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Access Review Report for **67 Mars Rd, Lane Cove West, NSW**

Prepared by

LOKA CONSULTING ENGINEERS PTY LTD

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1. Introduction

Loka Consulting Engineers Pty Ltd has been engaged by Architex Pty Ltd to provide an Access assessment for 67 Mars Rd Lane Cove West, NSW (refer to Figure 1-1 and Figure 1-2) within Lane Cove Municipal Council.

An Access assessment report has been completed based on the following drawings prepared by Architex Pty Ltd.

No	Title	Drawing No.	Revision	Date
1	Basement Level 03	03	C	06.08.2021
2	Basement Level 02	04	C	06.08.2021
3	Basement Level 01	05	C	06.08.2021
4	Level 1	06	C	06.08.2021
5	Level 2	07	C	06.08.2021

2. Purpose of the Report

The purpose of this report is to provide an accessibility review of the subject development to ascertain whether the development is consistent with access to premises requirements for the proposed business centre development.

3. Assessment Criteria and Legislative Requirements

This assessment is based on the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- Building Code of Australia (BCA) 2016, Volume Parts D2, E3 and F2 (where applicable)
- Disability (Access to Premises – Building) Standards 2010 (henceforth referred to as APS)
- Hills DCP
- AS 1428.1 – 2009 Part 1: General requirements for access, including any amendments
- AS 1428.4.1 – 2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6 – 2009 Part 6: Off-street parking for people with disabilities
- AS 1735.12 – 1999 Lifts Part 12: Facilities for persons with disabilities

For those instances of “Deemed to Satisfy (DTS) non-compliance”, a detailed analysis and commentary is provided, where items are nominated as 'Compliance Achievable' it is considered that the existing plans are capable of achieving compliance subject to implementation of the requirements in the construction phase of the development.

4. Proposed Development

4.1. Development summary

With regard to accessibility and adaptability, the development proposes the following configuration:

- The development consists of 3 basement levels, with a primary function of a car park, while the whole proposed facility will be 2 levels of business centre, totalling 19 units.
- There are two disabled toilets on basement 1.
- There is a sum of 228 car parking spaces, 16 disabled parking spaces, 16 truck parking bays, 16 motorcycle spaces and 28 bicycle parking spaces.
- There are 18 loading bays.
- There are 44 self-storage spaces in basements.
- Level pathway and direct entries from footpath to the building are provided to comply with the BCA 2015 and DDA Premises Standards.

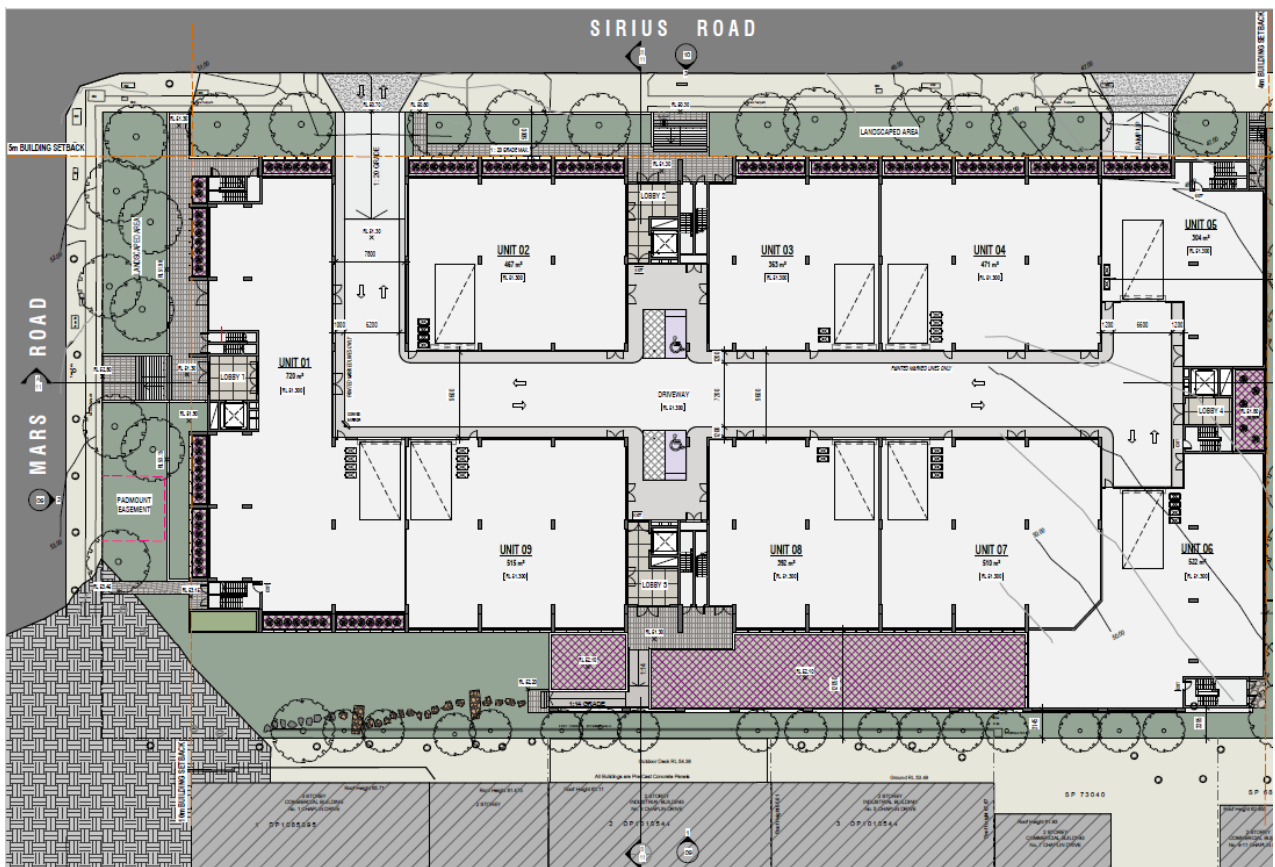


Figure 1: Site Level 01

4.2. Building Details

This report is for a proposed New Building, the development being a building with classification as detailed below:

- Class 7a – car parking
- Class 7b/8 – the industrial units

The assessment of the proposed development has been undertaken to the extent necessary to issue DA (Development application) consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises- Building) Standards 2010, the Disability Access relevant sections of Building Code of Australia 2019.

Yours Sincerely,


Nermein Loka

Loka Consulting Engineers Pty Ltd

5. Compliance Assessment

As per detailed Building Code of Australia BCA (2015) and DAPS (2010)

The following table assess compliance with the relevant parts of the BCA and Standards.

