

Project Update

June 2024





Prepared by: HCAP Developments

Project Name: Bathers Collaroy

Builder: Lords Group

Architect: Gartner Trovato Architects

CC Architect: Walsh Architects

Construction Finance Partner: Commonwealth Bank of Australia

Project Address: 4 Collaroy Street, Collaroy NSW 2097

Target Completion: 1st Half 2025

Key Milestones:

Despite the cold snap in weather, the Lord's delivery team on site has been exceptional. Significant progress has been made since the last project update. The ground floor structure is now complete, and construction is steadily rising above ground level:

Basement Progress:

- Started stripping out the formwork.

Ground Floor Progress:

- Waiting for the concrete to cure, before beginning the process of stripping out formwork.

Level 1 Progress:

Pour 1 (northern building):

- Installation of formwork, structural steel and in situ services
- Installation of post-tension cables
- Concrete pour and finishing

Pour 2 (southern building):

- Installation of formwork, structural steel and in situ services
- Installation of post-tension cables
- Concrete pour targeted for 25th of June

Level 2 Progress:

Pour 1 (northern building):

- Installation of formwork, structural steel and in situ services
- Installation of post-tension cables
- Concrete pour targeted for 28th of June

Installation of site hoarding is progressing smoothly, with the hoarding on Collaroy Street now complete. To finish the hoarding on Alexander Street, Lords has scheduled an Ausgrid outage to ensure safe installation next to the powerline. This coordinated effort will allow us to complete the hoarding by early July.



Building Upgrades

With the building structure design finalised, the focus has shifted to detailing the internal finishes. The development team is diligently reviewing and refining every aspect of the design to deliver the finest architecture and interiors on the Northern Beaches.

The ground floor lift lobbies have been upgraded and will feature timber batten walls, complemented by natural stone tiles, designed and selected by Coco Republic. Pelmet ceilings with concealed LED lighting have been introduced, to create a soft, warm and welcoming ambiance.

The lighting plans were also reviewed and enhanced by lighting specialist Genevieve Wild of Wildly Illuminating.

Additionally, the air conditioning design for all residential units has been upgraded to incorporate modern mini VRV systems, offering greater flexibility in adjusting zone temperatures.



Work on Site









Photos of the basement - props being removed





Collaroy Street Entrance Arch





Coco Republic Finishes Review and Signoff





Bathers Model









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