



LOT 8 - 18 ALEXANDER STREET COLLAROY

DEMOLITION & REPLACEMENT WITH NEW 10 ROOM BOARDING HOUSE PLUS MANAGER

SITE INFORMATION				
ADDRESS	LOT 8, 18 Alexander Street Collaroy			
SITE AREA	581.3m²			
LOT	Lot 8, DP 6984			
ZONING	R2 - Low Density Residential			
YEILD	12 x Boarding Rooms (Plus 1 Managers Residence)			
If the development complies with the below standards, they cannot be used as a means to refuse consent				
Control	Location of Control	Control	Proposed	Complies or Not
HEIGHT	Warringah LEP	8.5m	6.5 - 8.5m	Complies
PARKING	SEPP ARH	0.5 cars Per room 1 per Employee 0.2 motorbikes per room 0.2 bicycles per room	0.5*12 = 6 Cars 1 Car for Manager 0.2*12 = 3 Motorbikes 0.2*12 = 3 Bicycle	Complies
SOLAR ACCESS	SEPP ARH	3 hours 9-3 to communal area	6 Hours	Complies
PRIVATE OPEN SPACE	SEPP ARH	20m² communal	>20m²	Complies
ACCOMODATION SIZE	SEPP ARH	12m² single lodger 16m² in all other cases	Typical 19m²	Complies
The below controls are not required as SEPP AHR overrides the DCP; however, we are included the below to show we have also made every effort to meet local guidelines				
FRONT SETBACK	Warringah DCP	6.5m	6.5m	Complies
SIDE SETBACK 1 (West)	Warringah DCP	0.9m	1.2m	Complies
SIDE SETBACK 2 (East)	Warringah DCP	0.9m	0.9m	Complies
REAR SETBACK	Warringah DCP	6m	6m	Complies
SIDE ENVELOPE	Warringah DCP	4m		Non-Compliance. See SOEE
LANDSCAPED OPEN SPACE	Warringah DCP	40% of Site	21% of Site	Non-Compliance. See SOEE

Project: LOT 8 - 18 ALEXANDER ST
COLLARROY NSW
Client: BRENDAN & SIMONE WAIGHTS

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Scale
@ A1

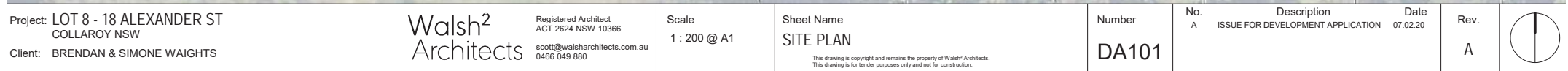
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Number
DA000

No. A Description
ISSUE FOR DEVELOPMENT APPLICATION
Date 07.02.20

Rev.
A







1 PROPOSED NORTH ELEVATION
DA300 1:100 @ A1



2 PROPOSED SOUTH ELEVATION
DA300 1:100 @ A1



3 PROPOSED EAST ELEVATION
DA300 1:100 @ A1



4 PROPOSED WEST ELEVATION
DA300 1:100 @ A1

LEGEND
 - - - - - = NATURAL GROUND LEVEL
 - - - - - = 8.5M HEIGHT PLANE
 - - - - - = SIDE BOUNDARY ENVELOPE INTERSECTION
 - - - - - = DA2019/0306 ENVELOPE

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ELEVATIONS

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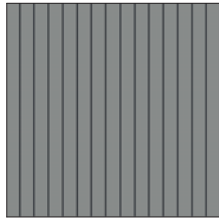
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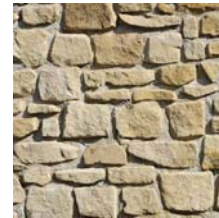
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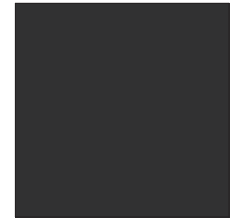
2. JAMES HARDIE AXON 133
PROFILE WITH PAINTED WINDSPRAY
FINISH.



3. JAMES HARDIE AXON 133
PROFILE LAID VERTICALLY WITH
PAINTED MONUMENT FINISH.



4. SANDSTONE - ENTRY STAIRS
AND RETAINING WALLS



5. METALWORK - WINDOW,
PERGOLA - POWDERCOATED
MONUMENT