BCA Clause	Compliance	Comments/ Recommendation
Part D3 Access for People with Disability		
D3.1 General building access requirements		
<div>Class 7a – car parking</div> <div>To and within any level containing <i>accessible</i> car parking spaces</div>	<div>Complies</div> <div>Details to be verified at CC stage of works</div>	<div>Access provided to accessible car parking spaces in all the levels via footpath, lobby and lifts</div> <div></div>

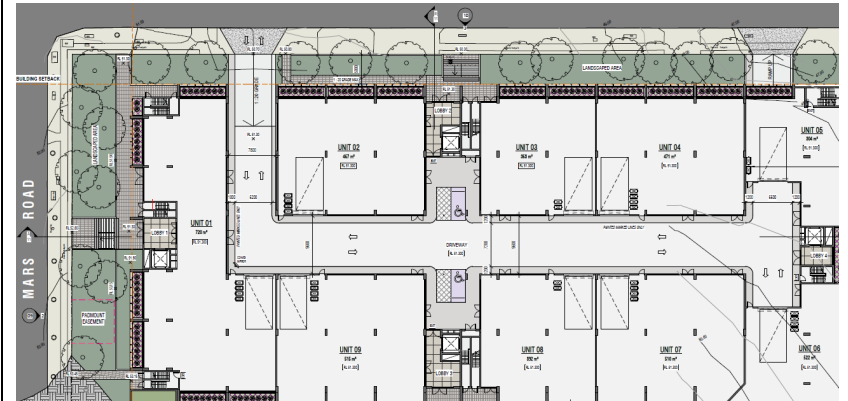
Class 7b/8 – the industrial units

To and within all the areas normally used by the occupants

Complies

Details to be verified at
CC stage of works

Access provided to each unit of business centre via accessible doors from footpath and lobby



D3.2 Access to buildings

- 1) An *access way* must be provided to a building *required to be accessible*:
 - a) from the main points of a pedestrian entry at the allotment boundary;
 - b) from another *accessible* building connected by a pedestrian link; and
 - c) from any *required accessible* car parking space on the allotment.

- 2) In a building required to be accessible, an access way must be provided through the principal pedestrian entrance, and:
 - a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
 - b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,

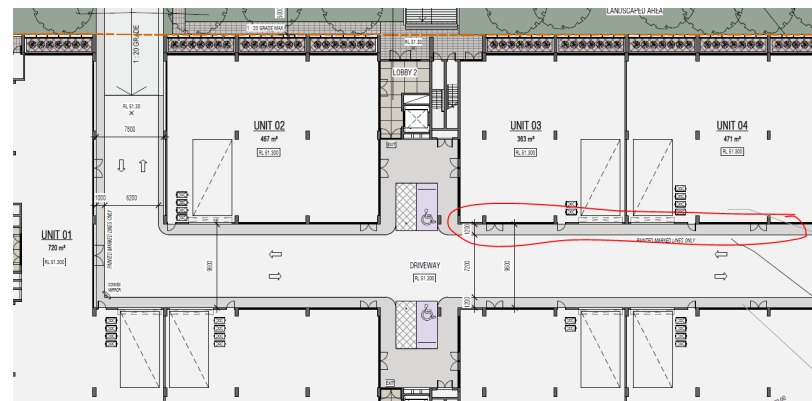
except for pedestrian entrances serving only areas exempted by D3.4.

Complies

Details to be verified at CC stage of works

1.2m wide painted marked line is provided on all the levels from the driveway at boundary to each unit's entries.

accessible path is provided from footpath & from parking spaces to all unit entries

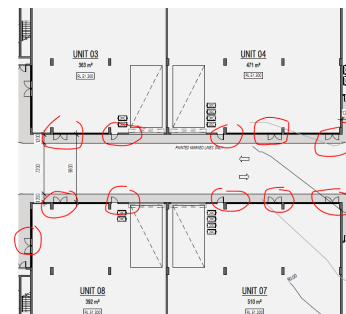


- 3) Where accessible pedestrian entry has multiple doorways:
 - (a) At least 1 to be accessible if 3 provided
 - (b) At least 50% to be accessible if more than 3 provided

Complies

Details to be verified at CC stage of works

Multiple accessible doorways are provided for all the units on all the levels

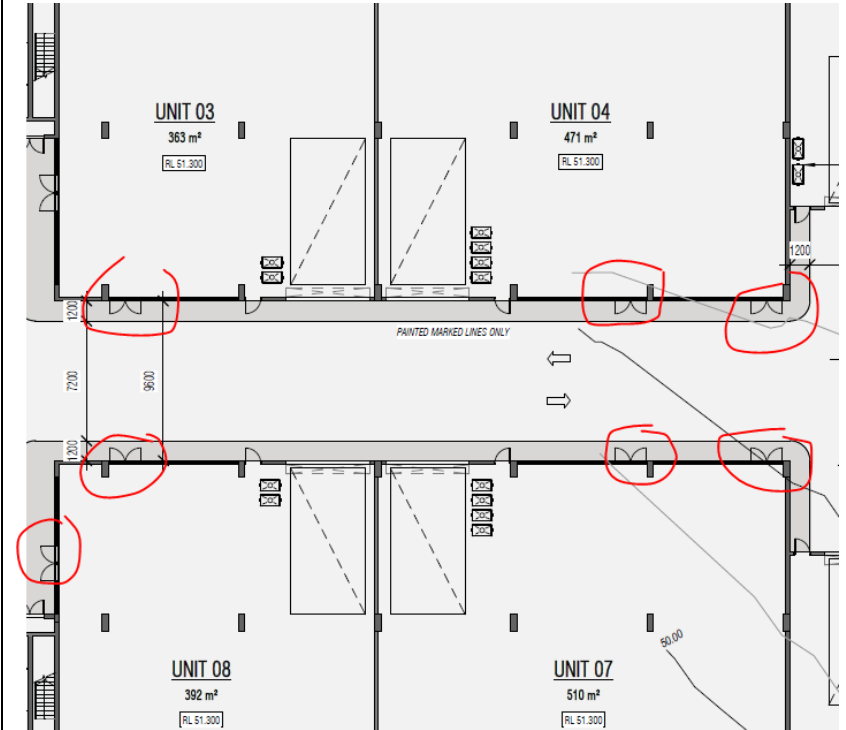


Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)

Complies

Details to be verified at
CC stage of works

multiple leaves (or double leaf) doors are provided for all the units and lobby with both of the leaves having a clear opening min of 850mm in all the levels



