER.COM
 NOMINATED ARCHITECT: KELVIN HO NSW ARB # 11251



CLIENT
 HEMMES TRADING
 PTY LTD

PROJECT
THE COLLAROY
 1064 PITTWATER ROAD
 COLLAROY NSW 2097
 AUSTRALIA

DRAWING
GENERAL ARRANGEMENT PLAN - FIRST FLOOR
 CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
 USE FIGURED DIMENSIONS ONLY DO NOT SCALE.
 COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS
 COMPLY WITH BUILDING CODE OF AUSTRALIA
 COMPLY WITH RELEVANT AUSTRALIAN STANDARDS
 COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY AKIN ATELIER

PROJECT NO. 0468	DRAWN TS
SCALE 1:150@ A3	CHECKED KH
DWG NO. DA-101	REVISION A