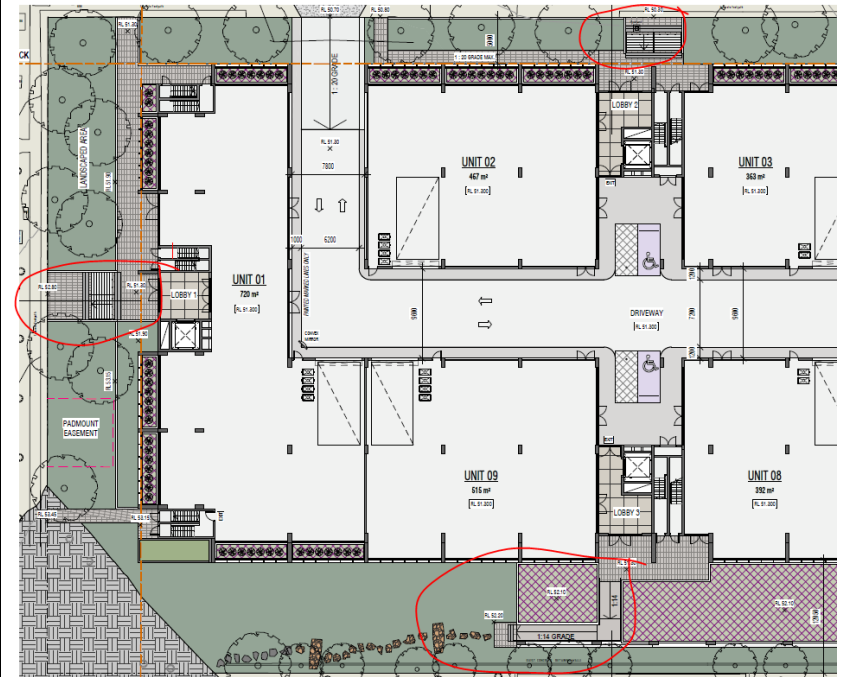
D3.3 Parts of buildings to be accessible

- a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:
- for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and
 - for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;
 - for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1

Complies

Details to be verified at
CC stage of works

Stairways and ramps complying with AS1428.1 are provided on level 1

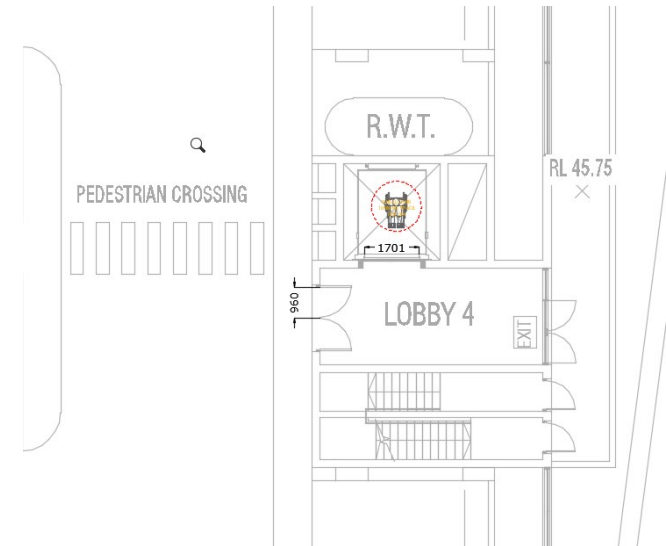


b) every passenger lift must comply with clause E3.6;

Complies

Details to be verified at
CC stage of works

Four passenger lifts complying with BCA, E3.6 are provided



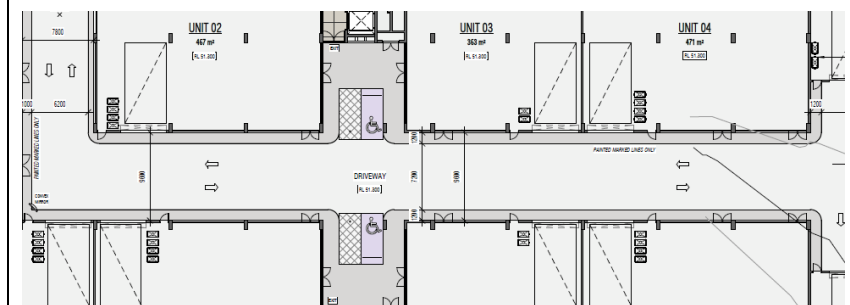
c) accessways must have:

- i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an access way where a direct line of sight is not available; and
- ii. turning spaces complying with AS 1428.1:
 - (A) within 2 m of the end of access ways where it is not possible to continue travelling along the access way; and
 - (B) at maximum 20 m intervals along the access way;

Complies

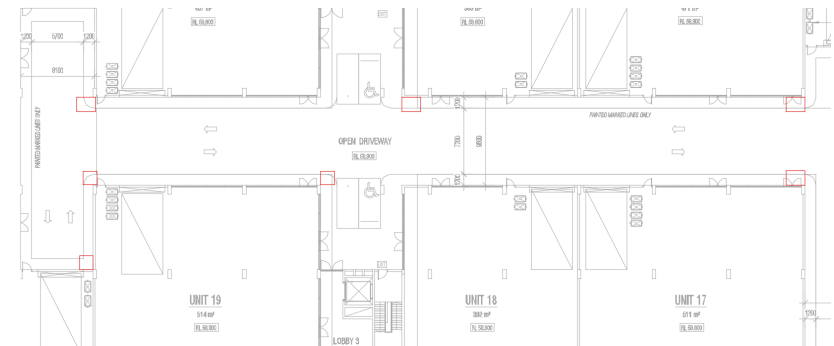
Details to be verified at
CC stage of works

A wide 1.2m painted marked line is provided throughout the boundary which can be used as a passing space as there is no level difference between these marked lines and the driveway



- f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b or 8 building-
- i. containing not more than 3 *storeys*; and
 - ii. with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200 m²;
- g) clause 7.4.1 (a) of AS 1428.1 does not apply and is replaced with the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm
- h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of AS 1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.

Wheelchairs can make 90 and 180 degrees turn in all the corners



D3.4 Exemptions

The following areas are not required to be accessible:

- a) An area where access would be inappropriate because of the particular purpose for which the area is used.
- b) An area that would pose a health or safety risk for people with a disability.
- c) Any path of travel providing access only to an area exempted by a) or b)

Only for information

Areas such as lift machine rooms, fire services rooms and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns

D3.5 Carparking spaces for people with a disability

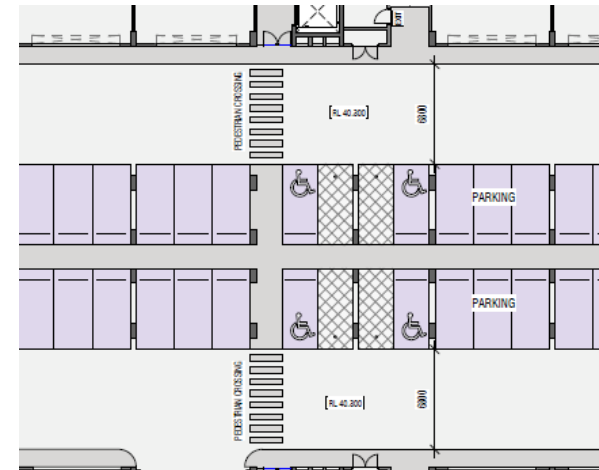
Class 7b/8 – the industrial units

1 space for every 100 carparking spaces or part thereof.

Complies

Details to be verified at CC stage of works

16 disabled car spaces complying with AS 2890.6 are provided for the proposed business centre



Class 7a

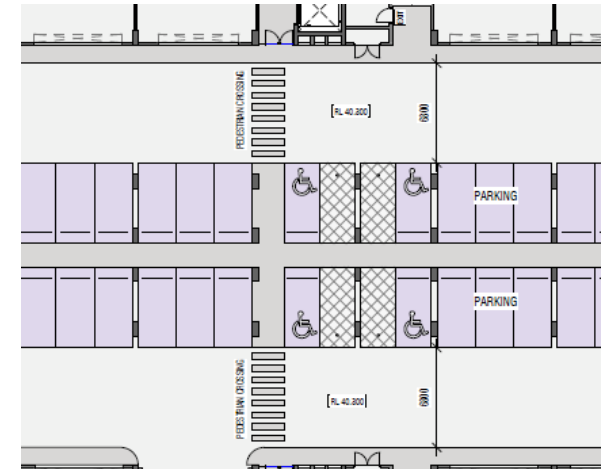
1 space for every 100 carparking spaces or part thereof.

Complies

Details to be verified at CC stage of works

16 disabled car spaces complying with AS 2890.6 are provided

All disabled parking spaces are complying with AS2890.6.



D3.6 Signage

In a building required to be accessible –

- (a) Braille and tactile signage complying with Specification D3.6 must—
 - (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—
 - (A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and
 - (B) space with a hearing augmentation system; and
 - (ii) identify each door required by E4.5 to be provided with an exit sign and state—
 - (A) "Exit"; and

Compliances are achievable

Details to be verified at CC stage of works

2 common use disabled toilets have been proposed in basement 1

Ensure to provide signs for disabled toilets (Refer to section A.1 with figures 1 and 2)

(B) "Level" ; and either

(aa) the floor level number; or

(bb) a floor level descriptor; or

(cc) a combination of (aa) and (bb);
and

(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—

- (i) the type of hearing augmentation; and
- (ii) the area covered within the room; and
- (iii) if receivers are being used and where the receivers can be obtained; and

(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and

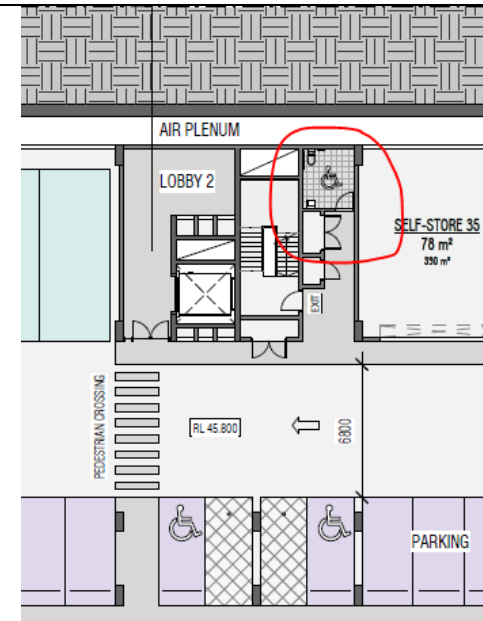
(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1

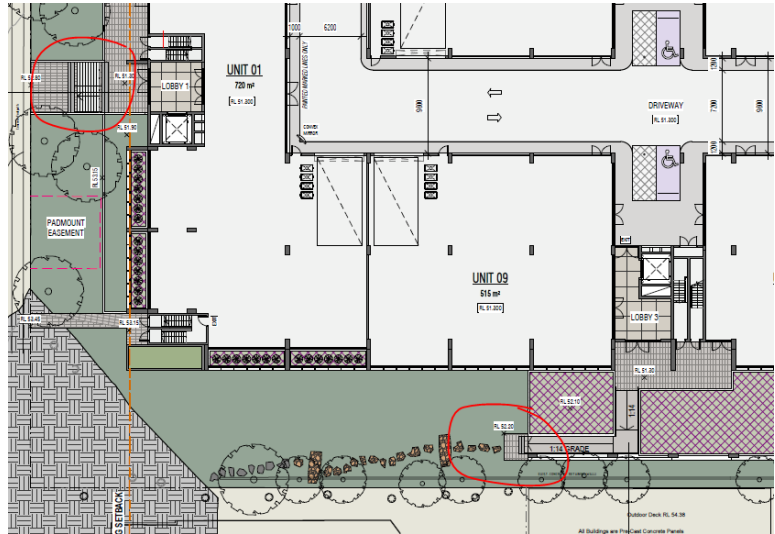
must be located on the door of the facility; and

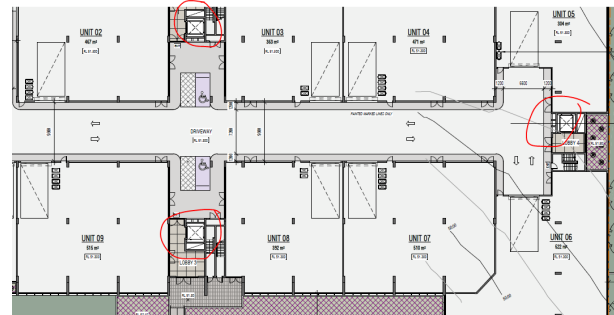
(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and

(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not

N/A



<p>accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>		<p>Hearing augmentation is not required as there is no inbuilt amplification system proposed in the development</p>
<p>D3.8 Tactile indicators</p>		
<p>1) For a building <i>required</i> to be <i>accessible</i>, 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"> a) a stairway, other than a <i>fire-isolated stairway</i>; b) an escalator; c) a passenger conveyor or moving walk; d) a ramp other than a <i>fire-isolated ramp</i>, a step ramp, a kerb ramp or a <i>swimming pool</i> ramp; and e) in the absence of a suitable barrier: <ul style="list-style-type: none"> i. an overhead obstruction less than 2 m above floor level, other than a doorway; and ii. an <i>access way</i> meeting a vehicular 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 for areas exempted by clause D3.4.</p> <p>2) Tactile ground surface indicators <i>required</i> by subclause (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>	<p>Compliances are achievable</p> <p>Details to be verified at CC stage of works</p>	<p>TGSIs complying with AS1428.1 are provided to some of the stairs and ramps</p> <p>Ensure to provide TGSIs complying with AS1428.1 to all the stairs and ramps</p> <p>Refer to Section A.3 with figures 3 and 4</p> 
<p>D3.9 Wheelchair seating spaces in Class 9b assembly buildings</p>		

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided	N/A	There is no class 9B building proposed in the development
D3.10 Swimming Pools		
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	N/A	There is no swimming pool proposed in the development
D3.11 Ramps		
On an access way: a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	N/A	
D3.12 Glazing on accessways		
On an access way, 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 AS 1428.1.	Compliances are achievable Details to be verified at CC stage of works	Glazing is required to be provided to full length glazed areas (doors and windows) used in common areas such as lifts and lobbies and common passageways (Refer to section A.3 in Appendix A)
E3.6 Passenger lifts		
In an <i>accessible</i> building, every passenger lift must: (a) be one of the lift types identified in Table E3.6 (a), subject to the limitations on use specified in the table; and (b) have <i>accessible</i> features in accordance with Table E3.6 (b); and (c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.	Complies Details to be verified at CC stage of works	4 lifts connecting from basement level 3 to level 2, complying with the requirements of BCA Part E3 – Lift installations are provided 

E3.6 (a) Limitations on use of types of passenger lifts

AS 1735.7 Stairway platform lift

Must not:

N/A

- (a) be used to serve a space in building accommodating more than 100 persons calculated according to clause D1.13 of the BCA; or
- (b) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or
- (c) be used where it is possible to install another type of passenger lift; or
- (d) connect more than 2 storeys; or
- (e) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or
- (f) when in the folded position, encroach on the minimum width of a stairway required by clause D1.6 of the BCA.

Part F2 Sanitary and other facilities

F2.0 Deemed-to-Satisfy Provisions

- a) Where a Building Solution is proposed to comply with the Deemed-to-Satisfy Provisions, Performance Requirements FP2.1 to FP2.6 are satisfied by complying with—
 - i. F2.1 to F2.8; and
 - ii. for public transport buildings, Part H2.
- b) Where a Building Solution is proposed as an Alternative Solution to the Deemed-to-Satisfy Provisions of F2.1 to F2.8 and Part H2, the relevant Performance Requirements must be determined in accordance with A0.10.

N/A

F2.4 Accessible sanitary facilities

In a building required to be accessible:

- a) *accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a); and*
- b) *accessible unisex showers must be provided in accordance with Table F2.4 (b); and*
- 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 AS 1428.1 must be provided for use by males and females;*
- d) *an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels;*
- e) *the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and (b) must comply with the requirements of AS 1428.1; and*
- 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*
- 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*
- 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*
- 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 AS 1428.1.*

Complies

Details to be verified at CC stage of works

2 accessible toilets are provided on basement level 1 for business centre units



F2.4 (a) Accessible Unisex sanitary compartments

Class 7a, 7b/8

N/A

Where F2.3 requires closet pans –

- (a) 1 on every storey containing sanitary compartments;
and
- (b) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

F2.4 (b) Accessible Unisex showers

Class 7a and 7b/8

N/A

Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

No showers are provided in the proposed disabled toilets

Appendix A – References

The below figures are taken from AS1428.1, AS2890.6 for accessible car parking and AS 1735.12 for lifts. They should be taken as references only for broader knowledge, more clarification and to support the “comments/recommendations” part of the table in Section 5 of the report.

Section A.1 Braille and Tactile Signage

3. Braille and tactile sign specification

- (a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.
- (b) Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters, and—
 - (i) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door *required* by E4.5 to be provided with an *exit* sign must have a height of not less than 20 mm and not more than 55 mm; and
 - (ii) lower case tactile characters must have a height of 50% of the related upper case characters.
- (c) Tactile characters, symbols, and the like, must have rounded edges.
- (d) The entire sign, including any frame, must have all edges rounded.
- (e) The background, negative space or fill of signs must be of matt or low sheen finish.
- (f) The characters, symbols, logos and other features on signs must be matt or low sheen finish.
- (g) The minimum letter spacing of tactile characters on signs must be 2 mm.
- (h) The minimum word spacing of tactile characters on signs must be 10 mm.
- (i) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.
- (j) Tactile text must be left justified, except that single words may be centre justified.
- (k) Tactile text must be Arial typeface.

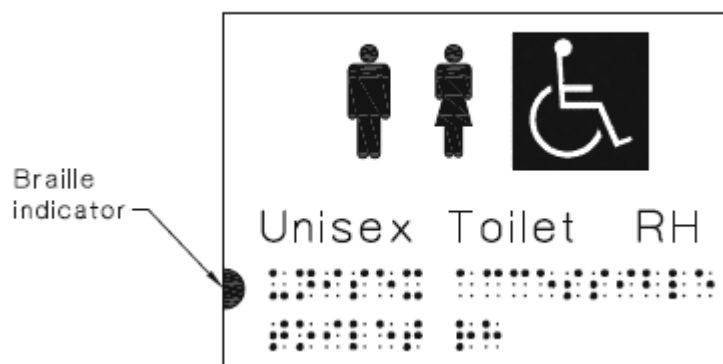


Figure 1: Example of identification sign for a unisex accessible toilet with a right – hand (RH) transfer



Figure 2: Exit signage for Level 1

Braille and Tactile signage is required to identify a Fire exit door required by E4.5 by stating the 'Exit' and 'Level', followed by either:

- the floor level number,
- floor level descriptor or
- a combination of both

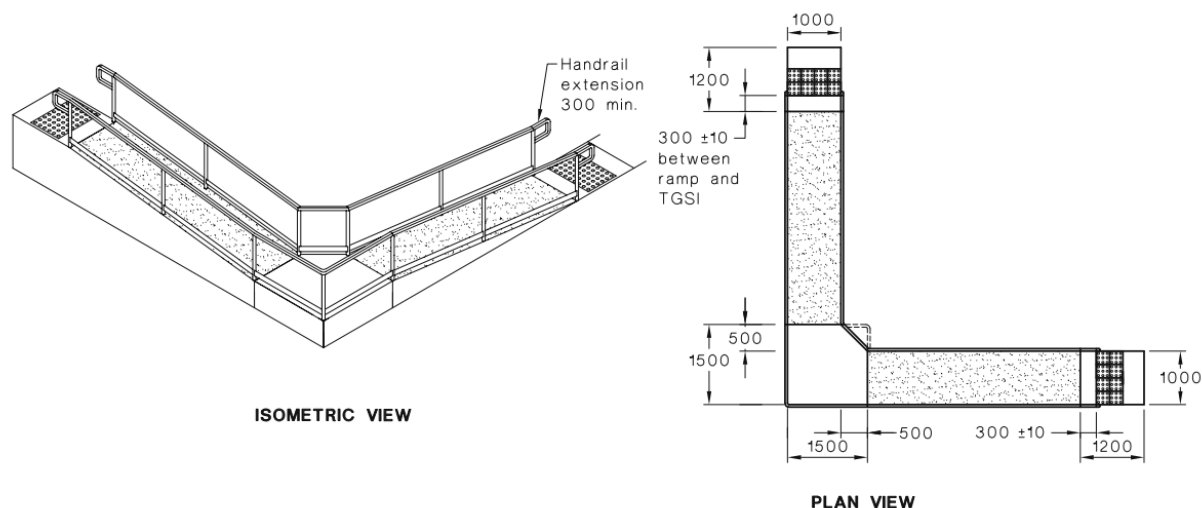
Sign must be located on the side that faces a person seeking egress

Section A.3 Tactile Ground Surface Indicators (TGSi)

4.22 Tactile ground surface indicator (TGSi)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information.

NOTE: For requirements for TGSi, see AS 1428.4.1.



DIMENSIONS IN MILLIMETRES

FIGURE 25(B) RAMPS AND LANDINGS—90° LANDING—INTERNAL

Figure 3: Location of TGSi in the ramps

Section A.3 Glazing on accessways

6.6 Visual indicators on glazing

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

Section A.4 Door circulation space

Circulation spaces shall be provided at every doorway, gate, or similar entry way, on a continuous accessible path of travel.

Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.

Doorway circulation spaces shall be used in combination to allow access through doorways in both directions, as shown in Figures 31 and 32.

The dimensions shall also apply in mirror image configurations. Where clear doorway openings are intermediate to those shown in Figures 31 and 32 then the required circulation spaces shall be interpolated.

13.3.2 *Swinging doors*

The clear circulation space at doorways with swinging doors is based on the clear opening width of the doorway (D). The clear circulation space shall be not less than the dimensions specified in the tables of Figure 31 for the appropriate clear opening width.

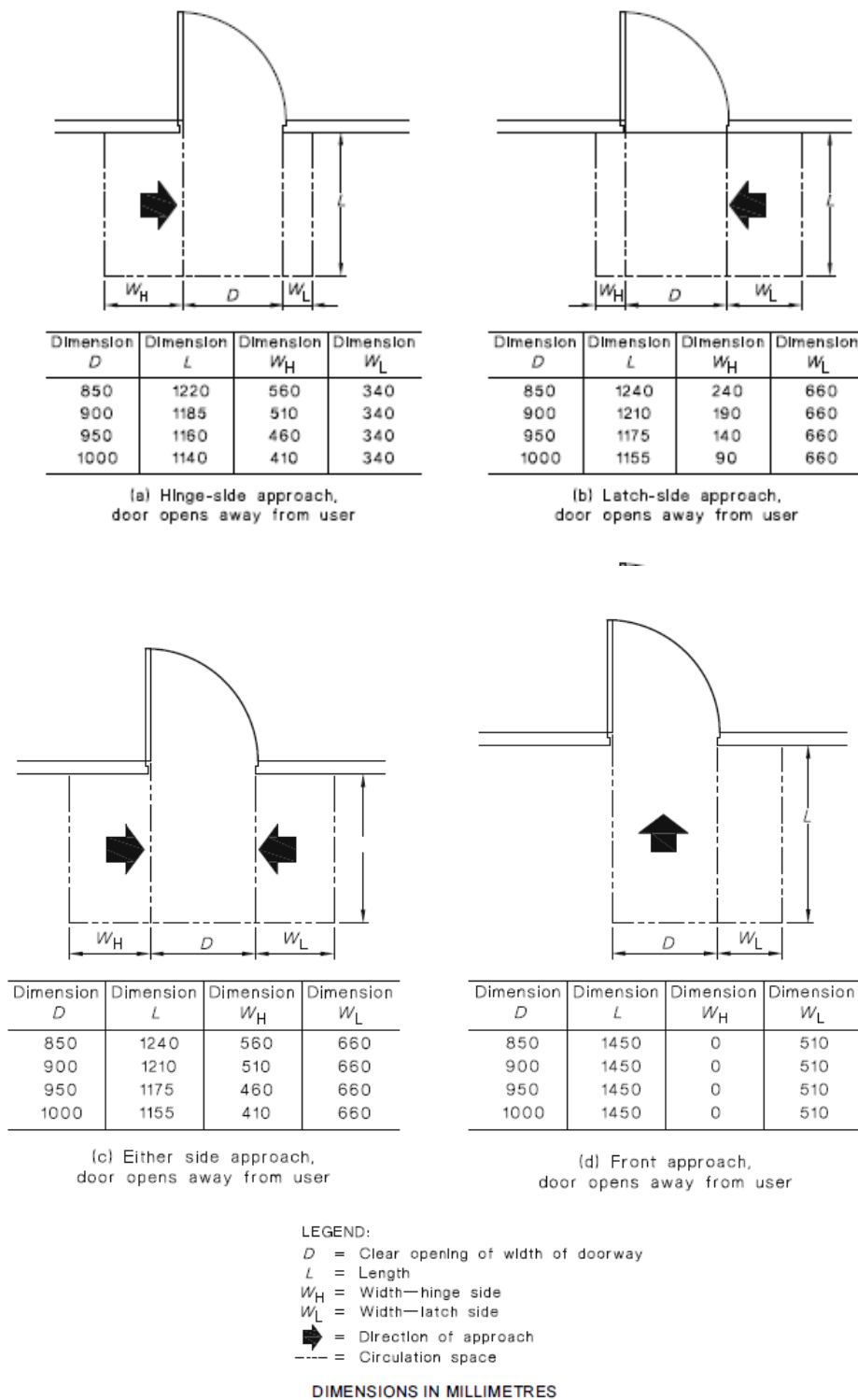


Figure 5: circulation spaces at doorways with swinging doors

Appendix B – Statement of Expertise

CONSULTANCY PROFILE AND STATEMENT OF EXPERTISE

Loka Consulting Engineers offers a wide range of professional services to provide advice and auditing services for clients in developing new or modifying existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations. These legislations and regulations include Disability Discrimination Act (DDA), Building Code of Australia (BCA), Australian Standards AS 1428.1, as 1428.4.1, as 2890.6, AS 1735.12 and various local government development plans.

Apart from providing access report, Loka Consulting Engineers also provides below stated services:

- Traffic report, traffic control plan, waste management plan, Dilapidation report
- Stormwater design
- BASIX and NatHERS
- Soil & Water Management and Erosion & Sediment Control Plan, and many more

The access reports prepared by the Loka Consulting Engineers consider issues concerning people with all types of disability including: physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with the Disability Discrimination Act.

As a Senior Civil Engineer and the Director, Nermein Loka has 18 years of experience in Civil Engineering field and considerable expertise in a wide range of access related projects.

Her qualifications and affiliations are:

- Associate Member of the Association of Consultants in Access Australia
- Member of Institute of Engineers Australia
- Member of the St. Merkorious Charity, which predominantly focuses on feeding the homeless around Sydney.



Associate Member

Nermein Loka

Association of Consultants in Access Australia, Inc

Certificate of Membership
Associate Member



President
Mr Mark Hall
Vice President
Mrs Farah Madon
Secretary
Mr Terry Osborn
Treasurer
Ms Lindsay Perry
Committee Members
Ms Cathryn Grant
Mrs Anita Harrop
Mr Francis Lenny
Mr Bryce Tullyday

This is to certify that
Nermein LOKA
Membership Number
550

was admitted as an Associate Class Member of the
Association of Consultants in Access Australia, Inc. on the 7th day of June 2017.
Membership is only valid whilst a current financial member.

Mr Mark Hall
ACA NATIONAL PRESIDENT

Mr Terry Osborn
ACA SECRETARY

ACA Australia
20 Maud Street
Geelong Victoria
Australia 3220
www.access-act.au
Abn 45 978 370 029



APPENDIX C

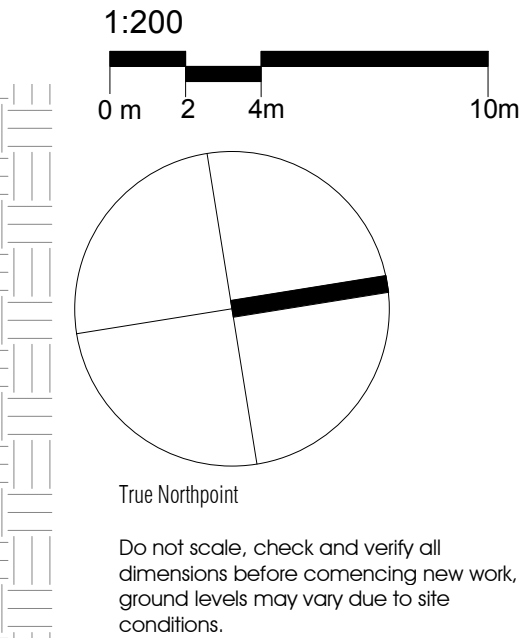
ARCHITECTURAL PLAN

1 Basement 03

1 : 200

PARKING SCHEDULE - BASEMENT 03	
Description	Count
Visitor	81
Visitor - Disabled	4
Motorcycle Bay	6
Visitor Bicycle Rack (Fits 2 Bikes)	4

DEVELOPMENT APPLICATION



DRIVEWAY RAMP SECTIONS: REFER TO DWG NO. 13 + 14		
WASTE / RECYCLE BINS INDICATED: REFER TO WASTE MANAGEMENT REPORT		
STORMWATER DETAILS + SITE LEVELS: REFER TO CIVIL DRAWINGS		
LANDSCAPE DETAILS: REFER TO LANDSCAPE DRAWINGS		
Issue	Issue description	Date
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-05-21

architex

Ryeford pty ltd t/as Architex
abn 32 003 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150

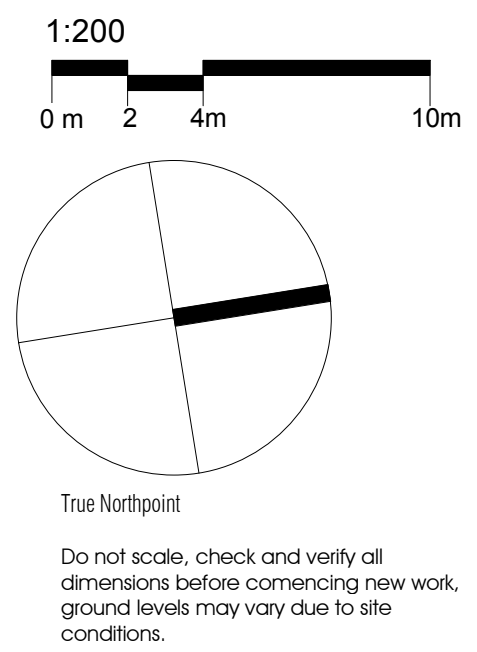
Nominated Architect:

T : 02 9633 5888
M : 0418 402 919
email@architex.com.au
www.architex.com.au

Robert Del Pizzo
NSW Reg. No. 3972

Project PROPOSED BUSINESS CENTRE	
Project Address 67 Mars Road, Lane Cove West	
Client Eton Huang	
Title Basement Level 03	
Drawn VGF	Scale 1 : 200
Job No 2538	Checked PDP
	Issue C





DRIVEWAY RAMP SECTIONS:
REFER TO DWG NO. 13 + 14

WASTE / RECYCLE BINS INDICATED:
REFER TO WASTE MANAGEMENT
REPORT

STORMWATER DETAILS + SITE LEVELS:
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NSW Reg. No. 3972

Project
PROPOSED BUSINESS CENTRE

Project Address
67 Mars Road, Lane Cove West

Client
Eton Huang

Title
Basement Level 02

Drawn VGF	Scale 1 : 200	Checked PDP
Job No 2538	Drawing No. 04	Issue C

PARKING SCHEDULE - BASEMENT 02	
Description	Count
Visitor	81
Visitor - Disabled	4
Motorcycle Bay	6
Visitor Bicycle Rack (Fits 2 Bikes)	4

DEVELOPMENT APPLICATION

3 Basement 01

1 : 200

PARKING SCHEDULE - BASEMENT 01	
Description	Count
Visitor	66
Visitor - Disabled	4
Truck Parking Bay	16
Motorcycle Bay	4
Visitor Bicycle Rack (Fits 2 Bikes)	6

DEVELOPMENT APPLICATION

Project
PROPOSED BUSINESS CENTRE

Project Address
67 Mars Road, Lane Cove West

Client
Eton Huang

Title
Basement Level 01

Drawn VGF	Scale 1 : 200	Checked PDP
Job No 2538	Drawing No. 05	Issue C



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Robert Del Pizzo
NSW Reg. No. 3972

Issue	Issue description	Date
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DRIVEWAY RAMP SECTIONS:
REFER TO DWG NO. 13 + 14

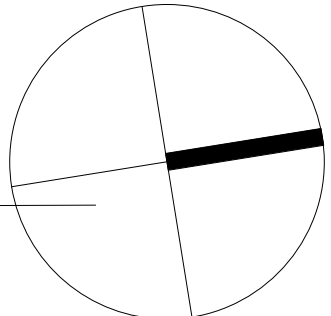
WASTE / RECYCLE BINS INDICATED:
REFER TO WASTE MANAGEMENT
REPORT

STORMWATER DETAILS + SITE LEVELS:
REFER TO CIVIL DRAWINGS

LANDSCAPE DETAILS:
REFER TO LANDSCAPE DRAWINGS

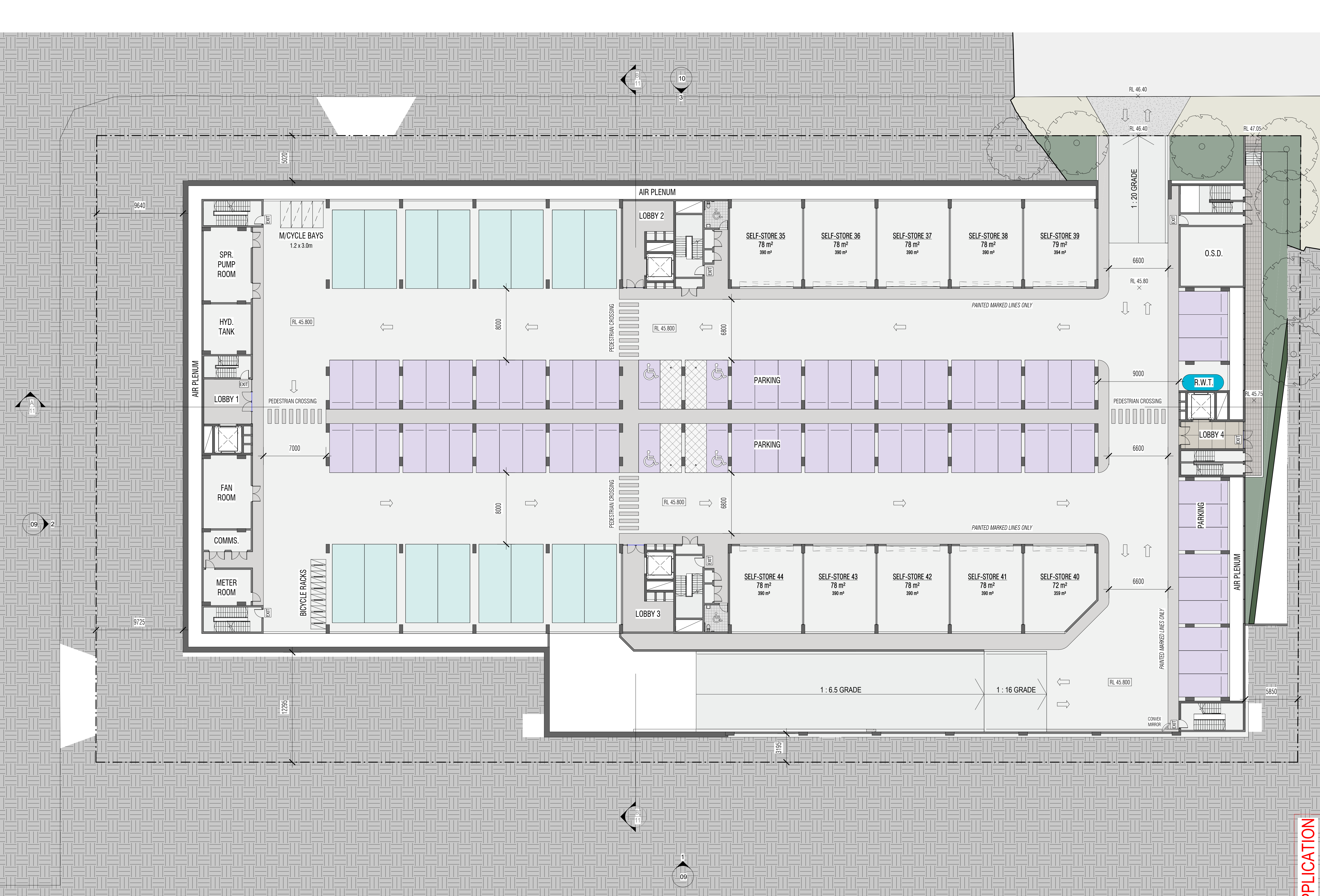
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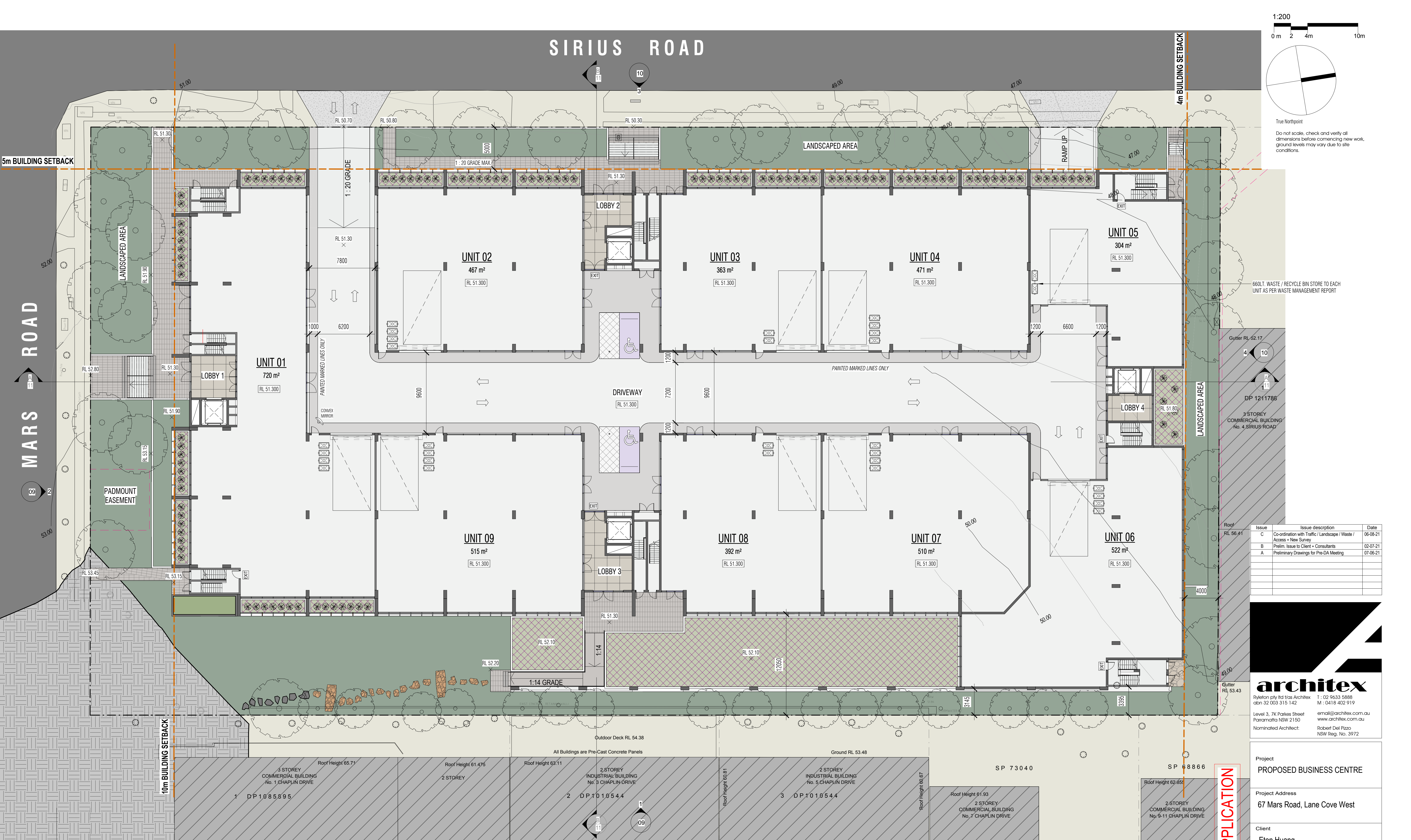
0 m 2 4m 10m



True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.





4 Level 01
1 : 200

DRIVEWAY RAMP SECTIONS:
REFER TO DWG NO. 13 + 14

WASTE / RECYCLE BINS INDICATED:
REFER TO WASTE MANAGEMENT
REPORT

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DEVELOPMENT APPLICATION

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Project
PROPOSED BUSINESS CENTRE

Project Address
67 Mars Road, Lane Cove West

Client
Eton Huang

Title
Level 01

Drawn VGF	Scale 1 : 200	Checked PDP
Job No 2538	Drawing No. 06	Issue C

